

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, JUNE 6, 2017 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Marshall Bishop (Selectmen's Rep), Matt Grasberger, Betty Ann Abbott, Roy Buttrick (alternate)

Also present: Annette Andreozzi (Land Use Admin.)

Chair Hudziec opened the meeting at 7:00PM with introductions.
He seated Mr. Buttrick as a full member for this meeting.

General Public comments

Heather Gault stated that she lives at 435 NH Route 140. She has picked some colors for her house from the historic color chart, but she wants to paint the trim, not the corner boards, a contrasting color. The palette will be tone on tone. She pointed out that on the color chart it shows a house with white contrasting trim. She wanted to know if she needed to apply to the HDC or if she is ok to paint, since she would be using the historic colors. She pointed out what colors she was considering.

Mr. Hudziec stated that she should narrow her color choice down, and make an application to the HDC for the meeting in 4 weeks.

Ms. Gault said she want to get started sooner.

Mr. Hudziec said she would need to minimize the contrast between the colors. Most of houses in the Corners District have no contrast. He reviewed the regulations, and stated it was ok for the window sash to be a contrasting color, but not the frame.

Mr. Grasberger stated that she was talking about contrast just around the windows.

Mr. Hudziec said he would have to go with the regulations. The HDC couldn't give a compliance decision at the time.

Ms. Abbott said the HDC shouldn't make a decision without a review.

Ms. Gault wanted to know if she had to make an application, or what she needed to do.

Mr. Hudziec stated that the HDC couldn't review it at that meeting.

She wanted to know how the HDC came to state that colonial houses didn't have contrasting trim.

Mr. Hudziec said that is how it has traditionally been done in Gilmanton.

Mr. Funk stated the regulations say the color choice is the homeowners.

Mr. Hudziec clarified that Ms. Gault wanted to have color contrasting window frames.

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Public Hearing to amend the HDC regulations relating to signs.

Purposed new sign section:

IV NON-STRUCTURAL FEATURES C. SIGNS

HDC sign regulations for all historic districts adhere to the Zoning Ordinance sign requirements with the addition of the following:

All signs and advertising, including those on the interior that are visible from the exterior and temporary signs and flags, must be reviewed by the HDC before they can be displayed.

- 1. Permanent signs shall not exceed nine square feet. Signs placed on the exterior of the building or on the grounds shall be made of painted wood and shall be designed and hung in a manner appropriate to the buildings or grounds involved. **There shall only be 2 permanent signs on the grounds.****

~~In no event shall the sign, itself, include lighting of any kind. However, A sign may be illuminated by a detached shielded light with the approval of the HDC.~~

~~Advertisement by a retail or commercial establishment of a product on a machine or apparatus located outside of a building may be allowed by the commission if it determines that such machine or apparatus must be located outside because of the nature of the product. The machine or apparatus and the advertisement must be harmonious with the period of the building and the district.~~

~~A sign that is located in the interior of any building, that is visible from the outside of the building, shall not be allowed, except that if a retail or commercial establishment proposes to place any sign in any window or door for purposes of advertising or otherwise, such sign may be allowed by the commission if it determines that the sign is harmonious with the period of the building and the district.~~

Signs dating houses shall be one clapboard wide and no longer than fifteen inches. They shall be painted the same color as the siding. The preferred placement is next to the cornerboard beneath the first line of clapboards above the ground floor windows. If the word "circa" is to be used, it should be abbreviated "c." and not "ca." or "cir."

- 2. Temporary Signs and Flags - There shall be no more than 2 temporary signs and/or flags on the property at any time and they may only be displayed during operating hours, except as noted below. Temporary signs shall be no bigger than 9 square feet and have a white background. Flags shall be no larger than 3' x 5'.**

"Sandwich style" signs, on the premises of Planning Board site plan approved businesses, are permitted according to Zoning Ordinance rules, with the addition that they shall be no bigger than 9 square feet on each side and must be of wood painted white or white plastic with black lettering.

A total of one (1) temporary sign, not bigger than 9 square feet, identifying contractors, architects, investors, and others working with the site is permitted without review or application while site work is ongoing. More than one must be reviewed by the HDC.

Temporary signs for events may remain out 24/7 for two weeks before the event and shall be removed within 24 hours following termination of the event.

Any sign deviating from any of the above standards must submit an application to be approved by the HDC.

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Deb Chase wanted to know what the difference was between the present ordinance and the change.

Mr. Hudziec stated the new addressed flags and how long they are up, and there was general clarification. Builder signs were not noted in the regulations.

Ms. Chase said she was unclear about sandwich signs being up 24/7 for 2 weeks. Her question was could they just be changed and put back up, or will they be removed.

Mr. Buttrick said an example is the sign for fireworks.

Ms. Abbott stated that the Brick House was not in compliance.

Mr. Hudziec indicated that the code enforcement office would have to visit the Brick house.

Mr. Vigeant said the rules say the sandwich sign has to come in at night. He wanted a clarification of detached lights on signs. Presently some in the district are attached. He said signs on his property lack visibility from both roads.

Mr. Hudziec asked if he had considered having a sign on the corner of the building that could be seen from both roads.

Becky Ronstadt stated that her lighted sign was approved, including slats that can be hung & changed, though she is not using them now.

Ms. Abbott stated that she didn't think the historic colors applied to flags.

Mr. Hudziec said wood signs have to be white with black.

Mr. Bishop said the HDC is here because the historic district was formed by town vote. The status quo has allowed things to go without doing anything. The HDC is trying to make it better for everyone.

Ms. Vigeant asked why there were just 2 sections of town being singled out. The Ironworks town hall and buildings aren't being kept historic.

Mr. Hudziec said that is what the townspeople voted on. That can be changed by vote.

Mr. Funk said the reason the town established the districts was because it was beneficial to the town as a whole to preserve the character of the town. They tried to accommodate buildings that weren't from the time periods of the districts.

Ms. Vigeant said there was so much more to preserve in the town.

Mr. Funk said temporary signs and flags cover events. The problem is events are one thing, but retail business is not an event. There should be a consideration for advertising signs vs events.

Mr. Hudziec said the HDC gave consideration to signs out during business hours and events signs.

Mr. Buttrick said events signs have been up day & night. They are allowed but they can't stay up always.

Mr. Hudziec stated the HDC only covers signs in the historic districts. The Zoning Ordinance covers other signs with other regulations.

Mr. Funk said there can be a clarification between temporary signs for businesses, and the last category for events. Events should have an example.

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Mr. Buttrick said that would do away with the Brick house having a sandwich sign out always.

Ms. Vigeant asked if event signs were grandfathered.

Ms. Abbott said if the sign complies with the regulation it is ok.

Staff indicated that the Zoning Ordinance has limits to sign size of 9 square feet unless the planning board has approved otherwise on a business site plan approval. The HDC can be more stringent, but not less.

Ms. Ronstadt said black and white is boring.

Mr. Bishop said signs need to look like the historic district, but businesses need to attract business.

Mr. Vigeant said he applied to the Selectmen for an event permit for bike week. He asked if event signs couldn't be whatever he wanted.

Mr. Hudziec said the last line of the proposed regulation says make an application. If something is put up that doesn't meet regulations or hasn't gotten permission from the HDC, the code enforcement officer will be visiting.

Mr. Funk indicated that the proposed sign regulation has too much all together. A separation needs to be made for business, events, contractors, definitions, etc.

Mr. Hudziec said the HDC was trying to come up with general parameters that cover all times.

Mr. Funk said event and sandwich sign need to be defined.

Ms. Vigeant said he ordered a banner and the Selectmen gave approval for it to be up in the historic district during bike week.

Ms. Abbott moved to close the public hearing. Seconded by Mr. Bishop.
Motion passed unanimously.

After a short discussion it was determined to put the vote on hold until a discussion was had on a revamped regulation.

Public Hearing Case #2-2017, Henry Vigeant, applicant, Pensco Trust Co., owner: Requests approval to place an ice machine on the side of the building where the grease receptacle, barrel & empty food containers are located. Property located at 518 Province Road in the Corners Historic District; Tax Map/Lot # 127/37.

Mr. Hudziec said he didn't have any questions.

Ms. Ronstadt said it was taken for granted that the grease barrel was ok where it was. She thinks it is a hazard. She would like a more creative thought about where those

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things belong. The ice machine is ugly sitting there. She didn't know alcohol was being sold; she wasn't informed of a public hearing [there was no public hearing].

Mr. Hudziec said the grease barrel passed inspections if the state approved. The HDC is done with it.

Mr. Funk asked if it showed on the planning board site plan where the grease barrel, trash, and ice machine would be.

Mr. Vigeant said yes. [The only site plan in the Planning file has no equipment or trash barrels or signs. That side of the building is a required parking space.]

Mr. Funk asked if the board approved & signed the site plan.

Mr. Vigeant said yes it was part of the business when he took over.

Mr. Hudziec said the ice machine was on the front corner of and flush with the building. He asked if they would consider placing vinyl white fencing to hide it all.

Mr. Vigeant said when he had money he would consider it.

Mr. Hudziec asked if the HDC would give temporary approval for the ice machine if within 12 months a fence was put around it.

Mr. Buttrick asked if someone in the historic district didn't have to take down a vinyl fence.

Mr. Hudziec agreed the fence needed to be wood.

Ms. Abbott said a 4' high fence wouldn't be tall enough.

Ms. Chase said she was disappointed that the ice machine was there before approval was received. When other applicants were installing industrial items they have been required to mitigate the appearance. There could be something like an open shed. This historic district is primarily a residential district. There is a way to meet the needs of the business and the historic district.

Ms. Ronstadt said she objected to the look of the ice machine. That something could be built to cover it.

Mr. Hudziec stated the HDC was not planning what the cover would look like at this meeting.

Ms. Abbott moved to close the public hearing. Seconded by Mr. Bishop.
Motion passed unanimously.

MOTION

Ms. Abbott moved in Case # 2-2017, Henry Vigeant, applicant, Pensco Trust Co. owner to temporarily approve the location of the ice machine where it is presently located, as submitted in the application, subject to submission within 3 months of plans to remediate the appearance of the ice machine, grease receptacle, and dumpster, and the plan to be approved by the HDC with plan to be completed by the applicant within 12 months of plan's approval.

Mr. Grasberger seconded the motion.

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Mr. Buttrick was concerned about the building code related to placement of the plan.
Mr. Bishop recommended the Selectmen waive the building application fee.

Motion passed unanimously.

Mr. Bishop said the Select Board approved Mr. Vigeant's event, and everything that he wants to go with it, including a banner.
Staff indicated the Select Board does not have authority to disregard the rules that have been voted by the town and allowed through the RSA's.
Ms. Abbott said a special exception was made for a banner for bike week at the Corner Slice.

Discussion of non-compliance with Jim Hueber re 485 Meeting House Road,
M/L# 414/55

Staff noted that Mr. Jim Hueber said on June 2 that he would be at the meeting on June 6.

Mr. Hudziec said to note for the minutes that no one showed up to represent 485 Meeting House Road.

Approval of Minutes - May 2, 2017

Motion by Mr. Grasberger to accept minutes as amended. Seconded by Mr. Buttrick.

Motion passed unanimously.

Other Business.

Ms. Abbott said the farmer's market was going into the old firehouse which is not in the historic district.

APPROVED

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Mr. Grasberger moved to adjourn. Seconded by Ms. Abbott.
All in favor.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator