



## MENDON HISTORICAL COMMISSION

20 Main Street  
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Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Tony Willoughby

Meeting Date	March 19, 2014 at 7pm
Location	Mendon Town Hall
Status	Approved

Present

Wayne  
Wagner,

Ellen Wagner, Tony Willoughby, Jane Lowell, Kathy Schofield, Board of Selectmen Representatives  
Lawney Tinio, Mark Reil and Mike Goddard,, Bill McHenry

### 7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

### 7:06 Public Meeting Opens to Discuss Ideas for Miscoe Springs Building 89 Northbridge St.

Wayne Wagner opened the meeting by presenting a summary of the Miscoe Springs Bottling Company Building and its historical significance in the town. A brief summary and results of the Public Hearing Meeting between the Historical Commission and Bruce Wheeler, the developer from Sylvan Springs LLC, on March 19, 2014 was presented.

The 6 month Demolition Delay was issued on the stone portion of the structure on February 25, 2014 and the Historical Commission sent a letter of recommendation to Sylvan Springs LLC to submit two separate demolition permits for the property which would allow them to request the demolition of the metal buildings if that was their preference while a plan for the stone structure was under review.

The discussion included suggestions from people in attendance to look at options for:

- Affordable Housing.
- CPA money to subsidize the project.
- Conversion to a duplex structure or condominium units.
- Mixed -use options including small business and rental units.
- Developer selling the parcel to an interested party.

Discussion regarding some of the obstacles to accomplish the suggested uses:

- Septic issues.
- Zoning issues.

The result of the meeting was an indication that there would be support from the Board of Selectmen to work with the Historical Commission and Sylvan Springs to try to save the stone building and seek options that would allow adaptive reuse.

### **8:30 Motion to Adjourn**

T. Willoughby made a motion to adjourn the meeting. J. Lowell E. seconded the motion. The motion passed unanimously.