

**Hollis Historic District Commission
Minutes of the March 2, 2017 Meeting**

Call to Order

Spencer Stickney called the meeting of the Hollis Historic District Commission to order at 7:00 p.m.

The following were present: Spencer Stickney, Chairman; Tom Cook; Vice Chairman; and Jan Larmouth Regular Member.

Case #2017-001

Application of Debra DePaulis, property owner, to demolish the existing home, located at 9 Proctor Hill Road, Map052, Lot 020.

Debra DePaulis explained what began as a small renovation to the existing home to address some of the problems visible in the home has lead to the discovery that the house was not constructed safely and the numerous additions over the years have weakened the structure to where it is extremely unsafe. The earlier renovations/additions were obviously, completed without a building permit and were never inspected. Rick Towne, Hollis Fire Chief, came out the property for a site inspection and confirmed that the rear of the structure is not sound and is in danger of collapsing. Due to the extensive and expensive reconstruction the existing home would require to meet the current building codes she asked the Historic District Commission (HDC) for their approval to demolish the structure. The home also has vermiculite insulation which is another safety issue making the home inhabitable. J. Larmouth asked if anyone resides at the property. DePaulis replied no.

DePaulis asked would the HDC require her to build another house on the site or can it be left vacant. DePaulis stated she owns the property around the subject lot and she may merge the lots together. J. Larmouth replied the structure was built in 1930 and is not an "contributing structure" in the district. The regulations do not say explicitly that the home needs to be rebuilt. However, if a structure is built, it would require prior HDC approval. DePaulis agreed.

S. Stickney stated the HDC previously approved a case regarding 80R Main Street. The home was severely damaged by a fire and needed to be taken down quickly as a matter of safety. The HDC did not require the applicant to rebuild or even to submit building plans under those circumstances. However, a condition was placed on the application that "prior to any new construction the property owner shall obtain HDC approval."

S. Stickney moved to approve Case 2017-001 with the following conditions;

- 1. The applicant shall allow sufficient time for the Hollis Heritage Society to complete their demolition review and documentation.*
- 2. Prior to any new construction, the current or future property owner(s) shall obtain HDC approval before any construction commences.*

J. Larmouth seconded.

The motion carried unanimously.

Case #2017-002

Application of Laurie Perreault, to install a new business sign, located at 4A Main Street, property owned by JPM Real Estate, LLC, Map 052, Lot 043.

S. Stickney stated that the applicant's for the next two cases notified The HDC that they would be unable to attend the meeting this evening. S. Stickney stated the proposed sign for Perreault Law was previously

approved at their prior address. The proposed sign meets the size and color requirements of the ordinance. The sign would be located above the two windows at 4A Main Street (Ash Street side of the back building) and the location is in the same place where previous business signs were approved. S. Stickney stated he has no problems with the proposed sign. The HDC members agreed.

J. Larmouth moved to approve Case 2017-002 as submitted.

S. Stickney seconded.

The motion carried unanimously.

Case #2017-003

Application of Laura Flanagan Chandler, to install a new business sign, located at 4B Main Street, property owned by JPM Real Estate, LLC, Map 052, Lot 043.

S. Stickney stated the proposed sign is slightly different than the previous approved sign located at their prior address. The sign would be located at the entrance of 4B Main Street next to the door. (Main Street side of the back building) The sign meets the size and color requirements of the ordinance. S. Stickney stated he has no issues with the proposed sign. The HDC members agreed.

Setaro stated the property is currently at its maximum signage allowed by the ordinance. If additional signage was requested in the future especially attached to the rear building (4 Main Street) a new master sign plan would need to be submitted by the property owner and approved. The HDC had a brief discussion and decided to have Setaro send the property owner a letter regarding future sign approvals and the possibility of requiring a new master sign plan.

T. Cook moved to approve Case 2017-003 as submitted.

S. Stickney seconded.

The motion carried unanimously.

Other Business

Volunteer Interest Form received from Peter Jones.

Peter Jones stated he had recently purchased a home located at 81 Main Street and would like to serve on the HDC. P. Jones explained he is a digital designer which is basically an architect for technology. J. Larmouth stated the cases this evening had no historical buildings involved, if there were the decisions made by the HDC are not as easy and more discussion would have occurred. The purpose of the HDC is to preserve the structures and places of historic and architectural value in the Historic District so as to safeguard the heritage of the town.

S. Stickney stated the most important aspect of the HDC is to review each application individually and make a decision not based on the personal tastes or preferences. The decisions need to be made based on how the change or changes proposed are compatible with the surrounding historic environment and overall setting of the district.

The HDC agreed to recommend to the Board of Selectmen (BOS) the appointment of Peter Jones as an alternate member of the HDC.

S. Stickney stated he has been sitting on the HDC for the past nine years and enjoyed his time serving but he will not be seeking re-appointment to serve on the HDC in April when his term expires. However, he would be exploring other ways to serve the community. A formal resignation will follow. The members of the HDC thanked him for his many years of service and are saddened to see him go.

Approval of Minutes

S. Stickney moved to approve the HDC minutes of November 3, 2016 as written.

J. Larmouth seconded.

The motion carried unanimously.

Adjournment

S. Stickney moved and T. Cook seconded to adjourn.

The motion carried unanimously.

The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Donna Lee Setaro, Building and Land Use Coordinator