

Hollis Historic District Commission Minutes of the March 5, 2020 Meeting

Call to Order

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

The following were present: Tom Cook, Chairman; Jessica Waters, Vice Chairman; Peter Jones, Regular Member; Brandon Child, Alternate Member.

Members absent: Michael Bates, Regular Member; Frank Cadwell, Selectmen's Representative.

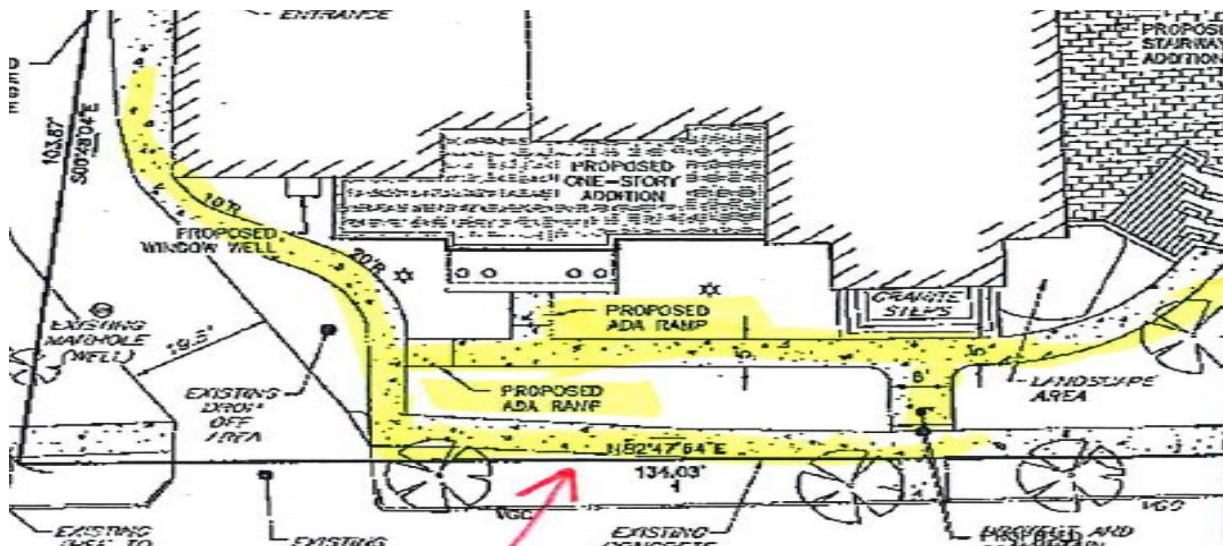
HDC2020-002

The application of the Congregational Church of Hollis, property owners, to construct an ADA compliant sidewalk and modification to window configuration easterly end of the lobby bump-out. (previously approved), located at 3 Monument Square, Map 052, Lot 053

Thomas Hildreth spoke on behalf of the Hollis Congregational and Church Caroline Morel was also present to answer any architectural questions which may arise.

T. Hildreth said the purpose of the application was to request two minor modifications to the plans The Historic District Commission approved on October 15, 2019, to permit the Church to renovate its building and grounds. The two changes are minor. One involves an ADA compliant sidewalk to connect the exiting drop off area to the new lobby bump-out. The other involves a window change on the east end of the lobby bump-out.

On the date of the final HDC hearing, October 15, 2019, the Church withdrew from its application proposed changes to the driveway/drop off elements. The proposed changes included straightening the existing common driveway shared by the Church and Library and adding a second curb cut easterly of the existing drive to create an expanded drop-off area. Those elements were withdrawn from consideration and not approved. The HDC approved all of the other elements of the plan, including the lobby bump-out. In finalizing the plans, the engineers have designed an ADA compliant sidewalk to connect the existing drop-off area with the new lobby. The plan was designed in a way which took into consideration the opinions and concerns of the HDC at the last meeting. (changes shown below)



J. Waters asked if most of the grass will be left. T. Hildreth replied yes. T. Cook asked will there be an additional tree located in the front be removed. T. Hildreth replied yes one of the smaller trees in front of the existing entry way. J. Waters asked what the width of the new walkway was. T. Hildreth replied approximately 5 feet. P. Jones asked what material was being used for the walkway. T. Hildreth replied cement.

T. Hildreth said the lobby bump-out approved by the HDC last October, included a full basement below, where the Church then intended to locate its new youth room. As part of cost savings measures to align the scope of the project with the results of the Church's capital campaign, the basement has now been eliminated and the lobby bump-out will be constructed on a slab on grade. As result of this change, and some corresponding interior changes, we are now proposing a modified window configuration at the easterly end of the new bump out in place of what was approved last October. The substitute windows will have all of the same quality, color, specs, etc., of all of the new windows, as reviewed and approved by you last fall. (see new window configuration below)



C. Morel said due to the fact the basement will not be done as originally proposed there will be modifications made to the inside of the church. The east side windows needed to be adjusted because the internal stairway leading up to the church will be relocated. P. Jones asked would the new staircase railings be seen from the outside looking in. C. Morel replied no the new internal staircase will actually be placed further back than the existing.

T. Cook said the new configuration of both the drop off area and the windows are more pleasing than the original design. The HDC members agreed.

J. Waters asked if the new drop area was larger than the existing. T. Hildreth replied no. The new design took the HDC's comments to heart from the last meeting and the committee actually prefers the new design which preserves most of front the lawn area.

T. Cook moved to approval the application as submitted.

P. Jones seconded.

Motion was carried unanimously.

T. Cook moved to approve the application as submitted.

P. Jones seconded.

Motion was carried unanimously.

Other Business

T. Cook said the HDC has received an anonymous complaint on February 18, 2020 concerning the garden club signs installed on the town common. The complaint and correspondence was included in the meeting packet. T. Cook asked D. Setaro if the sign were approved. D. Setaro replied research has been completed and no formal approval

was discovered not saying they were not approved at one point. Kathie Nannicelli from the garden club was also contacted and stated the club has been maintaining the garden and several other small gardens in the town for many years. The original signs were faded and replaced several years ago and was not sure when or if the replacements were approved.

The HDC members recognized all of the hard work and dedication the garden club has in keeping the town common beautiful over the years. T. Cook asked the members if it they would like to act on the complaint and potentially make a decision without a formal application from the garden club. However, the HDC is tasked to review new signs within the district and if we were to act without an application this would only be an exception and not the process. All other permanent signs would have to seek approval prior to installation.

T. Cook said the signs have been in place for many years and felt the signs could be considered a lawn sign as noted in Section XIV.L.8 as long as the members agree there is no advertising message thereon. It was P. Jones' opinion that the signs do not have an advertising message, they are not selling or advertising a product. The signs are just recognizing the garden club for their efforts in maintaining the garden. The signs are appropriate in that respect. The members agreed.

The HDC decided to approve the installation of one (1) garden club sign to be used seasonally and should be positions lower to ground level. If the garden club would like to keep both signs they would be required to submit and application for approval.

Approval of Minutes

T. Cook moved to approve the minutes of December 5, 2019 as submitted.

B. Child seconded.

Motion was carried unanimously.

T. Cook moved to approve the minutes of February 6, 2020 as submitted.

J. Waters seconded.

Motion was carried unanimously.

T. Cook moved and P. Jones seconded to adjourn.

Meeting adjourned at 7:36 pm.