



**MENDON
HISTORICAL
COMMISSION**

20 Main Street
Mendon, MA 01756
historical@mendonma.gov

Wayne Wagner, Chairman
Jane Lowell
Kathleen Schofield
Ellen Wagner
Tony Willoughby

Meeting Date	Nov. 5, 2013
Location	Mendon Town Hall
Status	12/3/13 Approved

Present

Wayne Wagner, Jane Lowell, Ellen Wagner, Tony Willoughby, Kathy Schofield, Diane Willoughby

7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:05 Approve Minutes

J. Lowell made a motion to approve the minutes of October 22, 2013 as written. The motion was seconded by E. Wagner and passed unanimously.

7:08 Bates St. Demolition Process

The Historic Commission reviewed and approved the format for notification and legal announcements. Town clerk should verify the Hearing Notice.

November 20, 2013 is the official date for a response from the builder / owner

Bradley Wright of Country Home Builders.

Additional information will be needed to more accurately date the house.

Action Items ⇒

- K. Schofield to confirm receipt of notification by Mr. Wright and notify Historical Commission members.
- Get labels from J. Berthold and confirm abutters to 3 Bates St.
- Town Clerk approval for legal notice.
- Historical research on the deed search and inhabitants to be refined and

ready for presentation at the hearing.

- J. Lowell will see if Phillip Warbasse from Chenot Associates would visit 3 Bates with the builder and a representative from the Historical Commission to review the condition and give his recommendations. (Phillip offered to donate his services without pay)

7:25 Joy Fountain

The Commission discussed the issue of needing an easement in order to place the fountain on the Ammidon Tavern property (4 Main St.). D. Lowell the owner is hesitant to have the easement on his property. The commission will review other possible sites for relocation.

(The town received a \$2700 check for the accident that led to the damaged fountain. It would cost \$6000 to move the fountain as opposed to \$2000 to fix and repaint it in its present location. The CPC when asked was not in favor of providing funds to move the fountain. It felt the state would, at some point, move it in order to renovate the intersection where it is located. After research it was reported that the state has no immediate plan to do so and they are not expecting to for several years.)

Action Items ⇒ T. Willoughby goal for the spring to inventory town monuments and attach a value to each in order to make sure they get insured for damage.

J. Lowell to post for ideas on Mass List-Serv.

W.Wagner will speak with David Lowell.

7:45 Update Cox Property (34 George St)

W. Wagner will be attending the Community Preservation Committee Meeting on Thursday. There appears to be some leeway regarding the open space compliance for the expected development at the Cox property on George St.. A. Mazar is looking for a recommendation from the Historical Commission regarding the structures on the property. W. Wagner made a motion to recommend the house at 34 George St. be removed from the Open Space allotment in the developers' proposal so that it could be sold privately and preserved. E. Wagner seconded the motion. All were in favor. W. Wagner will submit the Historical Commissions recommendation to the

Community Preservation Committee.

It is unclear if the house could be secured for the winter months. Building Inspector Tim Aicardi said he would check with the developer regarding that issue. To date we have received no official word on his response.

8:12 Thayer Property 35 Cape Rd

The committee discussed the condition of Myla Thayer's house located at 35 Cape Rd. It is considered historically significant and abuts the property at 3 Bates St. It has not been occupied since 2009. There is concern that a large dead tree situated to the rear of the house and visible from 3 Bates St. may fall and cause damage to the house. The Historical Commission will contact Mr. Kempton to see if he would allow the tree to be removed.

J. Lowell has been researching the demolition by neglect issue. The Historical Commission will need to clarify if it has the capacity to add misconduct and neglect to the Demolition Delay Bylaw. This might be accomplished without town meeting approval.

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Action Items ⇒ Kathy to Contact Mr. Kempton

W. Wagner to research whether or not the Historical Commission has the power to make additions or adjustments to the Demolition Delay Bylaw without requiring town voter approval.

(see Brookline Ma. Demolition Delay for source)

8:20 Olney Cook

K. Schofield reported while on site with Phillip Warbasse from Chenot Associates and Bob Varieka last week the Historical Commission members present (J. Lowell, W. Wagner, E. Wagner and K. Schofield) decided the Atlantic Cedar in front of the shop would be preferably retained in the landscape proposal. Phillip Warbasse supported this plan. K. Schofield will make the adjustments in the written proposal and drawing

to reflect that. Pruning of the Cedar by an arborist will be added to the bid. It was determined that the landscaper would be asked to lay the conduit for the electrical work.

8:30 Historic District Development Plan

The Commission discussed recruiting members of the community to serve on a Historic District Committee. J. Lowell shared her research and concern regarding the time commitment and workload. She pointed out that much of the work has already been completed or needs just a few updates. According to the Massachusetts General Law 40c all facets of the work outlined must be completed in order to bring it to town meeting for approval. Commission Members felt it would be in order to discuss this item with the Board of Selectmen and begin the process. The Commission would also discuss increasing the board to include two more members.

W. Wagner suggested an article in the Town Crier to introduce the idea about establishing a Historic District and create some community interest.

8:42 Adjourn

J. Lowell moved to adjourn the meeting. T. Willoughby seconded the motion. All were in favor.