

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
THURSDAY, SEPTEMBER 27, 2018 – 7 PM**

**MINUTES**

**Present:** Mike Wilson (Selectmen's Rep), Matt Grasberger, Allison Hooker,

**Also present:** Annette Andreozzi (Land Use Admin.)

**Absent:** Ernie Hudziec, Roy Buttrick

Mr. Grasberger opened the meeting at 7:02 PM with introductions.

**General Public comments**

There were no general public comments.

**New Business**

**Public Hearing – Case #6-2018, Patrick & Terry Bore, applicant, Funk & Chase, owners:** Request to build a dog run fence in back of house. Property located at 513 Province Rd. in the Corners Historic District; Tax Map/Lot # 127/2.

Mr. Bore said he has dogs. One is blind so he can't have an invisible fence. He wants to build a 4' cedar wood fence for a dog run, 100 square feet with 2 gates, one close to the house entry. It would be natural wood and behind the house.

Mr. Grasberger said he had a small concern for the look at the corner facing Route 140. He would like more shrubs on that side to hide more of the fence.

Motion:

Mr. Grasberger moved to close public hearing Case #6-2018, Patrick & Terry Bore, applicant, Funk & Chase, owners.

Seconded by Mr. Wilson.

Motion passed unanimously.

Motion:

Mr. Grasberger moved to approve case #6-2018 as submitted. The HDC suggests that a couple more bushes be planted on the Route 140 side.

Mr. Wilson seconded the motion.

Motion passed unanimously.

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**Informal discussion with Sarah Gelotte & Tyler Achorn:** Designing a house at 20 Greeley Farm Road in the Corners Historic District; Tax Map/Lot #128-13.

Ms. Gelotte stated that it was a unique lot.

A designer, who didn't introduce himself, was with the couple. He stated that it was over 110' from the road to where the front of the building would be located.

Mr. Grasberger asked if the trees at the road would stay.

Ms. Gelotte said yes.

Mr. Grasberger said the house would not be seen from the road.

The designer showed elevation drawings, but did not make copies available to the Commission.

Mr. Grasberger asked if the owners had a copy of the HDC regulations.

The designer said yes. He questioned about windows lining up on multiple stories. He pointed out the septic area that slopes down. He asked if the siding needed to be clapboard or could be material that looks like clapboard, and if a dormer could be on the back of the property.

Mr. Grasberger said it didn't seem to be a problem.

The designer asked about brick veneer on a chimney, and a metal roof.

Mr. Grasberger said the chimney would need to look like brick. The HDC said no to someone else asking for a metal roof, so he didn't think they could change at this point in time.

The designer said the roof would have a low pitch which is a problem.

Mr. Grasberger suggested he look at various options.

The designer asked the definition of what is "full public view".

Mr. Grasberger said the façade facing the road for sure.

Ms. Gelotte asked if garage doors could open in an up direction if they look like barn doors.

There was a clarification that colors from the color chart need to be those in the time period of the district.

**Informal discussion with Selectman McWhinnie:** Mitigating generator intrusion on Academy (town office) property, 503 Province Road, in the Corners Historic District; Tax Map/Lot #127/1.

Ms. Hooker stated the municipality was exempt from the regulations.

Mr. McWhinnie wanted the HDC to know the Selectmen will put something around the generator.

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Mr. Grasberger said it needed to be protected, but the less chain link as possible is preferred. He appreciated the curtesy of the Selectmen coming before the HDC.

Old Business.

**Review of Case # 2-2017 re:** June 6, 2017 temporary approval of ice machine at 518 Province Road, in the Corners Historic District; Tax Map/Lot# 127/37

Staff said that information was given to staff that the Café manager would be removing the ice machine when all the ice is sold.  
Mr. Grasberger will talk about this to the managers and see what they are doing. He will report at the next meeting.

**Review of signs in the Corners District**

Members will look at signs in the district and review in the future.

Approval of Minutes – July 26, 2018

**Motion by Mr. Grasberger to accept the July 26, 2018 minutes as submitted.**

Seconded by Mr. Wilson.

**Motion passed unanimously.**

Other Business

There will be no October meeting unless there is an application.

Mr. Grasberger adjourned the meeting.

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator