



Mendon Historical Commission

Members: Wayne Wagner, Chairman Amy DeWitt, Vice Chair
Jane Lowell Ellen Wagner
Tony Willoughby, Recording Secretary

Meeting Date	May 23, 2012
Location	Mendon Records Room
Status	Unapproved

Present

Wayne Wagner, Amy DeWitt, Jane Lowell, Ellen Wagner, Tony Willoughby

7:08 Call to Order

Chairman Wagner called the meeting to order.

7:08 Review of Previous Minutes

The Commission reviewed the minutes of May 1, 2012.

A. DeWitt corrected her quote.

J. Lowell made a motion to accept the minutes of May 1, 2012 as amended. The motion was seconded by A. DeWitt and passed unanimously.



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Jane Lowell

Amy DeWitt, Vice Chair
Ellen Wagner
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7:10 Demolition Permit: 34 George Street

W. Wagner presented a draft of a letter to the Building Department to the Commission. The letter stated the following facts:

- On April 17, 2012, the Historical Commission determined that the house on 34 George Street is Historically Significant.
- This information was sent by certified letter to Mr. Domenic Afonso (F & D Central Realty Trust) on April 18, 2012. This letter informed the applicant that he must submit a demolition plan within twenty (20) business days, as laid out by the Demolition Delay by-law.
- The certified receipt indicated that the letter was received on April 20, 2012.
- The twenty (20) business day deadline for filing the demolition plan passed on May 15, 2012. No response has been forthcoming.

The letter concluded that, due to the applicant's failure to respond, the applicant has decided to not pursue demolition. At 7:18 J. Lowell made a motion to accept the letter and send it to Mr. Afonso. The motion was seconded by E. Wagner and passed unanimously.

Action Item ⇒ T. Willoughby to print and mail the certified letter.

7:20 Housing Authority Barn

A. Dewitt reported that she met with Phillip Warbasse (architect with Chenot and Associates), they looked at the barn. Phillip thought that the cost for assessment would be under \$4,000. He stated that architectural drawings would cost between \$12,000 and \$15,000. He also felt the total cost for the project would be above \$24,999 but below \$100,000.

W. Wagner suggested that Mr. Warbasse write a letter in the form of a proposed contract. The letter should enumerate what would be in the assessment and what it would cost.

The Commission would use this letter as a basis of discussion with the Community Preservation Committee.

Action Item ⇒ W. Wagner to call Mr. Warbasse.

8:12 Mr. Bob Poxon Arrived

Mr. Poxon works with the architectural firm Guerriere and Halnon. He is working on the development on 34 George Street.

Mr. Poxon stated that the house and barn will be part of the development reserved as "open space" and the developer plans to give this to the town. There will be 22.74 acres of open space.



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Mr. Poxon stated that the only reason the developer applied for a demolition permit was because the Board of Health condemned the house.

Chairman Wagner informed Mr. Poxon that the Commission has declared the house Historically Significant. He also described the letter that was already approved in this meeting. Mr. Poxon stated that he understood the decision and would inform the applicant.

T. Willoughby gave Mr. Poxon a copy of the Demolition Delay by-law.

Mr. Poxon left the meeting.

8:37 Preservation Easement on certain municipal buildings

A. DeWitt reported that a representative from Historic New England (HNE) will come to town on June 5, 2012 at 6:30 P.M. to look at the buildings in question. The representative will also attend the next meeting to discuss the HNE Preservation Easement Program.

A. DeWitt also reported that she contacted Preservation Massachusetts to discuss them holding the easement. They explained that PM does not hold any easements.

8:38 CPC Funds

Since the developer, Mirajuddin Ahmed, is paying for the entire Olney Cook Artisan Shop project the Commission has decided to return the money received from the Community Preservation Act fund. This totals \$28,450.

A. DeWitt made a motion to give these instructions to Claudia Cataldo, Town Accountant:

1. Please reclassify expenditure voucher #1101532 \$4,850.00 from Historical Commission Olney Cook Shop 001-0691-6060-0300 to Olney Cook Shop (aka Cobbler Shop) Gift Account 029-0029-7042-0001.
2. Please return \$20,000 from Historical Commission Special Article Olney Cook 001-0691-6060-0300 back to CPA Historical Act 029-0029-7012-0001.
3. Please transfer \$3,600.00 from Olney Cook Shop (aka Cobbler Shop) Gift Account 029-0029-7042-0001 to CPA Administration Account 029-0029-3319-0001.

The motion was seconded by T. Willoughby and passed unanimously.

7:30 Motion to Adjourn

T. Willoughby made a motion to adjourn the meeting. It was seconded by A. DeWitt. The motion passed unanimously.