

**Hollis Historic District Commission
Minutes of the August 5, 2021 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, Michael Bates, Regular Member.

Members absent: Peter Jones, Regular Member, Brandon Child, Alternate Member and Susan Benz, Selectmen's Representative.

T. Cook asked all applicants if they wished to proceed with a 3 member board or they could postpone their application until the next regular scheduled meeting. All applicants decided to proceed with a 3 member board.

HDC2021-012

The application of Peter Band, property owner to re-build existing stone walls, located at 72 Main Street (Map 013, Lot 023) in the Town Center Zone.

Peter Band explained the application. The application is to rebuild decrepit and falling down stone wall that faces the road and also a falling down rock garden at the end of the driveway. The walls were built by Chip Hardy in the 70's. The work would be done by James Henmuller who has built a number of beautiful walls in the town and is an expert craftsman. The wall would follow the same path as the existing with the same height. The rock garden wall would be a little taller than the current and would trail off on one side. The re-built walls would greatly enhance the property and will be built keeping in-keeping with the district.

M. Bates asked would the existing stones be used and would the wall be put back together using grout or some other type of binder. P. Band replied the wall would be dry laid and the existing stone will be used. T. Cook said the wall is not a lot line marker or considered to be a historic wall. T. Cook has no problems with the proposal. The rest of the members has no issues with the application.

T. Cook moved to approve the application as submitted.

J. Waters Seconded.

Motion was carried unanimously.

HDC2021-013

The application of Kurt Mathias, property owners, to demolish existing 2 bay garage and construct a 43' x 39' 3 bay garage, located at 16 Merrill Lane, (Map 013, Lot 031) in the Town Center Zone.

Kurt Matias was requesting approval to demolish a 2 bay garage and construct a 3 bay garage in its place. The current 2 bay garage is in major disrepair and its concrete pad is falling apart. The new garage would have the same visual and architectural features of the old garage with the exception the garage would have 3 bays. The garage would be white with a blueish green shutter to match the home. Mathias asked if he could have an option to either paint the garage doors green or leave the doors natural which would match the existing front door of the home.

M. Bates asked would the roof line match the existing shape and would the shingles match the existing structure. K. Mathias replied yes. M. Bates asked would there be a cupula installed on the new garage. K. Mathias replied yes and the existing buffalo weathervane would be put back. J. Waters asked if the

curved wood header above the existing garage doors would remain. K. Mathias replied no.

T. Cook said he had been by the site and observed the current garage is at its end of life. T. Cook has no issues with the application.

M. Bates asked how long the project would take to complete. K. Mathias replied 65 days including the removal of the existing garage. No further questions from the board.

T. Cook moved to approve the application as submitted with the option of natural or green garage doors. J. Waters Seconded.

Motion was carried unanimously.

HDC2021-014

The application of David Valicenti, to install an outside cooler and construct a 20'9" x 13'6" and enclosure, property owner by Robert & Martha Valicenti Trust, located at 11 Monument Square, (Map 050, Lot 022) in the Town Center Zone.

David Valicenti explained the application is requesting approval for an outside walk-in freezer with a framed enclosure. The existing retaining wall and loading dock area has been expanded to except the walk-in freezer and its enclosure. The framed enclosure will be constructed of 2" x 4" and the size will be 13'6" wide, 20'9" long with a sloped roof with the highest point being 9'2". T11 paneling would be used to mimic the existing barn board and painted red to match the barn. The roof would be ribbed 29 gauge corrugated steel in forest green. The corner boards and trim would be 1" x 4" PVC white which would also mimic the existing barn. The access door would be a sliding track door constructed and painted to match the existing barn door.

The main concern the HDC had with the proposal was the construction of the already in place cinder block retaining wall. The cinder block wall is quite visible from the town center and was not in-keeping with the district. The members discussed options with the D. Valicenti to decrease the visibility of the wall and decided that the wall shall be painted or stained the color of the barn and there shall be sufficient evergreen bushes or shrubs planted along the wall and space accordingly to reduce the visibility. It was also noted that a building permit shall be submitted, approved and in-hand prior to the completion of the project. D. Valicenti agreed.

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

- 1. Prior to commencing the project a building permit shall be submitted, approved and in-hand.*
- 2. The concrete block wall shall be stained or painted to match the existing barn color.*
- 3. There shall be sufficient evergreen bushes or shrubs planted along the concrete wall and spaced accordingly to reduce the visibility of the wall.*

M. Bates Seconded.

Motion was carried unanimously.

Other Business

Volunteer Interest Form received from Karen Knesevich.

D. Setaro introduced Karen Knesevich as a potential alternate member of the HDC. The members asked why K. Knesevich wanted to volunteer. K. Knesevich replied as a long time resident of Hollis she was interested in perpetuating the continuity of the aesthetic history of the district. K. Knesevich has obtained a Bachelors' degree in fine arts and worked at the Isabella Stewart Garden Museum where she gained knowledge on landscaping.

The members discussed K. Knesevich qualifications. All members felt with her art degree and experience

with landscaping would be an asset to the Historic District Commission. T. Cook asked D. Setaro to submit a recommendation to the Board of Selectmen (BOS) to appoint K. Knesevich as an alternate member of the HDC. D. Setaro agreed and would notify T. Cook and K. Knesevich when the recommendation would be placed on the BOS agenda so they both could attend the meeting for her introduction.

Approval of Minutes

M. Bates moved to approve the minutes of June 3, 2021 as submitted.

J. Waters seconded.

Motion was carried unanimously.

J. Waters moved and M. Bates seconded to adjourn.

Meeting adjourned at 8:00 pm.