

**Hollis Historic District Commission
Minutes of the September 3, 2026 Meeting**

Call to Order

T. Cook called the meeting to order at 7:00 pm.

The Following were present: Tom Cook, Chairman; Peter Jones, Vice Chairman, Regular Member; Erol Duymazlar, Alternate Member; Elizabeth Barbour and Kimberly Harmon.

Members absent: Michael Bates and Susan Benz.

T. Cook lead the pledge of allegiance.

T. Cook said the voting members for the case this evening will be T. Cook, P. Jones, E. Duymazlar, E. Barbour and K. Harmon

HDC2026-020

The application of Gimak Properties, LLC property owner, to demolish and rebuild a 2-family home and construct a 22'6" x 11'9" shed, located at 6A+6B Proctor Hill Rd. (Map 052, Lot 007) in the Agricultural Business District.

Marcelo Borges property owner, stated he is looking for approval to demolish an existing two family and re-build a two-family home. M. Borges said Zoning Board of Adjustment approved the project on 7/23/2026 and the new home meets all of the set-back requirements.

M. Borges presented sample colors for the structure to the Historic District. The members reviewed the colors and had a hard time determining how the new colors would look on the home. The pictures submitted with the application showed tan, white trim and black shutters on one side and grey, white trim with black shutters on the other side. Both units showed white window and the applicant wanted black windows.

The other concerns the HDC had were the massing of the structure, mixing of different architectural styles and the applicant may want to consider one color for the main portion of the structure. The members suggested the design should be completed using one architectural style and be visually appropriate for the area.

Neither for or against application.

Jim Belanger, 32 Plain Rd.

J. Belanger said not acting for the members of the ZBA. The application was brought to the ZBA and approved. The ZBA did have a condition that the applicant obtains approval from the HDC for the design.

Spencer Stickney, 17 Proctor Hill Rd.

S. Stickney said he is all for a property owners to do what they want to their property however, the style presented does not fit the neighborhood. This design is not consistent with the other buildings in the area, which are a craftsman style home. S. Stickney went on to say there are no other structure in the district which have six different colors most of them are one color.

P. Jones said the design falls short and the focal point needs to be addressed since there are no front doors. M. Borges said they tried a design with two front doors and it did not look right.

The HDC and applicant discussed changes to the application such as; one main color, splitting up the double hung windows, landscaping, roof pitches and other items. With all of the changes being done to the application and that the HDC needs to act on what was presented it was decided due to all of the possible changes a completely new design would be required.

T. Cook moved to deny the application as submitted

P. Jones seconded.

Motion unanimously approved.

Review of Minutes

P. Jones moved to approve of the minutes dated June 4, 2026 as submitted.

T. Cook seconded.

Motion unanimously approved.

E. Duymazlar moved to approve of the minutes dated June 24, 2026 as submitted.

T. Cook seconded.

Motion unanimously approved.

K. Harmon moved to approve of the minutes dated July 9, 2026 as submitted.

L. Barbour seconded.

Motion unanimously approved.

T. Cook moved to adjourn the meeting.

S. Benz seconded.

Motion unanimously approved.

Meeting adjourned at 8:10 pm.

Respectfully submitted by;

Donna L. Setaro, Building and Land Use Coordinator