

Mark Bucchino – *Chair*
Deborah Flanagan – *Vice Chair*
JP Parnas – *Secretary*



Jane Lowell
Janice Muldoon-Moors
Ruth O'Grady
Daniel Byer

TOWN OF MENDON HISTORIC DISTRICT COMMISSION

20 Main Street Mendon, Massachusetts 01756

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MINUTES OF MEETING

Mendon Historic District Commission
Mendon Town Hall
Mendon, MA 01756
Monday, January 06, 2020
6:30 p.m.

I. Call to Order

The meeting was called to order at 6:35 pm by Mark Bucchino.

Historic District Commission Members Present:

Mark Bucchino (Chair), Deborah Flanagan (Vice-Chair), JP Parnas (Secretary), Jane Lowell, Janice Muldoon-Moors

Others Present:

Dan Byer, Director, Park & Rec.
Gerald Blake, New Phase Design
Wendy Fryefield, Rockland Trust
Grey Knight, UCI Builders

II. Approval of Meeting Minutes – December 16, 2019

MOTION: A motion was made by Jane Lowell and seconded by JP Parnas to approve the minutes from 12.16.19

DISCUSSION: JP Parnas noted that he had written the incorrect name of the Bank in relation to 14 Hasting's Street – To be corrected.

Mark Bucchino noted that he will be adding the Town Seal to the agenda documents – Mark to send to JP for addition to the minutes.

VOTE: Unanimous approval of minutes.

III. Discussion of Recruitment

- Suggestion was made to offer membership to Dan Byer. Dan suggested that he should be an Alternate to allow other residents to be full members.
- Mark agreed to send a letter of recommendation to the Select Board.



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- Dan./Mark agreed to see that vacancies on the Commission will be posted on the Town and MHDC website pages.

IV. Administrative

- Update on setting up voicemail number: Phone number setup in process – Dan to send out when available
- Revolving commission fund setup in process

V. Discussion of Design Guidelines and Application

Application Discussion:

- The group reviewed the draft application prepared by Dan Byer – Suggestion was made to fit the application on one sheet.
- It was agreed that for the application, agenda, meeting minutes and other correspondence, “Town of Mendon Historical District Commission” will be used in lieu of “Local Historical District”

Design Guidelines Discussion:

- Deb Flanagan handed out draft of design guidelines for discussion
- Various details were discussed and agreed – Deb F. will make revisions
- Discussion of adding a paragraph covering screening for parking, mechanical equipment, etc. – JP to write draft paragraph
- Discussion of adding paragraph covering exterior finish materials – JP to draft

VI. 14 Hastings Street Application

- Representatives for 14 Hastings Street were in attendance to present their project.
- Gerald Blake of New Phase Design, Wendy Fryefield of Rockland Trust, and Grey Knight of UCI Builders presented the proposed replacement of the ATM canopy.
- The project was presented as an emergency situation, as the canopy appeared to be failing after a strong wind storm. The owner’s structural engineer determined that the structure was not safe and must be replaced.
- The proposed project was essentially a replacement-in-kind and the footprint, and general design essential matched the existing.



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- The proposed structure will be constructed with steel and will have new concrete foundations. Finish material include cement siding and PVC trim, including PVC column covers. All will be field-painted. No steel will remain exposed.
- The Owner noted that because the nature of the emergency and failure of the canopy, the contractor was ready to start the work immediately – and in fact had delayed starting in order to present the project to the HDC.

MOTION: A motion was made and seconded to approve the project as presented

DISCUSSION: Suggestion was made that this project would fall under the “Non-Applicability” category, as the structure will be replaced in-kind. The group discussed that because of the nature of the emergency situation and the fact that the project was designed before the HDC had the formal application process in place, that the Commission could vote on the project at this meeting. It was requested that the Owner follow up with a formal application - The Owner agreed.

VOTE: Unanimous vote for Certificate of Non-Applicability

VII. Items Not Reasonably Anticipated 48 Hours Prior to Meeting

None.

VIII. Next Meeting Date, Time and Agenda

Next meeting: January 27, 2020, at 6:30 pm

IX. Adjournment

The meeting adjourned at 7:30 p.m.

Minutes by JP Parnas, Secretary