

**Hollis Historic District Commission
Minutes of the December 7, 2023 Meeting**

Call to Order

T. Cook called the meeting to order at 7:00 pm.

The Following were present: Tom Cook, Chairman; Erol Duymazler; Alternate Member, and Joe Garruba Select Board Representative

Members absent: Peter Jones, Vice Chairman; Michael Bates, Brandon Child; Regular Members, Karen Knesevich, Liz Barbour; Alternate Member.

T. Cook said the voting members this evening would be; T. Cook, J. Garruba and E. Duymazler.

HDC2023-023

The application Erica Crea, Recreational Coordinator, to install 2 white picket fences, property owned by the Town of Hollis, located 2 Monument Square., (Map 052, Lot 051) in the Town Center District.

E. Crea approached the HDC and shared that the instillation of the playground was successful and that they are now looking for the approval of a fence that would be in-between the playground and the parking lot to prevent children from running into the parking lot and another fence to be placed in front of the current fence that keeps the children from running into the abutting property. She explained that the current fencing along the abutting property is not tall enough and that she would like to place a new fence in front of the old one for further safety.

T. Cook asked if they were going to replace the current fencing.

E. Crea responded, no, because that was a lot of fencing to rip up, instead of just putting new fencing to block the old one. She further clarified that she just wanted to put the new fencing up \ right by the playground and then to the bridge.

E. Crea also noted that the fence would be wooden, that Recreation would install the fence and maintain it. She shared that she would be staining the fence as well.

J. Garruba asked about the entrance.

E. Crea responded that there would be a 10 foot opening for landscapers and others to come in and out as needed.

J. Garruba clarified that there would be a gate in the fence for the parking lot section.

E. Crea replied, yes and that it would be a 10 foot gate. She also noted that the fencing would go up to the shed in the corner of the lot and then the other fence would also abut the shed and go out from there.

T. Cook asked if they would be staining or painting the fence.

E. Crea said that she would like to stain it a natural color.

T. Cook asked if the existing fence is town owned, or owned by a member of the public.

E. Crea responded that she didn't know.

Discussion took place on the historical style for the fencing.

J. Garruba moved to approve the application with the following condition;

- 1. The fence shall be white or natural color.*

E. Duymazler seconded.

Motion carried unanimously.

HDC2023-023

The application Erica Crea, Recreational Coordinator, to install 2 signs (field rules), property owned by the Hollis Conservation Commission, located at the Town fields on Depot Rd., (Map 018, Lot 014) in the Town Center District.

E. Crea shared that she would like to install 2 wooden 16x16 signs painted white with green lettering that have the rules for the fields.

Discussion took place on the verbiage of the sign.

D. Setaro asked if the signs would be on a post or the fence.

E. Crea replied would be on the fences.

D. Setaro commented that because it was on town property, the signage must be on a post instead of the fence.

E. Crea replied that she would put it on a post.

E. Duymazlar asked if the sign would be double sided.

E. Crea replied that it would be one sided, and the back would be white.

J. Garruba moved to approve the application with the following conditions;

- 1. The sign shall have a white background with green letters.*
- 2. The sign shall be mounted on posts.*
- 3. The sign shall have "by Town Ordinance" noted on the bottom of the sign.*

E. Duymazler seconded.

Motion carried unanimously.

HDC2023-027

The application of Debra Dalelio, property owner, to install a new walkway, stairs, railing and the removal of 2 trees located on the side property line, located at 5A+5B+5C+5D Proctor Hill Rd., (Map 052, Lot 021) in the Agricultural Business District.

D. Setaro clarified that D. Dalelio didn't realize that she needed approval for the walkway and railings and due to the flooding, she needed to install rather quickly.

D. Dalelio approached the HDC and shared the railing and walkway is safe and the flooding is no longer a problem as the water has a place to drain. She further shared that she would like to extended the fence railing to the right and add a black hand rail on the top so that future customers could access the property more easily.

D. Setaro noted that there was no permit required as it was not a structure, and that they gave her

permission to put in a new driveway as it was flooded.

D. Dalelio commented that there were a couple of trees that she would like to remove them and plant something new in the Spring.

T. Cook asked if those trees could be seen from the road.

D. Setaro replied, yes.

E. Duymazlar asked if they were alive or dead trees.

D. Dalelio replied that she was unsure.

T. Cook asked if she had an arborist look at it.

D. Dalelio replied no.

Discussion took place on getting an arborist in to look at the trees and amending the current application to exclude the trees in order to get separate approval for the trees.

Further discussion took place on the railing being on one side of the walkway extension, and after-the-fact approval of the installation of the walkway and railing.

T. Cook moved to approve the application which does not include the removal of the two trees.

J. Garruba second.

Motion carried unanimously.

J. Garruba moved to approve the application with the following finding-of-fact;

- 1. The structure is not a contributing structure within the district.*

E. Duymazler seconded.

Motion carried unanimously.

HDC2023-028

The application of David Furman, to demolish and rebuild the remaining 684 square feet of the existing home, property owned by Rockport Properties, located at 16 Silver Lake Rd., (Map 052, Lot 025) in the Agricultural Business District.

D. Furman and Leonardo Prez approached the HDC and shared that as they have continued to construct the house, that there was too much damage to repair, and instead they would like to replace the structure.

E. Duymazlar asked D. Setaro if the process was the same as the last application.

D. Setaro replied yes.

D. Furman commented that the plans would be the exact same as the other side.

J. Garruba asked if the construction would be different when comparing new and old construction.

D. Furman noted that the old construction was slightly twisted and as a result, the new and old construction wouldn't line up exactly.

J. Garruba asked if the twisting was based on a structural problem with it now or when it is built.

L. Prez approached the HDC and shared photos.

D. Furman submitted pictures of the structural damage on the remaining portion of the structure, silt, roof line and other areas.

E. Duymazler clarified that when they take it down, that it would be put back up properly and set straight rather than twisted, like the current structure.

D. Furman replied yes.

D. Setaro commented that the footprint of the house must be the exact same. D. Furman agreed.

T. Cook asked if the original foundation would be used or will a new one be poured. D. Furman replied the old owner had a new foundation poured about 10 years ago.

E. Duymazler further clarified that the replacement would have to be put in place and attached at the same point that it currently is, in order to remain in the exact footprint, it has.

D. Furman further explained the structural issues that prohibit sistering the beams. He also noted that the previous owner had a new foundation poured in, so the structure would be the same exact footprint.

E. Duymazler shared that his initial concerns were related to the architectural details, what the structure would look like, and if it was appropriate for the property and the historic district. He further explained that, since they are keeping everything the same as the previous application including the design, details, and architecture, that he would be comfortable approving this application.

D. Furman shared that he had Dawn, the building inspector come in several months ago and she had shared that the building was on its last leg.

T. Cook asked D. Setaro if Dawn had given any comment on the building to her.

D. Setaro explained that she had gotten a different impression from their conversation, but did not want to speak for Dawn.

E. Duymazler commented that he didn't know what Dawn's stance was on the site, however, he noted that an email was sent to the HDC from an abutter.

Email received from Deane & Carrie Navaroli, 23 Silver Lake Rd.

D. Setaro read the email for the record;

"I've a schedule conflict on the evening of December 7th and will not be able to attend the HCD meeting.

While I disagree with the applicants' entire approach to this "renovation" project, what matters most is that in the end it's no longer an eye-sore and can become the home a family that appreciates living in Hollis.

They should never have demolished the main home and the "right thing" for them to do is restore, not demolish the garage. The property has now lost nearly all of its value as a contributing structure within the Historic District and that is very unfortunate as that has a negative impact on the Historic District as a whole. And it establishes a negative precedent within the District of "Don't request permission, just ask for forgiveness". There appears to be no real downside for the developer.

That noted, however, we will not oppose demolishing the garage and building a new structure in its current location provided it is near identical to the existing structure, or within reasonable parameters agreed upon by the HDC."

J. Garruba and T. Cook agreed with the already existing application. T. Cook expanded on his agreement, that in this case, seeing as the rest of the structure is being entirely rebuilt, that this separate rebuild makes sense. He further noted that in future cases that they might like to have some sort of inspector or building engineer condemn the structure before any work is done to it.

J. Garruba moved to approve the application with the following finding-of-fact;

- 1. The board finds considering the fact part of the structure collapsed on its own and the extensive damage warrants the replacement of the remaining structure.*

E. Duymazler seconded.

Motion carried unanimously.

T. Cook moved to approve the application with the following conditions;

- 1. No construction and/or demolition shall begin until an approved building permit is issued.*
- 2. The structure shall be the same architectural design as the original structure.*
- 3. The siding and all trim shall be wood, painted white and match the existing in style, width and reveal.*
- 4. All windows shall be Anderson series 400-6/6 divided light.*
- 5. Exterior doors shall be Anderson Arts & Craft style.*
- 6. Roof shingles shall be Georgetown Grey.*

J. Garruba seconded.

Motion carried unanimously.

Discussion took place on the energy meter, and the wood plank behind it being painted white.

Other Business

Approval of Minutes

J. Garruba moved to table the approval of the minutes of November 2, 2023.

T. Cook seconded.

Motion carried unanimously.

HDC December 7, 2023 Minutes

E. Duymazler *moved to adjourn the meeting. T. Cook seconded. Motion carried unanimously. Meeting adjourned at 7:55 pm.*

Respectfully submitted by;
Donna L. Setaro, Building and Land Use
Amiee LeDoux, Recording Secretary.