



**MENDON
HISTORICAL
COMMISSION**

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

Wayne Wagner, Chairman
Jane Lowell
Kathleen Schofield
Ellen Wagner
Tony Willoughby

Present

Meeting Date	February 4, 2014 at 7:00pm
Location	Mendon Town Hall
Status	Approved

Wayne

Wagner,

Ellen Wagner, Kathy Schofield, Tony Willoughby and Jane Lowell

7:06 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:09 Approve Minutes

T. Willoughby made a motion to approve the minutes. E. Wagner seconded the motion. All present voted in favor to approve with amendments.

7:10 Miscoe Springs Hearing

The Demolition Plan paperwork from Sylvan Springs LLC was distributed and reviewed. The Hearing is scheduled for Tuesday February 11, 2014 at 7pm in the upstairs meeting room at the Town Hall. Wayne will open and chair the meeting. Tony Willoughby will oversee items that pertain to the Demolition Delay Bylaw.

The Commission members discussed successful rehabilitation of building structures in surrounding towns. The list included Linwood Mills in Northbridge, The Crown and Eagle Mill in Uxbridge, the Upton Hat Factory and the Tupperware Factory in North Smithfield R.I. The Historic Commission will put together some information about the rehabilitation of those buildings and share that with Bill McHenry from the Community Preservation Committee (CPC).

The commission discussed the need to find builders or investors in properties under similar circumstances in order to achieve successful rehabilitation.

Action Items ⇒ K. Schofield will follow up with the DEP to get information as to the springs actual location and report back to the Historical Commission members.

K. Schofield will speak with Bill McHenry to see if he can attend the Hearing on February 11, 2014

K. Schofield will distribute documents to the Commission on the history of Miscoe Springs.

J. Lowell will bring FHA 203K loan information for the developer. These loans are backed by the federal government and are provided to those homebuyers who wish to rehabilitate and renovate older structures.

7:30 Review Olney Cook Landscape Plan

K. Schofield reported that the bid has been sent to Town Council for review. We should hear back by February 14, 2014. If everything is in order the bid will be ready to go out then. T. Willoughby offered to post the bid information on the towns website. K. Schofield will send the electronic information to him for posting. Lighting for the site will be contracted out to Bill Alexander – Lighting by Design. Bartlett Tree will present an estimate on reduction of the existing cedar tree. The bid will be changed to reflect recommendations for a railing at the ramp by the landscaper. Language will also be changed to reflect the responsibility of the landscaper to follow through and replace any failed plant material for the life of the nursery warranties. The plan is to post the bid no later than March 3, 2014. It is expected to be under contract by April 21, 2014 and installed by June 30, 2014.

Action Items ⇒ K. Schofield to check with Claudia Cataldo on the Historical Commission account balance and report back to Diane Willoughby.

7:45 Update on Community Block Grant

K. Schofield spoke with Peter Sanborn from Community Opportunity Group about the logistics of pursuing a Community Block Grant. He reported most of the initial documentation for the Town of Mendon was completed about ten years ago when the town was awarded a grant to make the town hall handicap accessible. K. Schofield spoke with Anne Mazar about the Community Block Grant. She suggested CPC funds could not be used to pay Community Opportunity Group to apply for the grant on our behalf. She suggested the Town Administrator would be the person who would assist in that type of grant writing. J. Lowell suggested we speak to the Board of Selectmen about pursuing this grant. K. Schofield reported the process is scheduled to begin in the fall and that we would increase our chances by teaming up with Bellingham and Hopedale. These grants are awarded every two years. We would have to identify projects eligible for funding. Older historic homes might be eligible for assistance in cases where the homeowners are low to moderate income. T. Willoughby suggested the old Taft Public Library as a potential project.

7:55 MHC Preservation Award

The Historical Commission decided to submit the application for the Olney Cook Shop for consideration.

Action Item ⇒ J. Lowell will begin the application process.

8:00 Authorize Change of Insurance for the Olney Cook Shop

W. Wagner will forward correspondence from Phillip Warbasse to Diane Willoughby.

8:05 35 Cape Road

Finance Committee Chairman Rich Schofield joined the meeting.

Jane spoke to Gary Smith about 35 Cape Rd. There is an interested buyer talking to Gary. Gary is representing the owner. The buyer wants to develop a commercial building along the frontage of the 8 acres belonging to current owner Douglas Kempton. The owner communicated to Gary that he wants to save the house and barns and sell them separately with two acres. Gary reported there might be someone in town interested in purchasing and preserving the property.

Shirley Smith contacted Jane about the new by law requiring a 200 ft. buffer between commercial and residential properties. The by law is being presented at the STM on February 24, 2014. Shirley is concerned it may jeopardize Myla Thayer's house. She suggested amending the language. After discussion it was agreed the bylaw as worded now is important going forward and that the Historical Commission will ask Gary to speak to the present owner and have him request a variance to protect the house.

8:15 Review Action Item List

Action Items / Adjustments ⇒

- J. Lowell - move forward with Historic District Pamphlet outlining benefits.
- All - coordinate a date with the Town Crier to move forward on an article on Historic Districts that will coincide with Chris Skelley presentation.
- J. Lowell - call Chris Skelley to set up a presentation.
- Jane - Fernandes list completed by August 2013.
- Wayne - send correspondence to Diane Willoughby from Phillip Warbasse on completion of Olney

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- Cook Shop.
- Jane - inventory of town owned monuments for insurance purposes.
- Kathy - continue refining MACRIS Inventory Spreadsheet.
- Kathy - continue Olney Cook Landscaping Bid.
- Kathy - see if scout group can inventory old cemeteries.
- Wayne - talk to David Lowell.
- Wayne - talk to Senator Moore.
- Wayne - investigate cemetery grants.
- Jane, Kathy and Amy - continue researching preservation and Community Block Grants.
- All - Determine process of adding Historic Preservation consultation to the Demolition Delay By Law
- All - Locate new members for the Historical Commission and discuss expanding the Commission with the Board of Selectmen.

8:30 Motion to Adjourn

T. Willoughby made a motion to adjourn the meeting. J. Lowell seconded it. The motion passed unanimously.

