



MENDON HISTORICAL COMMISSION

Daniel Byer
Kathleen Schofield
Janice Muldoon Moors
Lynne Roberts Chairman
Connie Beal

20 Main Street
Mendon, MA 01756

historical@mendonma.gov

MEETING DATE	October 17, 2022
LOCATION	Hybrid
STATUS	11/3/22

PRESENT: Lynne Roberts, Dan Byer, Janice Muldoon Moors, Kathy Schofield, Connie Beal, James Quirk and William Ambrosino

Call to Order - Meeting opened at 7:04pm

1. Accept Meeting Minutes

Meeting minutes were not available for review and will be presented at the November meeting.

2. Discuss 23 Uxbridge Road proposed demolition.

The Commission members met with Mr. James Quirk to discuss resuming his application for a demolition permit submitted for 23 Uxbridge Road in November 2021. The original request was submitted in October 2021. At that meeting the group requested a site visit in order to establish if there was an alternative to demolition. Mr. Quirk mentioned he had some time and would revisit the application in January with the Commission. In the interim he would look into allowing us to view the property when it was convenient for the current renters.

Mr. Quirk was invited to attend the meeting on January 3, 2022 to resume the discussion on the application. The Commission sent him a letter as well as a phone conversation. He did not attend the Commission meeting. After several additional attempts to reach out to him the Commission determined that it should table further discussion until the applicant responded. In September 2022 he reached out to the Commission to ask why his application was being held up. The chair reached out to town counsel to review our procedure with the applicant to date. She did not respond. The Commission invited the applicant to return to resume work on the application.

The applicant did eventually attend this meeting on October 17th. The Commission chair listed out attempts to meet with the applicant for which there was no response. This was to clear any confusion regarding why the application remained on hold. The chair requested again to have a site visit in order to complete the evaluation which was declined by the applicant. He requested we present our historical research to him which the Commission will do. A date for review will be scheduled for November 3, 2022.

3. Hearing Date for Historic Resource Inventory Review

The Commission will set the date of Monday December 19, 2022 for the hearing to review all requests for removal from the Historical Review List which was adopted at the Annual Town Meeting in May 2022 as part of the Demolition Delay Bylaw changes. This list of Mendon homes are based on date of construction and location in a Historic District which identify them as having potential historical significance and would warrant review by the Commission prior to a demolition permit being approved. Homeowners on the list were sent letters and provided information if they wished to be removed from the list. Those homeowners who submit a request will be asked to attend the hearing and discuss their situation. At the hearing the Commission will review all the submitted requests and render a decision based on the criteria set forth in the Demolition Delay Bylaw. Letters will be sent out to abutters prior to the hearing. Dan has created a link for the Commission to all of the properties requesting removal. The abutters notices will go out by the week of November 28th.

4. Discuss Proposed Community Preservation Projects for the November STM

The Town Clerk has requested CPA funding for the preservation of bound tax records that were located in the Records Room and are now in the vault. Lynne will take those bound books and documents to Green Dragon in Shrewsbury MA. for an estimate. The Commission discussed the anticipated cost of the project. Based on available information it was recommended that the Commission approve up to ten thousand dollars for preservation of these items dating back to the 1800's. Kathy made a motion to approve up to ten thousand dollars of CPA Historic Funds to apply to the restoration of these items. Lynne seconded the motion. All Commission members approved the motion.

The Commission members discussed approving an additional sum of 10-20 thousand dollars of CPA Historic Funds to fund an engineering study and plan for the Town Hall window replacement. To date there has been no response from a local window restoration specialist and advisor. We have also not heard back from MA Historical Commission to confirm the procedure we need to follow as the building is under their purview with a preservation restriction. Dan and Kathy will reach out again to see if we can get some assistance to determine cost prior to the STM in November. The window project will require an RFP on the Central Register and submission of quotes due to the overall cost of the project which could run well over one hundred thousand dollars.

Additional items that were discussed for CPA historic funds include but are not limited to a plan for a ramp to access the upper town hall annex building (Old Taft Library) and plans for that floor of the building to be renovated for potential storage of town documents. Dan mentioned that the building needs an updated fire alarm and system. In addition, work on the Town Hall interior is currently under review. The Commission discussed concerns about retaining the continuity of craftsmanship as things go out to bid. The overall sense from the members is we felt it would be beneficial to discuss future plans with the Town Administrator. The Commission would like to provide help to find grants and develop a clearer direction moving forward with the towns' historic municipal structures. The chair will request to meet with the Town Administrator to discuss these items.

5. Historic District Expansion Update

The public hearing for the Washington Street Historic District is scheduled for November 3, 2022. The Committee has developed design guidelines for new construction in the district. In addition, they decided to remove parcel #30 from the district as it is wetland and not a developable lot. The Historic Commission supports the proposed Historic District.

6. Cemeteries

Dan has ordered the cemetery stone cleaning tools for volunteers. He is in the process of ordering the D2. Signage for the cemeteries is still needed to direct people to contact the Commission prior to doing any work. Kathy will check in with Signs Plus to get a quote for those signs. It was decided to create a narrative sign for the old Taft Library as well. Kathy will create a draft and present it to the members for approval. Janice and Lynne will work on getting the workshop information together and seek stewards for the cemeteries through social media as the Mendon Upton Town Crier is not being published until further notice. Kathy is collecting information on ownership and documentation on the cemeteries for the Master Plan and will work with Dan to pull all the information together for people interested in serving as steward.

Adjourn: Our next meetings will be November 3, 2022. Dan moved to adjourn. Janice seconded the motion. All voted in favor the meeting was closed at 8:40pm.