

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 8 August 2017

Meeting called to order at 7:30 PM. Attending: David Honn (DH), and Fran Arsenault (FA), David Shoemaker (DS). Chingsung Chang (CC, Selectmen Representative), Anita Rogers (AR), and Ron Regan (RR) absent.

7:45 pm **Citizen's questions** - none

7:46 Deferred to accept minutes to next meeting.

7:47 Review Project Spreadsheet.

7:48 **Updates** - none

7:49 **502 Main Street** - Davids Honn and Shoemaker visited. Windows are more recent than the home, but still of historical value. The repairs to full functionality would be inexpensive (weatherization would suffice) and could be undertaken by a non-specialist. There is a second older window, and it might be best to have a copy made for authenticity. HDC will supply several potential folks. FA will take lists and make a few phone calls; could also contact North Bennett St School for possibilities.

7:53 **Chair's Update** on 3 through 27 School Street, MBTA monopoles: Letters written to Janet Adachi on the MBTA monopoles. HDC will continue to press the issue. 43 School St: Difficult to find an interested person to renovate.

8:00 **27 School:** Person: Sees that some options are closed due to current owner preferences. Current owner believes current buildings exceeds zoning FAR; grandfathered in if there is no demolition. Neighbors do not like the use of the space use of a parking lot. Lot closer to Main St. is not available. HDC likes the idea of a sizeable building, probably apartments, with parking near the rails (or under the building), and would be supportive of an exception for FAR rules for a design which respects the historical context. CPC funds may be available for the main building if restored (but for any application). HDC might profit from a meeting with town personnel who understand the market for smaller apartments and elderly housing. A swap with the town, with a reconfiguration of the space, is needed, and needs further discussion with the town to find a mutually acceptable solution.

- 8:35 **Selectman's email** - Discussion on preserving existing houses. DH shares note from Janet Adachi, inviting HDC concepts on preserving older buildings also not in Historic Districts. HDC will query Somerville on their approach. Low interest loans could help. A bylaw for minimum maintenance would help. Selectmen should exercise the full authority they have to ensure that 40B projects are well motivated and follow all regulations, in particular when older buildings are at stake.
- 9:00 Meeting adjourned.