



**MENDON
HISTORICAL
COMMISSION**

20 Main Street
Mendon, MA 01756
historical@mendonma.gov

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

Meeting Date	November 3, 2015 at 7pm
Location	Mendon Town Hall
Status	Approved

Present

Wayne Wagner, Don Colanton, Kathy Schofield, Mike Goddard, Jane Lowell, Ellen Wagner,
Mendon Residents - Bernie Curtis and Doug Curtis

7:00 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:05 Discussion on Miscoe Springs

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Chairman Wayne Wagner opened the discussion with residents Bernie and Doug Curtis regarding the plans for the structure. Wayne explained there had been no contact with Habitech for some time now and the Commission was hoping to resume discussions tonight.

7:20 Review Meeting Minutes

Meeting minutes from October were reviewed. Kathy moved to accept the minutes as amended. Don seconded the motion. All members voted in favor to accept the minutes.

7:30 Meeting with Mr. Wheeler Sylvan Springs / Miscoe Springs

Mr. Wheeler met with the Historic Commission to discuss the Miscoe Springs Building. The outcome of the conversation was a willingness on the part of Habitech to consider an alternative plan for the building provided the Commission present one that may work. Mr. Wheeler explained that repurposing old structures was not in his skill set and it would be best if we sought the help of a professional. He stated that they would consider reconfiguring the lot lines should a good solution present itself. At the present time a development clubhouse would be cost prohibitive for them. Mr. Wheeler remarked that there is some nitrogen sensitivity in that area of the development and it would most likely impact what kind of use the structure could have. The Commission can contact Mr. Torchia to set up a site visit.

Mr. Wheeler will plan to meet again next month to discuss any progress or potential ideas. Chairman Wagner asked that the developer consider changing the name of the development to Miscoe Springs. Mr. Wheeler said he would consider that request.

8:30 pm Local Historic District Study Update

Mike Goddard discussed taking a qualitative approach to developing a Historic District. The

group discussed the challenges of getting beyond preconceived notions of a Historic District with the residents of Mendon. Mike felt the timeframe working to accomplishing the work inside of a year was achievable. The invitations for participants have been distributed and a few have responded. Dick Grady and John Trainor have offered their resources to assist the study group. Kathy is working on locating a clean copy of the Historic Resources Map that was developed by CMRPC in 1988.

8:40 Olney Cook Signage

Previously, Town Counsel determined CPA funds couldn't be used for this project. The Selectmen asked for approval to remove it from the warrant and suggested we approach the Fincom for possible funding for the STM in March. Jane presented a packet of information regarding the uses of CPA Funds. It appears that funds could essentially be used for the Outside sign might be funded through CPA funds. The Historical Commission could use leftover funds to pay for the interior educational signs. Jane said we could go to the Mass List Serv to get additional advice and suggested we start the process of making a single property Historic District.

8:50 November STM Items

The Request for Historic CPA funds for the Old Cemetery Phase 1 (\$75,000.00) was approved. Jane has been working on getting a quote for the library roof that has been leaking. Dan Gardner offered to take a look at it. A sum of ten thousand dollars was approved by the CPC for the needed repairs. The Commission agreed to leave it on the STM Warrant. (Article 25)
The Commission discussed a growing need for a facilities manager.

9:00 Historic Sign Design Approval and Funding

The Commission will discuss this item at the December meeting.

9:10 Demolition Permit for Varney Barns on Providence Rd.

The Commission agreed the condition of the barns would warrant demolition and the two structures held no historical significance. Jane moved to approve the Demolition Permit. Don seconded the motion. All voted in favor of the permit.

9:15 At Risk Properties

Discussion will take place at a later date.

9:20 pm Motion to Adjourn

Jane moved to adjourn the meeting. Ellen seconded the motion. All members voted in favor of adjourning. The next meeting will be scheduled for Tuesday December 1, 2015.