

TOWN OF WINCHENDON

Corey Bohan - Chairman
James McCrohan - Vice Chairman
Mary Harrington - Secretary
Lois Abare
Peggy Corbosiero
Y. Gerry Harrington
David Plumber



Office Hours:
Monday - 8:00 a.m. to 6:00 p.m.
Tuesday through Thursday
8:00 a.m. - 5:00 p.m.
Friday - CLOSED
Telephone: (978) 297-3308
Fax: (978) 297-5411

Historic Commission
109 Front Street, Dept. 9
Winchendon, Massachusetts 01475-1758



Organizational Meeting Minutes

Minutes Approved:

5/10/2017

April 12, 2017

4th Floor Meeting Room

109 Front Street

Winchendon, MA 01475

Participants: Gerry Harrington, James McCrohan, Corey Bohan and Lindsay Kuchta

Corey called meeting to order at 6:02 followed by pledge of allegiance.

Minutes from previous meeting February 2, 2017 presented for approval.

Motion to accept minutes McCrohan/ Bohan 3-0 Approved. @ 6:06

It was noted by Corey that there were no members of the public present.

Member Comments

Corey introduced Lindsay Kuchta to the commission as the potential new recording secretary. Lindsay's work can be done due to the 50% budget increase granted to the commission from the Town Manager for the 2018 budget cycle. The annual budget is increased therefore by \$250.00.

With discussion of a usual lull in the summertime it is brought up by Corey that this summer is an exception, especially with Cumberland Farms slated to finish their project by September.

James took a picture of the training field in March, and state that it's flooded and the conditions have only increased.

Cumberland Farms

Corey mentioned there is good progress going on with the Cumberland Farms project; they have obtained all of the necessary property, the garage behind Town Hall, Fairbank's house and barn, Seppie's (AKA Joseph's) and are in the process of removing a substantial amount of asbestos. Corey Wilson has begun the deconstruction of the barn and has taken the weathervane and cupola to his house. There is far more rot in the building than anticipated, but he promises to utilize every bit of scrap that he can. The scraps will be stored until they can be put to use to prevent further rotting.

The extensive asbestos and drainage infrastructure could affect a potential grant, in Corey's opinion. Gerry believes that the asbestos and drainage issues are the buyer's issues not the commission's issue; they own all of the property. "Buyer beware."

Corey noted that the store will close on April 17th, and all of the existing buildings owned by Cumberland's will be demolished. The store will not re-open until the entire project is complete, hopefully by Labor Day.

Announcement

There is going to be a meet and greet Tuesday, May 16th 5:30pm-7:00pm. Senator Gobi, Representative Zlotnik, Town Manager Keith Hickey and his staff will be present. The event will be held at the Winchendon School, and refreshments will be served.

Policies and Procedures

Corey had asked that the members of the commission to come up with some policies and procedures. Boards are beginning to follow suite with what selectmen have done by coming up with particular ways different situations are handled; ie: a letter of support. How can/ should it be done (timeframe, signatures, etc.)? It's important to make sure projects such as the Library don't fall through the cracks repeatedly. With protocols in effect projects can be brought to the table, and discussed at the next meeting, and in the event that it doesn't work according to the protocol it will fall back on the chair. If the attention is brought to the commission and it is supported or is of concern a letter can be drafted and voted on at a meeting. It helps keep thing accounted for. Letters should contain an expiration date. Members were asked to prepare any further ideas on this matter to be presented at the next meeting.

It was also discussed that plans of buildings to be demolished or altered need to be brought before the Historic Commission to determine whether or not it is acceptable. If a building is 50 years old or the age is unknown then the Commission holds responsibility for it.

EDF Grant (Economic Development Grant)

The RHI building on the corner of Central and Railroad Street has been purchased by a developer, partners Michelle Peterson and Elmgrove Companies. Proposed renovations will keep to the historical look of our downtown. The building is slated to have 4 retail stores and 7 apartments. They have agreed to placing a striped awning and potentially period relevant lights, flower boxes, as well as keeping the original crown. Elmgrove is going into negotiations to purchase the lot to park next to the building. They will need a letter of support, but it is important to discuss the parameters the commission would like to have in the letter. It would also be ideal to have at least 3 members sign the letter, as well as have an expiration date. Jay mentioned the Dark Sky Initiative as his only concern to the changes; the initiative states that lights on buildings should not be going upward into the sky adding additional light, but should be blocked at the top.

Motion was made to vote on historically/periodic appropriate changes made to RHI building
Motion to accept McCrohan/Harrington 3-0 Approve. @6:42pm

Next meeting:

Next meeting Wednesday May 10, 2017 at 6:00pm 4th floor conference room Town Hall 109 Front Street

Motion to adjourn meeting McCrohan/Bohan 3-0 Approved 6:53pm

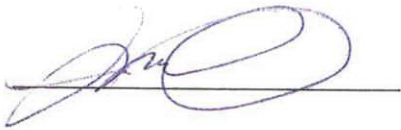
Meeting adjourned at 6:53pm.

Respectfully Submitted,

Lindsay Kuchta

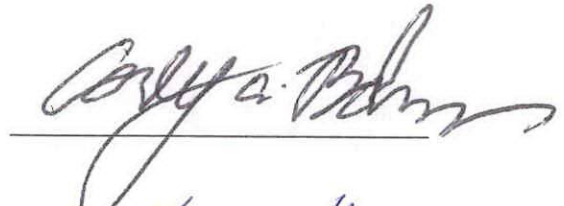
Planning Clerk

Minutes Approved:



David Blossom

Lisa G. Abau



J. Henry Manning

Peggy Ann Corbaccio