

GILFORD HISTORIC DISTRICT AND HERITAGE COMMISSION

June 9, 2009

7:00 p.m.

Gilford Public Library Meeting Room

MINUTES

At 7:04 p.m. Chairman Schrupp called the meeting to order. Members present included Troy Schrupp, Chair; Dick Waitt, Vice Chair; Gus Benavides, Selectmen's Representative; Carmel Lancia and Mary Curtis, Regular Members; and Carole Hopper, Alternate. Members not present included Julianne McConnell, Secretary. Also present was Director of Planning and Land Use John Ayer.

Chairman Schrupp appointed Carole Hopper to stand in for Julie McConnell.

Minutes –

Motion by D. Waitt, second by G. Benavides, to approve the minutes of May 12, 2009. All were in favor.

Discussion Item –

J. Ayer advised the Chair that representatives from the Community Church had a proposal for constructing a sidewalk in front of the church which they wanted to discuss briefly with the Commission, in case the Commission was willing to take them out of turn and hear them first. The Chair said for them to go ahead.

Walter Flynn and Don Roper addressed the Commission, explaining that they had been in contact with Public Works Director Sheldon Morgan and spoke to him regarding placing sidewalk in front of the church. The Town has been planning to construct a sidewalk along Potter Hill Road from Belknap Mountain Road to the new library. The road is narrow, however, and adding a sidewalk would make the road narrower still. The church has offered to install a sidewalk on its property along the driveway which could be used by the public in lieu of the Town placing a sidewalk within the Potter Hill Road right-of-way. This would allow the driving surface of the road to remain at its current width. The changes would require moving the driveway entrance to the church. The sidewalk would terminate on the church property. Pedestrians could get safely to the church's community center. A plan was presented to show the changes. Mr. Flynn also discussed the lighting for the property, noting that there would be low lumens for the neighbors' sake and that they would not be on late at night. He said there was one light installed for the Commissioners to see.

Commissioners had no objections to the proposed sidewalk.

New Business –

Public Hearing on the Adoption of new Historic District Design Guidelines and Regulations.

J. Ayer explained the two changes that were made to the guidelines since the last hearing, namely including a reference to Article 14 of the Gilford zoning ordinance in the Purpose section, and also incorporating the regulatory process in the Guidelines. Chair Schrupp opened the hearing to public comment. There being none, he closed the public hearing.

D. Waitt moved to adopt the new Historic District Design Guidelines and Regulations as presented, seconded by G. Benavides. Motion carried with all in favor.

Chairman Schrupp introduced the first application.

Applications –

Rowe House Garden Committee – Applicant proposes to replace two (2) temporary granite steps with two (2) permanent granite steps at the right side of the front porch of the historic Rowe House at 88 Belknap Mountain Road on Tax Map and Lot #227-132.002.

Carmel Lancia recused herself and presented the application as a representative of the Thompson-Ames Historical Society. She said the two granite steps on the right side of the building are going to be replaced as they have very uneven surfaces, noting that replacing the steps is a safety issue. She said two level granite steps have been donated and she also has someone to install the stones at no charge. She said she will talk to the school district as the property owner and the selectmen as the owners of the building.

There was no input from the public.

G. Benavides moved to approve the application and allow removing the two existing granite steps and replacing them with two new granite steps. Seconded by M. Curtis. Motion passed 5-0.

C. Lancia returned to her position with the commission.

Chairman Schrupp introduced the next case.

Andrew and Martha Kane – Applicant proposes to reinforce and renovate barn, add barn doors to replace two (2) garage doors, add windows and doors, and new lights, located at 7 Potter Hill Road. Tax Map and Lot #226-081.000.

Martha Kane presented her application, showing the plans and explaining them to the Commission.

M. Kane said they would like to improve the barn and make it a sound barn. She said they would like to add windows and barn doors. The windows will be vinyl-clad windows. A three-season room will be built in the back. The barn will be used as a shed. M. Kane said she would like to install a narrow awning type structure projecting one (1) foot over windows in the back to keep snow, rain and ice off the windows and door. She said they will be using the top floor of the barn for two rooms of the house.

Chair Schrupp asked if there is a light on the house. M. Kane said there is one on a motion sensor, and that they are proposing new lights as well. T. Schrupp asked if there is one on the house now, what is the configuration of panes of glass? She said that they are one over one. She said they would like to leave those due to costs. New windows would be four over one on the barn. In the back they intend to replace one over one windows with two over two windows.

Motion to approve made by G. Benavides, seconded by D. Waitt. Motion carried with all in favor.

Adjournment –

Motion made by G. Benavides, seconded by D. Waitt, to adjourn at 7:50 p.m. All were in favor.

Respectfully Submitted,

John B. Ayer, AICP
Director of Planning and Land Use