



Deborah Flanagan – *Chair*  
Daniel Byer – *Vice Chair*

Mark Bucchino  
Jane Lowell  
Janice Muldoon-Moors  
Ruth O’Grady  
Anne Dudley-*Alternate*  
Russ Dudley - *Alternate*

## TOWN OF MENDON HISTORIC DISTRICT COMMISSION

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**Meeting Date:** 11/3/2022

**Meeting Location:** Mendon Town Hall

**Minutes Approved:** \_ 11/21/22 \_

**Attending:** Commissioners, Deborah Flanagan, Daniel Byer, Ruth O’Grady, Janice Muldoon Moors, Jane Lowell.

**Guests:** Historical Commissioners, Lynne Roberts, Kathleen Schofield. Washington St. homeowners, Martha Murphy, Jane Belleville. John Nenart and one unidentified guest.

Hearing called to order at 6:04:

To consider the creation of two new Historic Districts according to Massachusetts General Law 40 C, Section 3, Washington Street #4 - #31 and the Jotham Hayward Homestead at 6 Bates Street.

It was stated that 30 Washington Street has been removed from the proposed District because it’s landlocked and does not abut Washington Street.

The Chair opened the Hearing for discussion.

John Nenart, representing 18 & 20 Washington St. stated that 11 of the houses in the proposed Historic District were not historic but that was not why he attended. He pointed out contradictions between the Historic District Bylaw and the Design Guidelines and gave the example of house and roof color being an exclusion in one but regulated in the other, saying made it difficult for those in the construction industry.

Dan Byer agreed that both should be the same but the Bylaw will have to be changed at the ATM in May of 2023. The Bylaw was passed when the first Historic District was established. He also said that Mr. Nenart had copied the first draft of the Design Guidelines. They have since been amended and have gone in a more liberal direction. Dan will send a copy to Mr. Nenart and said he provided constructive feedback.

After receiving no more comments, Ruth O'Grady moved that #4 - #31 Washington Street and 6 Bates Street be made Historic Districts. The roll call vote was unanimously "aye."

The Hearing was closed at 6:22 PM.

**Old Business:** Nothing more about 9 Main Street. The HDC will try to help the owner preserve the house.

**New Business:** No new projects proposed.

Next meeting date is November 21, 2022 @ 6 PM. And will pencil in December 19, 2022.

The HDC needs more members. The names of Brendan Chenelle and Stacy Oliva were mentioned as prospective candidates.

Dan looked up the number of houses between #4 and #31 Washington St which met the age criterion for a historic house. Fifteen out of twenty met the standard.

Lynne Roberts pointed out there was a precedent set with the Center Historic District. Some of the houses within that District did not meet the age criterion.

It was pointed out that Washington St. has been designated a scenic road.

A visitor said that the project at #18 & #20 Washington St. proposed 27 houses on 3 buildable lots. There was concern expressed about abutters' wells being contaminated. It was suggested that they attend the meetings of various boards such as the Planning Board and the ZBA.

Meeting adjourned at 6:45 PM