

**Hollis Historic District Commission  
Minutes of the August 6, 2020 Meeting**

**Call to Order**

T. Cook called the meeting to order at 7:00 pm. The meeting was held via a hybrid “zoom” platform.

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

Members absent: Jessica Waters, Vice Chairman; Michael Bates; Regular Member; Frank Cadwell; Alternate Member; and Susan Benz, Selectmen’s Representative.

T. Cook appointed B. Child a voting member for the cases this evening.

**HDC2020-006**

The application of Jim Oehler to remove a significant tree, property owner by Jennifer Deenik, located at 10 Proctor Hill Road, Map 052, Lot 008 in the Agricultural Business Zone.

Jim Oehler explained he is requesting approval to cut down the box elder in his front yard (pics attached see file) which poses a risk to his house. The box elder is approximately 20" in diameter, 35 feet high, and leans towards the house. Box elder is considered a species of high hazard potential because it is fast growing, which makes the wood more brittle and weak compared to slower growing species like red maple, and is susceptible to disease and decay. The tree shows several signs of decay and decline including several cavities and a hollow sound when struck which indicates interior rot or decay. It has several dead branches in the crown, and several shoots sprouting from the base and branches of the tree. Such sprouting is a response to severe stress indicating that there is something wrong with the tree. The tree would be felled by a professional and cleaned up by my son and myself. The stump would be ground down or otherwise removed and the area planted with lawn. Even with the tree gone, his yard will be aesthetically pleasing to passersby and in keeping with the Historic District. The house is surrounded by flower gardens and landscape trees including star magnolia, kusa dogwood, Japanese cherry, rhododendron, boxwood, yew, juniper, and others. We work hard to keep our house and yard looking good as our resources allow.

T. Cook asked if a replacement tree would be planted. J. Oehler replied he prefers to plant grass in the area. T. Cook asked D. Setaro if a replacement tree has to be planted since the tree is not directly roadside. D. Setaro replied the HDC can make a determination that a replacement tree would not be required. T. Cook asked will the stump be ground. J. Oehler replied yes. T. Cook said because of the location and visibility of the tree from the streetscape, would the members like to waive the replacement tree requirement. The members agreed no replacement tree would be required.

*T. Cook moved to approve the application as submitted.*

*P. Jones seconded.*

*Motion was carried unanimously.*

**HDC2020-007**

The application of Keller Williams Realty to install a new business sign, property owner by JPM Real Estate, located at 4B Main Street, Map 052, Lot 043 in the Town Center Zone.

Laurie Perreault presented the case on behalf of Keller Williams. The application is seeking approval for a new business sign for Keller Williams Realty. The sign will be located on the master sign structure on the Ash Street side of 4 Main St. The sign has been designed to match the colors of the existing Dunkin Donuts sign. The placement of the sign is the same location as a previously approved business sign. T. Cook asked were the signs already installed. L. Perreault replied yes and apologized for having the signs installed prior to approval, there was a

misunderstanding of the regulations.

The HDC had no issues with the proposed sign.

*T. Cook moved to approve the application as submitted.*

*P. Jones seconded.*

*Motion was carried unanimously.*

#### **HDC2020-008**

The application of Perreault Law Office to install a new business sign, property owner by JPM Real Estate, located at 4A Main Street, Map 052, Lot 043 in the Town Center Zone.

Laurie Perreault was seeking approval for a new business sign for Perreault Law Office. The sign will be located on the master sign structure on the Ash Street side of 4 Main St. The sign has been designed to match the colors of the existing Dunkin Donuts sign. The placement of the sign is the same location as a previously approved business sign. T. Cook asked were the signs already installed. L. Perreault replied yes and apologized for having the signs installed prior to approval, there was a misunderstanding of the regulations.

The HDC had no issues with the proposed sign.

*T. Cook moved to approve the application as submitted.*

*P. Jones seconded.*

*Motion was carried unanimously.*

T. Cook recused himself from case HDC2020-009.

#### **HDC2020-009**

The application of Thomas Cook to demolish an existing home, property owner by Cook Custom Homes, located at 54 Main Street, Map 052, Lot 032 in the Town Center Zone.

*P. Jones moved to table the application due to lack of quorum to Wednesday August 12, 2020 at 1:00pm*

*B. Child seconded.*

*Motion was carried unanimously.*

#### **HDC2020-010**

The application of Ian Buckley to construct an 8' x 12' outside walk in freezer, property owned by Buckley Hollis LLC, located at 9 Market Pl, Map 052, Lot 031-009 in the Agricultural Business Zone.

Ian Buckley was seeking approval for an 8' x 12' exterior walk in freezer to be located on the south side of the building. The freezer would be accessible by the inside of the bakery. The clapboard, shingles and color will match the current structure exactly. The project has also received Planning Board approval.



The HDC liked the design and that the addition matched the existing structure. The only concern was the placement of the addition within the current side ramp with railing on either side creating a walk path that leads into the side of the addition. The concern was that those areas will be used for some type of storage. I. Buckley said the two areas would not be used for any type of storage. The two areas may be used for additional outside seating in the future. T. Cook asked would there be any additional lighting installed on the addition. I. Buckley replied no.

The HDC has no further concerns with the application.

*T. Cook moved to approve the application as submitted.*

*B. Child seconded.*

*Motion was carried unanimously.*

### **Other Business**

#### **Tree Removal**

T. Cook said he had a meeting with Joan Cudworth, DPW Director and D. Setaro to discuss a dying maple tree on the town common and several trees which need trimming. T. Cook agreed the tree needed to come down, however, to forgo a formal meeting, DPW and the Fire Department would have to deem the tree a safety hazard prior to removal. A letter signed by Joan Cudworth and Rick Towne was received on August 3, 2020 recommending the tree removal based on safety concerns.

#### **Approval of Minutes**

*T. Cook moved to approve the minutes of June 4, 2020 as submitted.*

*B. Child seconded.*

*Motion was carried unanimously.*

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

*Meeting adjourned at 7:40 pm.*