

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, SEPTEMBER 28, 2017 – 7 PM**

MINUTES

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

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Marshall Bishop (Selectmen's Rep),

Chair Hudziec opened the meeting at 7:00 PM with introductions.

General Public comments

Ms. Ronstadt mentioned the master plan, and said it needed to address solar and Metrocast in the historic districts.

Public Hearing - Case #4-2017, Rebecca & Robert Ronstadt,
owner/applicant: Request addition of exterior stairway in landscape.
Property located at 506 Province Road in the Corners Historic District;
Tax Map/Lot # 127/49.

Ms. Ronstadt said that there is a change of elevation on her property where she would like to put steps. The steps would be in the back of the property leading to where there are 3 parking spaces. She wants to make the steps look like part of the garden.

Roy Buttrick arrived at this time.

An unidentified neighbor mentioned support for the project.

Mr. Grasberger said that if railings are needed for code enforcement to let the HDC know.

Mr. Grasberger moved to close the public hearing. Seconded by Mr. Buttrick.
Motion passed unanimously.

Ms. Abbott moved to approve Case # 4-2017, Rebecca & Robert Ronstadt,
owner/applicant: Requesting addition of exterior stairway in landscape. Property located at 506 Province Road in the Corners Historic District; Tax Map/Lot # 127/49. Per the description presented, using railroad ties and gravel. Railing to be decided at a future date if needed.

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, SEPTEMBER 28, 2017 – 7 PM**

Mr. Grasberger seconded the motion.

Motion passed unanimously.

Other business

Mr. Donahue at 452 NH Route 140 said he was putting in a propane tank. His house was built as a summer house, but he is living in it year round. He showed photos on his computer only to the commission members.

Mr. Hudziec said he didn't see an issue.

Concurrence of the HDC was that if the tank was behind a lattice work barrier there would be no issue.

Approval of Minutes - August 1, 2017.

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

Old Business

Review of view mitigation for case #2-2017, Henry Vigeant, applicant,
Pensco Trust Co, owner.

Ms. Dean whose trust owns the Corner Slice building said she wants to replace the door of the store with an identical looking steel door.

Mr. Buttrick said snow blows in.

Mr. Dean said it would be a commercial door with the correct hardware.

Mr. Grasberger preferred a 9 pane grill in the door's window.

Ms. Abbott said she prefers that look, but practically the door is banged a lot.

Mr. Hudziec said the consensus was that the door placement can go forward.

Ms. Abbott moved that the owner of the property on which the Corner Slice sits, Map/Lot # 127/37, be given approval to replace the front door with a steel door; permission is granted for this property because the building is non-conforming and commercial, and the new door will look like the existing door.

Seconded by Mr. Buttrick.

Motion passed unanimously.

Mr. Hudziec asked if Mr. Vigeant was going to present a plan to mitigate the view of the ice machine.

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, SEPTEMBER 28, 2017 – 7 PM**

Ms. Dean stated that the Deans were present to ask for some guidance on other matters.

Mr. Dean said the gas pumps are going to be removed, and he was concerned about the traffic and the elevation which funnels water toward the building. He would like to change the traffic flow, and stop sign.

Mr. Hudziec said in relation to the traffic flow the police department and state should be involved. If they approve changes it mitigates what the HDC can do. The Road Agent has control over Currier Hill Road. The elevation could impact the barrier for the ice machine view mitigation.

Ms. Dean said there is a drain at the corner of Currier Hill Road and Province, but water continues to go toward the building. When the gas pump is gone people will cut across the property to go down Currier Hill.

Mr. Buttrick stated where he thought the property line was, and that the owner should go to the state first.

Mr. Hudziec said the HDC would like to see the plan, but they are the last stop, and would just be reviewing the look.

Ms. Ronstadt said they took her land to do a culvert. The road was widened right to her granite post. The drain was put in to help water not go into the Corner Slice building.

Mr. Hudziec said the road agent and state need to be involved. He thought all the abutters should get together to decide beforehand what they thought was best and mitigate all the issues.

Mr. Dean said he wants to cement the area.

Mr. Hudziec stated they needed to make an application including mitigation and cementing.

Ms. Abbott said people need to get together and give a vision to the engineer.

Staff indicated that the planning board had not signed site plan for the lot, and one needs to be presented to the planning board.

Review of sign section of regulations.

Mr. Hudziec proposed that the draft sign regulation go to public hearing as it is before approval.

A Public Hearing was set for the October meeting.

Other Business

There was an informal review of 507 Meetinghouse, M/L# 414/58, Mr. Stockwell owner, re a metal roof.

Mr. Stockwell said his roof doesn't show from the road because of the way the house is facing. And it sets about 200' from the road. He put his roof on 20 years ago. He doesn't want to think about it again in 20 more years; he has had a heart attack. He will

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
THURSDAY, SEPTEMBER 28, 2017 – 7 PM**

put a diverter over the deck areas for snow and water. He wants to do a brown color roof to go with the brown shutters.

Mr. Hudziec said Mr. Stockwell needed to do an application because the HDC needs to notify abutters of the proposed change of material.

There was a discussion on the budget for the HDC for 2018. It was agreed that the increase in costs could be met by keeping the same budget numbers from 2017.

It was agreed that there would only be a November meeting if it was needed, and it would be on the 5th Thursday since the 4th was Thanksgiving.

There was a discussion about what the HDC should do relating to the master plan. The staff will get some copies of other HDC's master plan documents, which will be discussed at the next meeting.

Mr. Hudziec said the town administrator put him together with the town attorney, who was going to let him know what the responsibilities were of the Selectmen and the HDC, related to enforcement. The attorney has not sent that information. Mr. Hudziec told the attorney that he wanted to meet with the property owner or a representative of his, & a representative of the HDC to discuss the situation with the Board of Selectmen. The attorney told Mr. Hudziec that was reasonable, adding the courts usually refer these matters to mediation.

The Land Use Administrator mentioned that the Select Chair told her he was going to come to the meeting and explain the Selectmen's decision related to Mr. Huber.

Mr. Hudziec said it was a work in progress

Mr. Grasberger moved to adjourn. Seconded by Mr. Buttrick.
All in favor.

Adjourned at 8:30 PM

Respectfully submitted,
Annette Andreozzi
Land Use Administrator