

**Approved April 10, 2007**  
**GILFORD HISTORIC DISTRICT AND HERITAGE COMMISSION**  
**CONFERENCE ROOM A**  
**MINUTES**  
**February 13, 2007**

Members Attending: Elaine Gagnon, Chairman; Dick Waitt, Troy Schrupp, Julie McConnell, Mary Curtis

Members absent: Alice Boucher, Donna Mooney and Ruth McLaughlin (Alternate).

Guests: Greg Lemay, Yankee Energy Services, representing the Kiedaisch's; Jim Bobotas representing the Kwists.

Bill Seed representing the Friends of the Gilford Library Building Committee; Catherine Dormody, Librarian, Polly Sanfacon, Chair of Library Committee; Kate Hamel.

**Roll Call and confirmation of quorum.** The meeting was called to order at 7:05 PM.

E. Gagnon appointed Troy Schrupp to replace the absent regular member D. Mooney.

**Minutes of January 9, 2007.** Motion to accept minutes made by Troy Schrupp, seconded by Mary Curtis. Minutes approved.

**New Business**

1. Gary & Cynthia Kiedaisch- 146 Potter Hill Rd. Tax Map & Lot #226-068.000. Applicant proposes to replace roof shingles with a metal roof.

Mr. Lemay presented the request to install a metal roof on the large barn. Mr. Lemay provided pictures of properties in Gilford Village that have metal roofs. Mr. Lemay indicated a count of 6 properties in the village with metal roofs. Mr. Lemay indicated that one of the advantages to a metal roof is that the material sheds snow. The roof is proposed to be Hartford Green to match the house, or a mill finish that is a gray color.

Discussion: The roof material section of the Guidelines was referenced. The guidelines call for asphalt shingle or slate is indicated as the appropriate roofing material to be used when renovating a structure. A motion was made to deny the application as submitted. The motion was made by Dick Waitt, seconded by Troy Schrupp. The motion carried.

2. Randall & Mary Jane Kwist- 66 School House Hill Rd. Tax Map & Lot #226- 107.000. Applicant proposes to install siding on main house, replace windows, replace trim on main house, install ridge vent and install new front door.

Jim Bobotas is representing the Kwists, and presented the request of the Kwists to remove and replace siding on the main house, and to replace the windows. The roof siding will be wood siding, white in color. Roof trim, fascias, rakes, corner boards with a PVC product that will not rot. Insulation will be blown in. Windows will be Marvin Integrity windows, to be trimmed with PVC board. Windows will have a simulated divided light, 6 over 6. Windows will be white in color. Existing wood shutters will be replaced. The project is to be started as soon as weather permits.

- A.29 windows to be replaced with Marvin Integrity windows, white.  
Motion to approve Mary Curtis, seconded by Troy Schrupp. Motion approved.
- B. Main house (19 x 36) siding to be replaced with ½ by 6”, 3 ½ red cedar clapboards, to be stained white. Motion to accept made by Troy Schrupp, seconded by Dick Waitt. Motion approved.
- C. Remove and replace all exterior trim on house with Azek PVC trim and molding material, color white. Trim and molding styles will replicate existing styles as is. Motion to accept made by Mary Curtis, seconded by Dick Waitt. Motion approved.
3. Discussion regarding Thompson Ames Historical Society membership to the HDHC.

### **Other Business**

#### **Friends of the Gilford Public Library – Preliminary Site Plan - 31 Potter Hill Road**

Bill Seed, Chair of the Friends of the Gilford Library Building Committee presented the proposed construction plan for construction of a new library on the Bacon property. The property was purchased at the end of December, 2006. Mr. Seed presented a preliminary site plan study for the project. Mr. Seed indicated that the committee had explored options for expanding the existing library, and determined that not to be feasible. When the Bacon property became available, the committee moved forward to acquire the property. Discussions took place with the Gilford Community Church regarding the possibility of shared parking. The intent is to site the bulk of the parking behind the building, with minimal parking adjacent to the road. There is an intent to keep the existing house, and incorporate it into the new construction plan. The proposed building will be 12,800 square feet, and will be sprinkled. The building will be a two-story structure, white composition clapboard siding, with the intention of making the building as maintenance free as possible. Windows will have grilles, and window shutters are shown on the plan. Asphalt architectural shingles will be used for the roof. Exposed foundation will be cultured stone.

The architects on the project are the same architects used by Rusty McLear in Meredith for the Mill Falls and Church Landing projects. Mr. Seed showed a colored rendering of what the building would look like from Potter Hill Road. Project Manager will be CCI. A landscaping plan is being developed, but is not yet complete. The intent is to build a quality project within a set budget.

If the voters approve the donation of the property to the Town of Gilford, the property would be completed by the beginning of January, 2008. Walter Mitchell, town Attorney was consulted. The language of RSA 674:54 indicates that if the property is proposed to be owned by the town, then that is governmental use and does not have to follow the normal land use board approval process. Parking spaces are determined by the amount of public access use. The site is approximately 2.65 acres. The project is proposed to be a \$3 million project.

### **Old Business**

5. **CONTINUED WORK SESSION TO REVIEW AND CLARIFY GILFORD HISTORIC DISTRICT AND HERITAGE COMMISSION GUIDELINES**

Motion to adjourn made by Dick Waitt, seconded by Troy Schrupp. Meeting adjourned at 9:00 PM.

Respectfully Submitted,

Julie McConnell  
Secretary