

**Hollis Historic District Commission
Minutes of the October 5, 2023 Meeting**

Call to Order

T. Cook called the meeting to order at 7:03 pm.

The Following were present: Tom Cook, Chairman; Peter Jones; Vice Chairman; Michael Bates, Brandon Child; Regular Member, Karen Knesevich and Erol Duymazler; Alternate Members; and Joe Garruba Select Board Representative

Members absent: Elizabeth Barbour, Alternate Member.

T. Cook said all regular members would be voting on the cases this evening.

HDC2023-020

The application was tabled on September 9, 2023, the application of Lara & Christopher Stawasz, to install a replacement picket fence, located at 16 Proctor Hill Rd., (Map 052, Lot 010) in the Agricultural Business District.

C. Stawasz shared that they were going to be replacing their picket fence with a white vinyl instead of a wood as it is rotting away. There is only around 30 feet that would be visible from the road and that it would be installed by Gate City Fence, the original team that installed it prior.

T. Cook asked about the other fencing that he saw being chain link.

C. Stawasz responded that partially taken down and a temporary snow fence was installed and would be taken down once it was the septic is fixed.

M. Bates clarified that it would be the same height and style with the exception that the new fence would be vinyl instead of wood. C. Stawasz responded yes.

Discussion took place on the vinyl rather than wood and that the home is not historic and already has vinyl siding.

P. Jones moved to approve the application with the following finding-of-fact;

1. The Board finds the house is not historic in nature. The fence placement is away from the road and the home is vinyl sided. The Board felt the approval of the vinyl fence was appropriate in this case.

M. Bates seconded.

Motion carried unanimously.

HDC2023-018

The application of David Furman, to rebuild back wall, rebuild second floor with back dormer, remove chimney, construct rear deck, install 22 replacement windows, new siding, trim, garage doors, front doors, and outside lights., property owned by Rockport Properties, located at 16 Silver Lake Rd., (Map 052, Lot 025) in the Agricultural Business District.

T. Cook said case HDC2023-018 has been withdrawn by the applicant.

HDC2023-021

The application of David Furman, to demo two walls and rebuild first and second floor, construct rear composite deck, install 22 replacement windows, new siding, trim, remove garage door, front doors, and outside lights., property owned by Rockport Properties, located at 16 Silver Lake Rd., (Map 052, Lot 025) in the Agricultural Business District.

Dave Furman, general contractor Steven Richard, property owner and Leo Perez, Lamp Construction approached the Board.

D. Furman shared that they had the entire structure redesigned so that it would be the same as the original with the exception of two windows where the garage door was. He also shared that they would be leaving the original fireplace. He also commented that the deck would be the original size, there would be no bulkhead so as to leave the original chimney.

T. Cook clarified that the siding would be 3 ½ in wood clapboard, painted white to match the existing structure. D. Furman commented yes, and the windows and doors would also all have the built in cornices.

T. Cook further clarified that the windows would be Anderson series 400-6/6 divided light.

D. Furman also noted that they would be including the colonial trim on the roofline under the soffits.

E. Duymazler commented that he didn't have the vote tonight but that he wanted to say thank you for changing plans. He asked about the door style insert being arts and crafts versus colonial.

D. Furman responded that the plan had a standard 6/6 window door that would fit the colonial style more.

T. Cook asked for confirmation that the exterior doors would not have side lights. D. Furman replied yes.

E. Duymazler asked if they had planned to put shutters.

D. Furman responded that they weren't.

J. Garruba asked if there was garage space in the back by the barn.

D. Furman responded that they weren't going to touch the barn, but that there was room for people to park.

T. Cook asked if the original deck was wood, and what color they were going to go with. He also asked if it would be pressure treated wood with a composite on top.

D. Furman responded yes, and the new deck would be pressure treated with a composite floor in the color of "coastline" a brown color.

M. Bates asked what the material for the walkways would be.

D. Furman responded that they would use the same materials and keep it the same but rebuild it.

P. Jones asked if the space in front of the garage would be filled in with topsoil.

D. Furman responded that they would be extending the jersey stone from the driveway to the front of the garage to increase parking space.

M. Bates asked about the landscaping.

D. Furman responded that they don't have big plans for the landscaping but that they would be removing some trees and putting in flowers etc.

P. Jones asked about the pitch issues. D. Furman responded that they would be keeping it the original pitch. L. Perez said the rear pitch would 9/12. T. Cook noted the original pitch seemed to be 5/12. L. Perez agreed.

T. Cook asked about the roofing color.

D. Furman responded that it would be "Georgetown Grey"

M. Bates asked about the chimney,

D. Furman shared that they had an inspector come out and that they would be repairing the chimney and that it would not be a functioning chimney.

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

- 1. No construction and/or demolition shall begin until an approved building permit is issued.*
- 2. The structure shall be the same architectural design as the original structure including the roof height and pitch. (5/12 pitch rear and 6/12 pitch front)*
- 3. The siding and all trim shall be wood, painted white and match the existing in style, width and reveal.*
- 4. All windows shall be Anderson series 400-6/6 divided light.*
- 5. Exterior doors shall be Anderson Arts & Craft style without side lights.*
- 6. Roof shingles shall be Georgetown Grey.*

M. Bates seconded.

Motion carried unanimously.

Other Business

HDC Representative for the Heritage Commission

The members discussed the Heritage Commission representative, and decided that T. Cook would be the HDC representative for the Heritage Commission. The Heritage Commission meetings are held on the last Tuesday of each month starting at 7:00 pm.

Farley building Seven to Save sign

J. Garruba shared that there is a sign to save the Farley building that will be brought before the Selectboard. He commented that it might be a good idea to have them come before the HDC out of being a good neighbor and that if they thought that would be a good idea, that he would mention it to the selectboard.

M. Bates, as a representative of the HDC to the Farley Building Committee, shared that he had seen the sign and that the sign met the criteria of the HDC. He also shared more information about the fundraising aspects of the sign.

J. Peter commented that he thought that it would be good to have them come in so that they could get more information on the whole process in order to be more informed.

T. Cook thanked J. Garruba for bringing this to their attention and suggesting it.

Approval of Minutes

J. Garruba moved to approve the minutes of September 7, 2023 as submitted.

M. Bates seconded.

Motion carried unanimously with P. Jones, B. Child and K. Knesevich abstaining.

T. Cook moved to adjourn the meeting. M. Bates seconded. Motion carried unanimously.

Meeting adjourned at 7:40 pm.

Respectfully submitted by;

Donna L. Setaro, Building and Land Use

Amiee LeDoux, Recording Secretary.