



MENDON HISTORICAL COMMISSION

Tom Merolli
Daniel Byer
Kathleen Schofield
Janice Muldoon Moors
Lynne Roberts Chairman
Connie Beal

20 Main Street
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MEETING DATE	January 3, 2022
LOCATION	Virtual
STATUS	unapproved 1/17/22

PRESENT: Meeting Lynne Roberts, Dan Byer, Janice Muldoon Moors, Kathy Schofield, Connie Beal, Anne Mazar, Cynthia Amara, Steve Pikul of Bertin Engineering MA, Jasvinder Arjani of Bertin Engineering NJ, David and Jane Lowell.

Call to Order - Meeting opened at 7:10pm

1. Records Room Discussion with Town Counsel and Bertin Engineering

Representatives from Bertin Engineering, Cynthia Amara, Anne Mazar, the Historical Commission members and David and Jane Lowell were in attendance to discuss options for the Records Room located at 13 Main Street. The building which is owned by the town of Mendon has been in disrepair for many years and will need a plan moving forward in order to keep it from demolition. Four options were discussed with the group including doing nothing to the structure, rehabilitation and introduction of water (on site) and sewer (to be located on town owned land at 9-1 Main Street) in order for it to continue to be used for municipal purposes. This option would make it fully functional. It will require an accessible entrance and bathroom facility (10' x 6" – additional details regarding water and septic outlined at end of meeting minutes). A third option would be to stabilize the structures foundation and sill and consider selling the property with a preservation restriction. The building plan will bring it up to current building codes for options 2 and 3. Sewer and water would not be addressed at this time but a design plan for those elements to be integrated by the purchaser can be included in this option. The final option may be to move the structure to a new location. Unknown items to move the structure would be if it is safe to do so based on the condition of the sill and where it could be moved. The Commission is seeking 50/50 funding through a matching MPPF Grant to pay for the restoration. The application is due March 18th, 2022. This grant is available for rehabilitation and restoration but cannot be used to move the structure.

After a discussion with the group Bertin Engineers will do a base plate study and come back with a skeleton proposal in about a week for the group to review. The Commission will work on securing funding for the engineering aspects of this project and will present to the Select Board for input and approval to move forward. Jane expressed concern that the historic interior of the structure stays intact. Members agreed. The Commission will meet again on January 17, 2022 to review progress. Bertin Engineers will meet back with the Commission in February to review feedback and refine the plan.

Dan Byer and Cynthia Amara will review the deeds of both Town owned properties to ensure we can move forward with this plan. The Commission needs to meet with the CPC to discuss funding for the engineering as well as the matching funds for the project.

2. Demolition Delay Bylaw Discussion

The Commission members discussed the status of the recommended changes given to them by Cynthia

Amara -Town Counsel back in October. The members made the recommended changes and will do some additional work to set a fixed timeline to roll out the process. This will make the process clearer for applicants and the Commission. Cynthia recommended that we revisit some of the language and simplify it so that it is easy to understand and follow. All members agreed with her recommendations. Additionally, the Commission will prepare an internal ranking system of historic properties for reference so it is easier to assess which properties retain the most historic value and would be preferably preserved. A copy of this list will be given to the building department and available in departments where it may be helpful to have on hand. The Commission will discuss communicating this list with homeowners at a later date.

3. Demolition Request – 23 Uxbridge Road James Quirk

The Chair sent a certified letter to the owner of 23 Uxbridge Road. To date there has been limited response from the owner and it was at their request that we re-visit the application at this meeting set for January 3, 2022. The Commission would like to visit and evaluate the property to see if it would be possible to move the structure but have not been able to schedule that yet. The Commission will send a follow up letter to make sure we follow process and can reconnect with the owner at his earliest convenience.

4. Demolition of Old Police Station

Dan is finishing the demolition application with Chief Kurczy for the old police station located on the Town Hall Campus at 20 Main Street. The Commission had a representative who served on the New Police Station Committee. The removal of the old structure was supported by the Commission. In order to repeat the approval process and move the application forward to the Local Historic District Committee Dan Byer moved to approve the demolition application for the old police station. Janice Moors seconded the motion. All members (Lynne Roberts, Connie Beal and Kathy Schofield) approved the application and determination of not historically significant.

Dan will recover all LED and Green Infrastructure materials from the old building.

5. Cemetery Update

Tree removal has been completed at Pine Hill Cemetery, Bicknell Cemetery and George Street Cemetery. Dan has managed the billing for these items. There was some concern regarding the stumps at Bicknell Cemetery left behind and how it will affect the stones that lay on the perimeter. It was decided that we could wait until the stumps decay and plan to return to bring in fill and reset those stones when the ground has settled. Stumps along the wall at Bicknell Cemetery may be able to decay with minimal disturbance to the wall and we will follow up with Braza Construction to determine if they need to be removed at the time they plan to deconstruct the wall section they will be working on. In the mean-time the Commission will set up a date with the Carlo and Betty Mencucchi to present a program on cemetery restoration for an interested audience.

6. Ramp at Town Hall

Anne Mazar attended the meeting to follow up on the possible removal of the ramp on the exterior of the Town Hall building. The concern from years ago when Architect Phillip Warbasse visited the site was the problems that may exist behind the ramp. Dan suggested we hire someone to bore a hole to see if there is anything we could see on the condition. It was determined that the ramp was in place sometime around WWII. When the town received a grant back in 1989 (?) it was modified to slope downwards towards the parking area. It is unclear if the 1929 blueprints would show the ramp but it would be beneficial to have copies made of those blueprints. There may be additional information in the town reports that indicate when it was installed. Kathy will call Ross Dekle at Ma Historic and see if she can get information regarding the possible removal of the ramp based on the Preservation Restriction held by the Commission.

She will also gather information regarding replacement windows for the Town Hall which has been proposed by the Town Administrator.

7. Accept Meeting Minutes

Dan moved to accept the meeting minutes for 10-4-21, 10-18-21, 11-15-21 and 12-6-21. Lynne seconded the motion to approve the minutes. All voted to approve the minutes as written.

8. Set Consistent Meeting Dates for the Commission

Members of the Commission decided to hold meetings on the third Monday of the month moving forward. In order to ensure there is no lapse between now and February 21, 2022 the members will meet on January 17, 2022 at 7pm for follow up on Demolition Delay Bylaw changes, Records Room skeletal proposal from Bertin Engineering and meet with Deborah Flanagan, chair for the Local Historic District Commission to discuss expansion of districts.

9. Adjourn

Lynne moved to adjourn the meeting. Connie seconded the motion. All voted in favor to adjourn. Next Meeting is scheduled for January 17, 2022.

Additional Details on Water and Septic Plans for the Records Room

Drill a well in the front of the building to supply water to the building.

Seek an easement from 11 Main Street to run pipe and 1500 gallon pump chamber for septic to a septic field to be located at 9-1 Main Street. (grinder and injection)