

**Hollis Historic District Commission  
Minutes of the October 1, 2020 Meeting**

**Call to Order**

T. Cook called the meeting to order at 7:03 pm. The meeting was held via a hybrid “zoom” platform.

The following were present: Tom Cook, Chairman; Jessica Waters, Vice Chairman, Peter Jones, Regular Member; Brandon Child, Alternate Member; and Susan Benz, Selectmen’s Representative.

Members absent: Michael Bates; Regular Member; Frank Cadwell; Alternate Member.

**HDC 2020-016**

The application of Telsa Energy Operations, to install a roof top solar, located at 56 Love Lane, property owned by Steve Carrus, Map 017, Lot 037 in the Town Center Zone.

Lynelle Mastromario, Tesla Energy Operation, explained Steve Carrus, property owner, would like approval to install a Tesla roof tile solar array. The project is not visible from the road way and the Telsa solar tiles mimic roofing shingles. T. Cook asked would the entire roof be removed and replaced with the solar tiles. L. Matromario replied the roof would be brought down to the sheeting, a membrane material is added and the solar tiles are added however, not all of the tiles are active. The un-active tiles looks the same as the active tiles. (see example pictures) B. Child asked would there be a solar energy storage system and if so, where would it be located. Mastromario replied the battery storage system would be placed in the garage. B. Child asked what color are the tiles and would the active and in-active tiles be the same color. Mastromario replied black.

The HDC discussed the proposal and with the new technology which mimics roofing shingles and being not visible from the road the HDC had no issues with the application.

*T. Cook moved to approve the application as submitted with the following finding of fact.*

*1. The solar panels are not visible from the road and they are not a conventional solar panel in style or appearance.*

*J. Waters seconded.*

*Motion was carried unanimously.*

**HDC 2020-017**

The application of Matt Graham, to install a patient canopy and equipment screening, located at 2 Market Place, property owned by Phoenix Lane, LLC, Map 052, Lot 031 in the Agricultural/Business Zone.

Matt Graham, Gastinger & Walker Architects, said also on zoom were Jason Martin, Surf Center Development and Brad Vear, property manager would be available for questions as well.

M. Graham explained the new surgery center project consist of;

- A new patient pick-up canopy,
- The installation of a back-up generator installed near the present loading dock,
- The installation of HVAC equipment. (see pictures for locations)
- Fencing to screen generator and HVAC unit.
- New entrance doors will be added to accommodate the surgery center and a future tenant.
- New windows.

The canopy is fabric material in will be concrete in color to closely resemble the building roof shingle color. The posts would be a powder-coated steel and painted balanced beige to match the building. The exterior wood rot would be repaired or replaced in-kind and painted to match. No changes to the existing building color are proposed at this time. The new fencing to screen the equipment would be cedar boards

painted to match the building between 7 to 8 feet high. The existing HVAC unit located on the top of the building will be removed. Finally the proposed entrance door would be a hollow steel door with glass panels painted to match the trim of the existing building. There will also be upgrades to the concrete located in the front for ADA compliant ramps as required by state regulations.

J. Martin said all of the upgrades presented are functional requirements required by the NH Health Department. In Martin's opinion the loading dock area will actually be more presentable with the proposed screening and the removal of the roof top HVAC unit that has a steel cage around it. The canopy will be extending from the building in a way which blends with the architecture and colors of the existing building. J. Waters asked if the canopy could be built with wood instead of the proposed fabric. M. Graham replied the building is being leased and the fabric canopy is more flexible and is not as permanent as the wood structure would be. J. Martin said most centers are using these types of canopies. S. Benz asked will the curb cut area be changing and would the canopy be extending into the concrete apron area. M. Graham replied the canopy and not the posts would extend into apron area. J. Martin said the grade of the existing patio area will be changing slightly to accommodate the ADA compliant entrances. S. Benz asked D. Setaro if there were additional approvals required. Setaro replied the Planning Board granted conditional approval. S. Benz had the same concerns J. Waters had concerning the canopy however, S. Benz understand they are leasing the building so a less permanent canopy is understandable.

T. Cook asked what color are the new doors. M. Graham replied steel doors with off-white trim to match the building. T. Cook asked if there would be any light fixtures added or signage installed. J. Martin replied the only lighting being added would be under the canopy to comply with life safety regulations. A signage package will be presented at a different time for approval.

T. Cook asked what color are the proposed new windows. M. Graham replied the windows were included in the application however, the likely hood of the windows being replaced is low. J. Martin said the window replacement will be based on our energy engineer. The engineer will determine if the existing windows would maintain the temperatures required within the surgical center. If a determination is made the windows are not efficient with the needs, the windows would be replaced at that time. T. Cook said if the windows need to be replaced an additional application and approval would be required. J. Martin asked if the windows were replaced in-kind would an additional application be required. D. Setaro replied if the windows are replaced in-kind same color, size and material an additional application would not be required.

*T. Cook moved to approve the application as submitted with the addition of the entrance ramps required by the NH Health Department.*

*J. Waters seconded.*

*Motion was carried unanimously.*

T. Cook recused himself from HDC2020-018.

J. Waters assumed the chair.

P. Jones zoomed in at 7:20 pm and would be voting on HDC2020-018.

#### **HDC 2020-018**

The application of Dawn & David Phillips, to replace 7 wood windows with 7 vinyl windows and change the structure to grey stain, located at 50 Main Street, Map 050, Lot 031 in the Town Center Zone.

Dawn Phillips explained she was seeking approval to replace 7 wood windows with Pella 6 over 6 white double hung vinyl windows, re-stain the barn to grey and change the trim which is currently green to white. The windows are located on the lower level (see picture) and it was Phillips intension to replace all of the windows in the future. The main reason for the replacement windows is for energy efficiency. There are several other homes near by which are also have vinyl replacement windows; 27 Main Street and 44 Main Street are on the national register.

Also, 30, 33 and 43 Main Street have replacement windows but is unsure if those homes are on the register. J. Water said the new stain color and trim are expectable however, since the home is on the national register J. Waters felt the windows should be replaced with wood. J. Waters asked what the reasons were for replacing the windows with vinyl are. D. Phillips replied cost and energy efficiency. If the windows were replaced with wood the cost would be increased by thousands of dollars. J. Waters said each case is determined on an individual basis. The barn was built in the 1800's and the Historic District should take the age and being on the national register into consideration. D. Phillips noted the barn was renovated in the 80's where the windows were added. The original barn did not have windows.

S. Benz asked if the remaining windows would be painted white to match. D. Phillips replied yes, the remaining windows should be replaced in the next six months. S. Benz asked would the trim on the second floor be painted white to match the first floor. D. Phillips replied yes. B. Child asked would the cupola and trim also be painted white. D. Philips replied yes.

J. Waters recommended that the windows be replaced with wood since the structure is on the National Register of Historic places and felt the structure's appearance with wood windows would be more in-keeping with the district. D. Phillips said 44 Main St. has aluminum replacement windows. J. Waters said she was un-familiar with that case. S. Benz asked was 44 Main St. on the register. D. Phillips replied yes but she would consider aluminum windows.

P. Jones said the structure is not authentic since the windows were added. The authenticity of the structure in this case should not be an obstacle for the overall improvement of the structure. The cost of even high quality vinyl windows is much lower than wood windows. D. Phillips said she has priced aluminum windows, which her neighbors have and would consider replacing the windows with aluminum. However, the vinyl windows actually have a better look and they are more cost effective. S. Benz said since the structure was a barn with no windows originally, the situation is different in this case. There are higher end vinyl replacement windows which look like wood.

The HDC discussed the windows and most of the members agreed that vinyl windows would be expectable in this circumstance and the financial burden of wood windows is unnecessary.

*S. Benz moved to approve the application as submitted.*

*P. Jones seconded.*

*Motion was carried 2 to 1 with J. Waters against.*

T. Cook assumed the chair.

### **Other Business**

Discussion on changing Section XVII(4) significant tree removal.

D. Setaro said there may have been some issues regarding the removal of significant tree and whether or not the tree should have come down under section XVII.4 without prior approval from the HDC. D. Setaro was tasked to provide alternate language for consideration.

#### **Original language:**

4. Removal of a Significant tree(s), except where removal of such tree(s) is necessary for safety reasons as determined by a professional arborist or other qualified professional, or by authorization of the Board of Selectmen in accordance with RSA 213:145;

#### **Alternate language:**

Removal of a Significant tree(s), except where removal of such tree(s) poses an imminent threat to life safety or property as determined by the safety officer or designee in writing or by authorization of the Board of Selectmen in accordance with RSA 213:145;

B. Child asked what the reasoning was behind changing the ordinance was. D. Setaro said she has been contacted that a tree was taken down on the weekend for safety reasons which may have been able to wait for a meeting prior to removal. The intent of the ordinance is to maintain the large trees in the district and not have them removed if at all possible. P. Jones agrees modification should be made due to the fact there may be a conflict of interest if an

arborist determines a tree needs to come down and that same arborist is removing the tree.

The HDC discussed and were in favor of the change as long as the safety officer (Rick Towne) agrees to the change. D. Setaro said if the safety officer agrees to the change she would forward the change to the Planning Board for consideration. If not, alternate language and further discussions would be required at a future meeting.

**Approval of Minutes**

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

*P. Jones seconded.*

*Motion was carried unanimously with Benz abstaining.*

*J. Waters moved to approve the minutes of August 12, 2020 as submitted.*

*P. Jones seconded.*

*Motion was carried unanimously with Benz abstaining.*

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

*Meeting adjourned at 8:10 pm.*