

**TOWN OF GILMANTON  
HISTORIC DISTRICT COMMISSION  
ACADEMY BUILDING  
THURSDAY, FEBRUARY 22, 2018 – 7 PM**

**MINUTES**

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

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

**Absent:** none

Chair Hudziec opened the meeting at 7:05 PM with introductions.

**General Public comments**

Ms. Hooker stated that she has a shed on her property, and she wants to move it to be perpendicular to the road. She asked if she needed to make an application. Ms. Abbott and Mr. Buttrick wanted a sketch showing where on the lot the shed will be located.

**New Business**

**Review of violations and non-compliance in the Historic Districts**

**Corner Slice view mitigation & modern light pole set in new asphalt**

Mr. Bishop wanted to know if code enforcement had looked at it.

Mr. Hudziec said if there was no complaint so it doesn't matter.

Mr. Grasberger said some of the original complaints were made by the new owner of the business.

Mr. Buttrick stated that it was important to have a light there because the school bus sometimes drops off there. He also said that in 1994, when the parking lot was widened, it wasn't done right, and the state doesn't want to commit to the intersection.

Mr. Bishop said that the town needs to fix that road.

Mr. Hudziec said that without a formal complaint the lighting remains in place as is.

**Hueber property**

Mr. Hudziec asked if the Selectmen were supporting a warrant article to remove the Hueber property from the Meeting House historic district.

Mr. Bishop said they had talked about it.

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Vesey property

Mr. Hudziec stated that the HDC extension for completing work on the property and hiding materials on the grounds had expired. He asked that a letter be sent requesting the property owners to attend the next HDC meeting.

Mr. Hudziec thanked Ms. Abbott for serving on the HDC. And said they would stumble without her when her turn expires at the end of March.

Signs & Flags

There was no discussion about the numerous signs and flags in the Corners district.

**Resources of the two Gilmanton historic districts**

Mr. Hudziec stated that there were about 34 old buildings in the Corners historic district; eight were built after 1915. He said there were about nine in the Meeting House historic district; 16 were built after 1950. [A building older than 50 years is eligible for consideration for the National Historic Register.] He stated that a number of the buildings in the Corners were built before 1840. In the Meeting House district 6 buildings are pre-1840. There are 500 acres of open land in that district. He said that someone mentioned to him that they wanted the district created to prevent power lines from coming through. The HDC could look at a change in the districts particularly in Meeting House. The Commission could have a public hearing for input, and investigate how or if the size of Meeting House should be changed.

Ms. Abbott wanted to see a map that notes the houses built prior to 1900.

Mr. Hudziec said the lots circled on his map have pre-1840 buildings. Merrimack has historical homes not districts. He didn't think the Corner district needed adjustment.

Mr. Buttrick said if someone is in a district and their house is not of the period they shouldn't be in.

Mr. Hudziec said the Commission couldn't pick and choose which houses to include.

Ms. Abbott said that people that give the HDC a hard time about complying are those that can't afford to fix their property. How could the HDC chose which properties are in.

Mr. Grasberger said the Commission should look at properties that wants to get out of the district. He presumed the Meeting House district was meant to preserve the meeting house itself. Some properties in the district are far away from the meeting house. There is a lot of land, and he didn't feel that land could be historic. He asked how it would work to change the district.

Ms. Abbott said the town vote a few years ago did not state the proper legal language so the petition did not pass.

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Mr. Buttrick said the problem was where the houses were located in relation to each other.

Mr. Hudziec said a warrant article can't happen until next year. He thought the town attorney should come to a HDC meeting and present what needs to be done to change the district.

Mr. Buttrick thought the district should only be a certain number of feet from road. [That is how the Corners is configured and that occasional causes problems.]

Mr. Hudziec said if an owner wants to remain in a district they should be allowed to.

Mr. Bishop said that if you have a district with boundaries it needs to be put in the regulations that from this period on additions have to look period. [That is currently in the regulations.] He thought the district could be condensed, but some houses weren't going to be historical.

Ms. Hooker said she had been doing research on her own. She felt that the HDC should change to a Heritage Commission and advise only with no rules.

Ms. Abbott said that would take the muscle out of the historic districts.

Mr. Hudziec said that in the past the HDC was more strict, but it still has to adhere to the regulations.

Mr. Bishop said that when people purchase in a historic district they know they are in an historic district.

Mr. Hudziec asked Mr. Bishop to have the town attorney at the April HDC meeting.

Mr. Bishop said that it is hard to have a commission, and not enforce the regulations.

Ms. Abbott said that the problem was the Selectmen don't enforce.

Mr. Buttrick said in relation to the Hueber house, the Selectmen aren't backing the building inspector.

Ms. Abbott said if the Selectmen don't see value in enforcement the Commissioners shouldn't bother to attend.

Mr. Hudziec said it is not up to the HDC to keep something the town doesn't want.

**Petition warrant article for withdrawing from a district**

Planning Board supported

Mr. Hudziec announced that a petition article was to go on the ballot.

Ms. Abbott asked what the planning board was doing support a petition without referring to the HDC.

Mr. Buttrick said the Planning Board sent their approval to the Selectmen.

Ms. Abbott stated the planning board should not have put their support on the ballot.

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**Approval of Minutes** – October 26, 2017

**Motion by Mr. Buttrick to approve the minutes.** Seconded by Ms. Abbott.  
**Motion passed unanimously.**

**Other business**

Mr. Hudziec received a call from Ms. Carpenter about a permit request to place a liquid propane tank in back of a building at 533 Meeting House. He told her they could go ahead.

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

Respectfully submitted,  
Annette Andreozzi  
Land Use Administrator