



**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	February 25, 2014 at 7pm
Location	Mendon Town Hall
Status	Approved

Present

Wayne

Wagner, Ellen Wagner, Tony Willoughby, Jane Lowell, Kathy Schofield, Greg Sheehan- Coastal Services.

7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:10 Approve Minutes

The meeting minutes from the Miscoe Springs Hearing on February 11, 2014 were reviewed. Jane Lowell made a motion to approve the minutes of February 11, 2014 as amended. Ellen Wagner seconded the motion. All members of the commission voted in favor of the motion.

7:11 Miscoe Springs Bottling Company Northbridge Street Hearing

The Public Hearing took place on February 11, 2014. Jane researched splitting the permit. She confirmed that according to records at the Assessor's Office, the property is divided into two buildings according to the building code. Building #1 is recorded as the 1895 stone structure. Building # 2 is recorded as the 1960 and 1970 steel additions.

Building Inspector Tim Aicardi explained the following definition: A Partial Demolition is the dismantling and removal of part of a structure and remodeling of the remaining part. He emphasized the need to secure any building that undergoes a partial demolition to ensure public safety.

After reviewing the Demolition Delay Bylaw it was determined that the language allows the Historical Commission to declare a portion of a site as "preferably preserved".

Tony Willoughby made the following motion:

"I move that the Historical Commission determine that the stone structure portion of Miscoe Springs Bottling Company (89 Northbridge Road, designated as building #1 by the Tax

Assessor) is preferably preserved. The building is not to be demolished within the next 6 months without written permission from the Historical Commission”.

Jane Lowell seconded the motion. All voted in favor of the motion.

Discussion followed regarding exploration of alternatives for the remaining structure.

Notification of the 6-month delay must be sent to the Building Department, the Community Preservation Committee, the Board of Selectmen, The Zoning Board of Appeals and the Planning Board. Notification will also be sent to the Massachusetts Historic Commission.

Kathy will make sure all correspondence is sent.

The Historic Commission will investigate alternatives such as subsidized housing and conversion to a multi-family dwelling. The Commission will seek the advice of preservation specialists where possible and research the availability of financial assistance or incentives.

Mr. Wheeler has agreed to take another look at renovating the structure and will try to determine if there is a feasible alternative. The group will schedule a follow up meeting with Sylvan Springs to discuss their findings.

Kathy will notify Mr. Wheeler that he should return to the Building Department and file two separate demolition permits. Each building as identified by the Assessors Office (building #1 and building #2) will need a separate permit.

The Historical Commission will resume the discussion on Miscoe Springs on March 4, 2014.

7:41 Town Website Introduction

Tony Willoughby and Jane Lowell agreed to work on writing the introduction for the town's website.

7:44 Motion to Adjourn

Tony Willoughby moved to adjourn the meeting. Jane Lowell seconded the motion. All present were in favor of the motion.

