



MENDON HISTORICAL COMMISSION

Mendon, MA 01756
historical@mendonma.gov

Wayne Wagner, Chairman
Jane Lowell
Kathleen Schofield
Ellen Wagner
Don Colanton

20 Main Street

Meeting Date	August 5, 2014 at 7:00pm
Location	Mendon Town Hall
Status	Approved

7:15 Meeting Opened

Chairman Wayne Wagner opened the meeting. In attendance: Wayne Wagner, Ellen Wagner, Jane Lowell, Don Colanton and Kathy Schofield.

7:17 Review Meeting Minutes

The Commission reviewed meeting minutes from July 2, 2014. Jane moved to approve the minutes as amended. Don seconded the motion. All members voted to accept the minutes.

7:20 Old Business

Olney Cook Shop:

Jane spoke with the Duxbury Historical Commission regarding the preservation of the writing on the walls at the Olney Cook Shop. They recommended photographing the writing and covering the sections of the wall and door with a protective plexi-glass cover. Jane would like to speak to Phillip Warbasse before a decision is made as to the best practice to use.

Jane will check with her blacksmith about bending the metal on the granite post at the shop to hook the chain to. Kathy met with Virgilio and reported the replacement of the cedar will take place in October. The electric has been run at the shop as well. Kathy will contact National Grid about relocating the electric meter.

Joy Fountain:

Jane attended the selectmen's meeting on July 21, 2014 to present a request to relocate the Joy Fountain to Founders Park. The Selectmen approved the request provided we get a copy of the deed to make sure there were no restrictions outlined in the deed. Jane did the research and found no restrictions that would prevent the placement of the fountain there.

Jane met with Susan Darnell and Kathy joined them later. A spot on the park near the Historical Society building was selected. Kathy will contact Alan Tetreault and show him where the fountain will be placed. The repairs can begin once the fountain is placed in the fall.

Power Lines:

Kathy reported a Community Block Grant is being investigated to fund the placement of power lines underground.

Cemetery Grant:

Jane reported the Old Cemetery Gravestones are now online. She and Kathy are working on the IFB for the Cemetery Project.

7:35 Miscoe Springs Update

The Commission discussed information collected by Don on possible options for Miscoe Springs. He had an extensive conversation with Gary Smith to get his opinion for adaptive reuse of the building and the potential interest of buyers for a building like this.

Kathy called and sent a letter to Bruce Wheeler and has not had any response from him.

The members agree they need to know what Mr. Wheeler's intentions are for the historic building. The members decided there has to be clarification as to whether or not Mr. Wheeler would agree to sell off the parcel and if so what his asking price would be. The commission could seek out interested parties once this is determined.

To date there has been limited participation from Habitech to participate in the Demolition Delay process as it is outlined in the bylaw. Don will review the audiotapes from the hearing to clarify what Habitech had agreed to do to participate in the process of finding an adaptive reuse option.

Don will also prepare another letter to Mr. Wheeler requesting he participate in the process and meet again with the Historic Commission.

In the meantime Jane will follow up with some parties who may be interested in an adaptive reuse project.

Jane suggested we ask him to reapply for the demolition permits. She will check with the building department to see how long the permits remain in effect. One option the commission may have is the option to sign the permit for building #2 (the steel structures) only. The Commission will have to check with town council to see if this is a viable legal option.

Don pointed out that there are issues with the bylaw as it is worded now. It has limited enforcement and requires little participation for historic property owners to work towards adaptive reuse. As it stands property owners can wait out the delay until it expires and then move forward with demolition. Don has reviewed several Demolition Delay Bylaws and suggested we consider modifying our bylaw.

(The Mass Historic Commission has been discussing a workshop to assist towns with DD Bylaws and Development of Historic Districts and the Historic Commission members will plan to attend when they are scheduled).

8:15pm Adjourn

Ellen moved to adjourn the meeting. Kathy seconded the motion. All members voted to adjourn.