

**Hollis Historic District Commission
Minutes of the August 12, 2020 Meeting**

Call to Order

T. Cook called the meeting to order at 1:05 pm. The meeting was held via a hybrid “zoom” platform.

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

Members absent: Peter Jones, Regular Member; Frank Cadwell; Alternate Member; and Susan Benz, Selectmen’s Representative.

T. Cook appointed Jessica Waters as Chairman for the case.

Jessica Waters assumed the chair.

Jessica Waters appointed Brandon Child as a voting member for this case.

HDC2020-009

This application was tabled on August 6, 2020-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.

T. Cook said he purchased the property located at 54 Main Street which is currently condemned. The application today is seeking approval to demolish of the current structure.

T. Cook felt the demolition needs to take place first because the lot is small and He would like to assess the property without the structure being present so he can design a home which would be in-keeping with the neighborhood. A second application would be submitted for approval prior to construction.

The members agreed and had no problems with approving the request knowing T. Cook’s reputation as a builder the members believe T. Cook would present a design which would be in-keeping with the neighborhood and would be designed keeping in mind the HDC guidelines and regulations. J. Waters asked would there be any further approvals needed since the structure will be taken down prior to approval of another structure. T. Cook replied within 1 year he can construct a home in the current footprint without additional town approvals. If the current footprint is adjusted a special exception from the zoning board of adjustment may be required since it is a non-conforming lot. If additional approvals are required, those approvals would be obtained prior to submitting a formal application to the HDC. T. Cook understands there is a risk in obtaining the approvals in this order. T. Cook felt the risk was worth it so he can design a home which would fit the neighborhood and be an asset within the district.

B. Child asked would the current foundation be removed as well. T. Cook replied yes the entire lot would be cleaned up. M. Bates asked would all the trees on the lot be taken down. T. Cook replied only the trees within the footprint of the structure would be removed.

J. Waters moved to approve the application as submitted.

M. Bates seconded.

Motion was carried unanimously.

Other Business

Approval of Minutes

J. Waters moved to table the approval of August 6, 2020 minutes.

B. Child seconded.

Motion was carried unanimously.

J. Water moved and B. Child seconded to adjourn.

Meeting adjourned at 1:20 pm.