

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, AUGUST 1, 2017 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Matt Grasberger, Betty Ann Abbott

Also present: Annette Andreozi (Land Use Admin.)

Absent: Roy Buttrick (alternate) Marshall Bishop (Selectmen's Rep)

Chair Hudziec opened the meeting at 7:10PM with introductions.

General Public comments

There were no general comments

Public Hearing - Case #3-2017 William Donahue, owner/applicant:

Requests adding a shed dormer or removing a doghouse dormer & adding a shed dormer, & changing 2 windows to non-wood casements. Property located at 452 NH Route 140 in the Corners Historic District; Tax Map/Lot # 128/14.

Mr. Donahue said he didn't have more to add to his application.

Mr. Hudziec asked how much of the purposed new dormers would be in view from the road.

Mr. Donahue said they would be somewhat visible because a tree is going to be removed.

Ms. Abbott asked about where the casement windows would be.

Mr. Donahue said the dormers are different windows from the casements which will be in the back where there will be new bedrooms.

Mr. Hudziec stated that the casements would not be viewed from the public right of way. The dormers would be in view a little.

Mr. Donahue stated that casements would be needed to meet building code.

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

Mr. Hudziec & Mr. Grasberger said they were satisfied with the information.

Mr. Hudziec said the philosophy is if public view is not an issue then nontraditional materials would be allowed.

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Ms. Abbott moved to approve Case # 3-2017 William Donahue, owner/applicant: to approve adding a shed dormer or removing a doghouse dormer & adding a shed dormer, & changing 2 rear windows to non-wood casements to meet requirements of egress. Property located at 452 NH Route 140 in the Corners Historic District; Tax Map/Lot # 128/14.

Mr. Grasberger seconded the motion.

Motion passed unanimously.

Mr. Hudziec stated that Mr. Donahue must submit drawings before construction to be reviewed by staff for verification of conforming to what has been approved.

Discussion of amending the HDC sign regulation.

Mr. Hudziec said he would like the full commission to be involved in the discussion so it would be tabled until the next meeting.

Approval of Minutes - June 6, 2017

Motion by Mr. Grasberger to accept minutes as amended. Seconded by Ms. Abbott.
Motion passed unanimously.

Other Business

Ms. Abbott asked to have Mr. Vigeant contacted to bring his plans for remediating the view of the ice machine, grease receptacle, and dumpster for the September meeting as it will have been 3 months since his temporary approval.

Mr. Hudziec asked to have staff check with the code enforcement officer for intentions of the Selectmen re Mr. Hueber's property in the Meetinghouse district, then check with the Selectmen themselves.

Mr. Grasberger said he would like to get Mr. Hueber before the HDC and hear what he has to say. Then he asked if the HDC had enforcement power.

Mr. Hudziec said no, the Selectmen have the enforcement power.

Mr. Grasberger stated that the Selectmen have to do the right thing with enforcement.

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Mr. Hudziec will meet with the Selectmen during a meeting get them on record about what they will or will not do related to enforcement and the Hueber property. He would like a list of building violations related to the property.

Mr. Hudziec stated that the town administrator has requested that the HDC change their meeting night.

After some discussion it was suggested that the change be the 4th Wednesday of each month starting with September.

Mr. Hudziec asked if the Gaults had made an application relating to their consultation with the HDC. Staff say no, and the understanding was there would be no new windows, and the paint color would remain the same.

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

Adjournment at 7:45PM.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator