



**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	December 3, 2013 at 7pm
Location	Mendon Town Hall
Status	Approved

Present

Wayne
Wagner,

Ellen Wagner, Tony Willoughby, Kathy Schofield

7:11 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:20 Approve Minutes

E. Wagner made a motion to approve the minutes of November 5, 2013 as amended. Motion was made to add all correspondence documents to the meeting minutes and to spell out abbreviated board names. The motion was seconded by T. Willoughby and passed unanimously.

7:21 3 Bates Street Hearing

The Public Hearing date for 3 Bates St. is scheduled for Tuesday December 17, 2013. The Hearing Notice will be published in the Milford Daily News on Friday December 6, 2013. Notices to abutting neighbors have been sent out.

The Historical Commission reviewed the Demolition Plan hand delivered by Attorney Joseph M. Antonellis on behalf of his client Mr. Bradley W. Wright of Country Home Builders in Milford, Ma. Mr. Wright submitted all requested documents with the exception of the proposed design for the building (residence) that is to replace the existing 1870 Bates Homestead. Trulia website had a posting for the anticipated structure which was referenced.

Wayne Wagner will lead the meeting and Tony Willoughby will clarify and questions regarding the Demolition Delay By Law as this is his area of expertise. K. Schofield is compiling a history of the area. J. Lowell is working on refining the deed search. It

was determined that this property (3 Bates St.) is directly connected to the property next door (35 Cape Rd.). Both properties belonged to the Bates and Bicknell families and their descendants from 1828 until 1948. It was at this time that a parcel known as 3 Bates Street was sold to a Phoebe York. The property at 35 Cape Rd. remains in the Bicknell Family.

J. Lowell reported prior to tonight's meeting that she had not yet received a written report from Phillip Warbasse from Chenot Associates. Phillip took a tour of the home with Mr. Wright and offered to provide us with an assessment free of charge. Wayne Wagner reported that he had a conversation with Mr. Wright earlier today and he suggested Mr. Warbasse agreed it would be difficult to preserve this home based on its structural problems.

7:41 Joy Fountain Update

Wayne Wagner is scheduled to speak to D. Lowell. In the meantime he will check with Alan Tetreault about providing some kind of protection over the winter months. T. Willoughby will try to determine if the pieces can be moved with ease. (see November 5, 2013 meeting notes for further information regarding the cost of repair etc.)

7:44 Olney Cook Update

Wayne Wagner reported the surveyor had been over to the site to mark the boundary correctly on the southwest side. K. Schofield will continue to make changes to the planting plan and proposal.

7:49 Contact Owner 35 Cape Rd.

Kathy will draft and send a letter to Mr. Douglas Kempton informing him of the dead tree that threatens the house at 35 Cape Rd. There is visible damage to the windows by limbs that have fallen down. Wayne suggested we check to see if he has a representative in the area that looks after the house. The Commission would like to open a dialog with Mr. Kempton regarding his plans for the 1870 Bicknell house that has been unoccupied for several years now.

7:56 Invitation to Chris Skelly

T. Willoughby moved that the Historical Commission send an invitation to Chris Skelly from the Massachusetts Historical Commission to speak on the process of

developing Historic Districts. E. Wagner expressed concern on the current workload the commission is carrying right now. It was decided the spring would be the best time to invite C. Skelly to come and speak. E. Wagner seconded the motion all were in favor.

Action Item ⇒ T. Willoughby to contact Chris Skelly

8:05 Town Hall Floors

All actions and recommendations from the Historical Commission will be postponed until we meet with the Community Preservation Committee and the Mendon Board of Selectmen at a time TBD.

8:10 Miscoe Springs Demolition Application

J. Lowell was presented on 12/3/13 with a Demolition Permit for 89 Northbridge St. Miscoe Springs Bottling Company. The permit arrived at the town hall on 11/26/2013. The Historical Commission will research the facility, meet on December 17, 2013 and make a determination. The date of receipt will be recorded to reflect December 3, 2013. Sylvan Springs LLC will be informed of the Historical Commissions determination.

8:20 Motion to Adjourn

T. Willoughby made a motion to adjourn the meeting. E. Wagner seconded it. The motion passed unanimously.