

Gilford Historic District & Heritage Commission
Gilford Town Hall – Conference Room A
7:00 P.M.
Minutes for September 11, 2007 Meeting

Attendance:

Members present: Elaine Gagnon, Chair; Troy Schrupp, Vice-Chair; Julie McConnell, Secretary; Richard Waitt, Planning Board Representative; Carmel Lancia; Donna Mooney; Mary Curtis.

Members Absent: Selectmen's Representative, Alice Boucher.

Others Present: Bill Seed, Friends of the Gilford Public Library; Peter Stewart, Architect, Pastor Michael Graham, Atty. Stephen Nix, Gilford Community Church; Sandra and Roger Perry, Sue Green.

1. Meeting called to order at 7:00 P.M.

2. **Minutes of August 14, 2007.** Motion to accept minutes made by Richard Waitt, seconded by Troy Schrupp. Minutes accepted.

3. **New Business**

1. **Friends of Gilford Public Library** – Applicant is proposing to construct a new Library approximately 14,240 square feet.

Discussion: Mr. Seed is before the Commission to update the Commission on the plan. He reviewed the site plan for the construction of a new library. Mr. Seed reported no significant changes to the exterior of the building. The building will have an asphalt shingle roof; hardy-board cement siding, color white; brick chimney (vener – internal gas fireplace); cultured stone on the front foundation section. The architect's intent is to have the building fit in with old New England features to suit the tone and history of Gilford Village.

John Ayer asked about the stonewall at the amphitheater, and access points. Mr. Seed indicated there will be two access points to the amphitheater. John asked about the dimensions of the proposed rock wall. Mr. Seed will have to get back to us regarding the height and dimensions of the wall. There is a shared driveway with the church to minimize impact on that side of the building. Mary Curtis inquired about drainage from the parking lot area. The parking lot drainage will go out into a town drain in the front of the building.

Mr. Seed also indicated that he understands the Parish House and Weeks Hall properties are not intended to be utilized in the Gilford Community Church expansion project. He suggested that the Weeks Hall building, the more sound of the two structures, could be moved temporarily and eventually become part of a community project as a way to preserve it.

2. **Gilford Community Church** - The applicant proposes to add 5,000 sq. ft. to the left

side of the building, 52 x 100 feet in size, with a proposed 10,600 sq. ft. community center building as well.

Discussion: The addition will be stepped in two adjacent sections, one 32 ft. section, and a 16 ft. section. There will be a covered walkway connecting the addition to the existing structure. A separate barn-style structure will house a community center/gymnasium. The exterior treatment will be board and batten treatment, with cultured stone treatment. The building will be set into the hill. There is also a proposed 3-bay storage maintenance building. The parking lot will be re-configured, but total coverage will not be too much greater than what currently exists, approximately 100 spaces (currently about 92). An effort will be made to maintain healthy trees. The project requires the removal of parsonage and Weeks Hall. The Gilford Community Church is hoping the buildings could be re-located and preserved. The stained windows will be preserved and used on the project. Low-level, downcast lighting is planned.

The parsonage is in the way, has extensive interior damage and the Weeks Hall has structural problems. These buildings are not of utilitarian value without extensive renovation. Donna Mooney indicated she had received a call from a resident asking about any restrictions that might exist in the Weeks will regarding the property? The current Weeks building dates to 1938. Carmel Lancia indicated she is researching the history of the properties through the Thompson Ames Historical Society.

Mr. Waitt asked about the shared parking between the Church and the Library to minimize impact of the paved parking area. The library will have 33 new parking spaces, and the two organizations will work out an agreement in the future for shared utilization.

Bill Seed mentioned that there had been some consideration that the Weeks Hall could be used for childcare given the necessary relocation of Lakes Region Child Care from the Methodist Church.

Elaine Gagnon expressed strong concern regarding the potential loss of two buildings with historic significance to the Town, emphasizing that it is the role of the GHD&HC to preserve the historic nature of the town through preservation. Elaine is asking for a more definite plan regarding the destruction or relocation of the two buildings.

There are significant issues with what would be required economically to save the buildings. The parish house, which dates to 1825, had significant water damage this past year. The flooring had to be removed, and is now open to the level below.

Motion: Mr. Waitt recused himself from the vote as an active member of the Gilford Community Church. The applicant made a request to table action at this point in time. Motion to table the request made by Troy Schrupp, seconded by Donna Mooney. Motion approved.

3. **Nan T. Fay** - Applicant is proposing to trim trees on the east and west side of the property located at 20 Potter Hill Road. Applicant is requesting approval to remove trees both for safety and aesthetic reasons.

Discussion: Applicant will be trimming trees only, and does not intend to remove any trees.

Applicant is proposing to use LaBonte tree service.

Motion: Motion to approve made by Richard Waitt, seconded by Donna Mooney. Motion approved. Applicant was requested to provide photo's upon completion of the project, and agreed. Applicant will have work completed within 60 days.

4. **Sandra Perry** – Proposal to remove main roof of Bacon house, which was moved. IKO Cambridge shingles, architectural style, earth tone cedar in color.

Discussion: The current visible color is light green, 3 layers of shingles will be removed as well. Plumbing is 90 % complete, and electrical work is being done on the interior. The roof work is intended to be started in the next month, with the intent that it be completed before winter sets in. Structurally the roof is good, but may need some minor work in the rear.

Motion: Motion made to approve applicant's request made by Troy Schrupp, seconded by Donna Mooney. Motion carried.

5. **Peter Sawyer** - Applicant is proposing to replace a tree, remove stumps, replace siding on barn and paint trim located at 16 Potter Hill Rd.

Discussion: Mr. Sawyer did not realize he was on the agenda for tonight's meeting, and does not have pictures prepared. He will be happy to come back before the Commission with pictures indicating where the work will be done.

Motion: Motion made to table request until the October meeting made by Richard Waitt, seconded by Donna Mooney. Two trees were removed, one accidentally, and one will be replaced with a blue spruce tree.

6. **Troy Schrupp** - Applicant proposes to replace front door and to replace crank out windows located at 60 Belknap Mountain Road.

Discussion: The door has a crack, and is extremely drafty in the winter. Applicant is proposing to replace the door with a wood fir/hemlock door with side lights (four sections of glass). The door color will remain Essex Green, side lights will be white, and applicant intends to keep the screen door. Applicant is also proposing to replace 9 crank-out case windows, and replace those with a double French-door and side lights, with divided lights, and will stay white in color. Applicant would also like to install a small 6x13 deck area, made of mahogany-stained wood (same material that is currently there) in front of the French doors off the kitchen. The current step-down from the barn will be removed. Applicant intends to have work completed by December of this year. Work is to be done by Jim Bobotas.

Motion: Motion to approve application made by Richard Waitt, seconded by Mary Curtis. Troy Schrupp abstained. Motion carried.

Other Business:

1. Carmel Lancia asked for clarification about the process for alternates to vote. John Ayer

recalls that the Commission now has six members, with three alternates. The alternates are Carmel Lancia, Mary Curtis, Ruth McLaughlin. Elaine Gagnon, Chair, indicated that the policy of the Commission is that the Chair will vote only in the instance of a tie vote.

2. Gault Property – The Chair sent a letter to the Gault's asking for clarification on their plans to complete work on their property regarding their agreement to re-paint the house. The Commission has received a letter from the abutter asking for an update on the intentions of the Gault's to repaint the house.

3. John Ayer reported on a conversation he had with Mr. Gault today where he was requesting to do a test pit for a new septic system. John asked him about his plans for painting the house. Mr. Gault was apologetic, and told John Ayer that he hopes to have the house painted within the next few weeks, and that he will have the stump grinding completed as well.

4. There was general discussion about the process for bringing issues to the attention of the Commission, and additional discussion regarding the process for following up on applications to ensure compliance with the Historic District Guidelines.

5. There was discussion about scheduling a work session on October 3rd to work with Elizabeth Hengen on reviewing the proposed changes to the Historic District guidelines.

6. John Ayer shared copies of new pages to be inserted into the Zoning Ordinance notebook.

7. Motion to adjourn made by Richard Waitt, seconded by Mary Curtis. Motion approved. The meeting adjourned at 8:15 PM.

Respectfully Submitted,

Julie McConnell
Secretary