



## MENDON HISTORICAL COMMISSION

Tom Merolli  
Daniel Byer  
Kathleen Schofield  
Janice Muldoon Moors  
Lynne Roberts Chairman

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MEETING DATE	August 27, 2019
LOCATION	Town Hall
STATUS	approved 1/17/22

NOTICE OF PUBLIC HEARING Mendon Historical Commission In accordance with M.G.L. Ch.40A Sect. 10, the Town of Mendon will hold a Public Hearing on August 27, 2019 at the Mendon Town Hall, 20 Main Street at 7:30 PM. The Mendon Historical Commission will hold a Public Hearing for the PROPOSED DEMOLITION OF 30 Miscoe Road MENDON, MA. Notice is hereby given under the Town of Mendon, Massachusetts, General Bylaws Chapter XXIV Sec. 4 Demolition Plan Review of the Demolition Delay Bylaw. The PUBLIC HEARING is scheduled for August 27, 2019, 7:30pm upper meeting room Mendon Town Hall, 20 Main Street. John Morais of Northbridge MA is the owner of 30 Miscoe Road containing one residential home built in 1735. This hearing is open to the public. Lynne Roberts Chairman Mendon Historical Commission This Public Hearing Notice is posted in the Milford Daily News ([milforddailynews.com](http://milforddailynews.com)) and the Worcester Telegram and Gazette. Hearing Notices are mailed to each abutter of this property.

PRESENT: Lynne Roberts, Kathy Schofield, Dan Byer, Janice Muldoon Moors, Tom Merolli, John Morais, Brian and Sara Minsk. Corrine Thibodeau Jillian Schnetke

### AGENDA

1. Call to Order 7:30pm

2. Public Hearing for proposed Demolition at 30 Miscoe Rd. Hearing opened 7:36pm. Lynne Roberts opened the hearing by reading the purpose of the Demolition Delay, the criteria that would warrant a delay and the objective of holding a hearing with respect to historic properties and their owners.

Mr Morais presented his information to the Historical Commission regarding his desire to demolish the c. 1735 Zebulon Goss Home. He reviewed the costs associated with renovation and felt it would not be financially beneficial for him to attempt to restore the property. Mr. Morais presented a detailed list of items that would need repair in the home in order to bring it up to code. He also presented the Commission with a letter dated 2016 from A R Iacovelli contractor stating his opinion that the property was beyond repair and its only value was in the land.

Lynne Roberts opened the floor to Commission members to ask questions of the applicant. It was stressed that there were opportunities for the homeowner to apply for financial assistance if he were to rent the property after it was improved. It was also pointed out that the historical value of this house should be

taken into consideration as it dates back to before the Revolutionary War. Few of these homes remain in this community.

The floor was opened to the community. The abutters were concerned that the home which has been vacant for so long may be housing rodents now which concerns them. They asked that the property be treated for the possible infestation. They also expressed their hope that the new home be in harmony with the neighborhood.

The Commission after weighing the comments of all determined there was enough information to vote on the demolition. Tom moved to approve the demolition. Dan seconded the motion. All members approved the permit request. The Public Hearing was closed at 8:23pm.

#### 4. Review and possibly vote on draft of Blight by-law.

Mr. Aicardi and Mr. Tinio were invited to attend this meeting but neither were able to attend. After reviewing the draft Blight Bylaw Kathy made a motion to approve the draft. Janice seconded the motion. All voted in favor of approving the draft and presenting it to the Planning Board for input.

#### 5. November Town Meeting updates

The Historical Commission will be asked to vote on the appropriation of CPA Historical Preservation Account to fund the FY19 Police Station Debt Exclusion for historic restoration work to be done on the old fire station located at 22 Main Street. Lynne will attend the next scheduled CPC meeting to discuss the article.

#### 6. Demolition delay by-law discussion

The Commission members have done some editing and feel town counsel guidance will be needed to address some of the issues we are having with the edits. The timelines have been mapped out and extended in order to allow for research to be done on the proposed properties for demolition. These adjustments allow for a timely execution of setting up hearing dates. The group will continue to review the edits.

#### 7. Discussion on demolition permits.

The Commission is trying to resolve the issue of the lack of demolition permitting at 134 North Ave. To date we have not received any confirmation or correspondence from the building department with regards to the attached structures on the barns located on the property. Both were within the jurisdiction of the demolition delay bylaw. Lynne will try to connect with the building inspector again to discuss this.

#### 8. Items not reasonably anticipated

Meeting was closed at 8.45pm