

Historic District Commission  
Town Hall, Room 126  
Meeting Minutes, 9 October 2018

Meeting called to order at 7:30 PM. Attending: David Honn (DH), Anita Rogers (AR), Ron Regan (RR), Fran Arsenault (FA), and Maria Crowley (MC). John Benson (JB) Selectmen Representative and David Shoemaker (DS) absent.

7:30 pm      **Citizen's questions** – none.

7:44            **Minutes for 9/11** delayed for people to review.

7:45            **Project spreadsheet review:** DH – The stairs at 39 School St. don't look up to code; the stairs don't seem to be even and the railing on the porch seems too low. Also the railing has metal balusters that don't meet the HDC requirement of wood and the rest is unpainted pressure treated wood. DH or FA will reach out to Frank Ramsbottom. We got a new application from Anne Forbes for new sign at Jones Tavern, the sign is a duplicate of the existing sign so should be a CNA. MC discovered application 1825 for 127 Main St. wasn't stamped so she was following up with the clerk to see if it was paid and get it stamped. We have a shingle sample board for application 1824 that was already approved, someone will want that back.

7:45            **267 Central St No Application** – Marc Foster over the phone. Marc contracted Bruce Ringwall of Goldsmith, Prest & Ringwall, Inc. to come up with a site plan based on what could be accommodate based on the zoning for the property. AR – based on a site visit the building doesn't appear to be in a condition that requires demolition, so before you invest in plans requiring demolition of the buildings be aware you may not be allowed to remove them. Marc said he understood and this is more of a preliminary plan of what could be fit in the lot. If the building can't be removed the plans will accommodate that. DH asked if the block building behind 578 – 586 Mass Ave and 271 Central St. Marc wasn't planning on including that property in this plan, but would be open to it if it would facilitate the plan for 267 Central St.

8:00            **Letters** – DH has a collections of letters that need to be written.

**53 River St.** – DH attends the committee meeting and they keep forgetting they are in a Historic District. DH wants AR to write a letter inviting them

to come to an HDC meeting to discuss the process and what on the property is in the purview of the HDC – The buildings and the dam.

**Town Assessor** – DH wants a list of properties in the district that are tax-delinquent so that we can review the properties condition and identify properties that may be at risk of being bought by a builder and demolished.

**Violation Letters** – 139 School St. – Let's contact Frank and have him see if the porch meets code before contacting them about the look; 24 Main St. – restaurant fan; 612 Mass Ave. – fence removed without approval; 85 School St. – vinyl fence erected without permission. We should have them come in to discuss a remedy. The fence is about 50 feet long and runs perpendicular to the street. Options include painting, plantings, replacing sections close to the road with wood, remove the whole fence, apply a wood veneer. DH will send a letter.

**Board of Selectman** – We need to send a letter to the BOS by October 29<sup>th</sup> with concerns we have about the 40B projects potential impact of the historic district.

8:35      **Chair Update – 3-27 School St.** The fire department has some antique fire trucks and they would like to use 3 School St. to setup an exhibit. **43-45 School St.** is moving along. **111-113 School St.** - House and Barn has a new owner. DH sent a home owner letter and MACRIS sheet. Town hall flag lighting – DH still needs to come up with something. CPC funds – DH talked with Robert Humell about the grant and it expires in 2019. DH would like to see if we can change the usage from zoning to expanding the districts. DH put an item for next meeting on 10/23 on the agenda.

8:50      **HDC Signs/HDC Newsletter.** – MC has some ideas on visualizing rules and discussed having photos of each house in the district. What about interviews vs. write up on projects in the district. We could contact Susan Logan. What about putting videos on the site? DH – 4 Piper Lane/Save Great Hill has a cool house scroller on their site. FA – Corey York has a stash of signs that probably we weren't allowed to install on state roads. The signs have which district they were in. FA will identify home owners that we may contact to see if they will allow the sign on their property.

9:05      Meeting adjourned.