

## Historical Commission Meeting Minutes 3/8/21

Location: Town Hall/Hybrid Meeting

Members Present at Town Hall: Peter Johnson, Judy Grecco, Chris Haraden

Members Present via remote: Charlie Minott and Caleb Estabrooks

Others present at Town Hall: Steve Ryerson, Tom Nee, Joe Colangelo

Others present via remote: Kenton Greene

Meeting is first as a hybrid meeting at Hanover Town Hall

Meeting called to order at 7:10 p.m.

**1. Review and approve meeting minutes** from the 2/10/21 as presented. Members had no changes.

Motion by Chris to approve; seconded by Judy. Vote: 5-0

**2. Town Meeting Article 21.** Peter read the text of Article 21 from a draft of the Annual Town Meeting Warrant: "ARTICLE 21. APPROPRIATE FUNDS – SYLVESTER AND SALMOND SCHOOLS RENOVATION AND FEASIBILITY CONSULTATION

To see if the Town will vote, pursuant to Massachusetts General Laws (M.G.L.) Chapter 44B (Community Preservation), and the Hanover General Bylaws, Section 4-19, to appropriate \$275,000 U.S. dollars, from the Town's Community Preservation Fund (CPF) towards, but not limited to, the phased renovation, concept design, architectural, and engineering work of the Sylvester School Building, and concept design and feasibility study for the future use of Salmond School, as directed by a committee to be formed of one (1) Selectmen, the Town Manager or Town Planner, one (1) School Committee Member, School Superintendent, one (1) Historical Commission Member, (1) Planning Board Member, (1) Affordable Housing Trust Member, (1) Citizen at Large, and three (2) CPC Members. Said funds to be expended within the scope approved by the Community Preservation Committee, and for the purposes approved by this Town Meeting, to be expended for the purposes stated herein by the Town Manager, under the direction of the Community Preservation Committee, said funds to be expended within two (2) years unless extended by the Community Preservation Committee, or take any other action relative thereto."

CPC has asked the Commission to formally vote regarding our support of the article. The Commission has expressed the informal opinion that the article is appropriate because it does not preordain a decision for the final project. Selectmen voted 3-0-2 to reissue the RFP based on the earlier proposal to seek private bidders. Selectmen have the authority now to dispose of the building.

Motion by Chris to authorize the chairman to communicate to the CPC that Historical supports the Article 21 as written/as read by Peter at the beginning of the meeting. Seconded by Caleb. Vote: 5-0.

Charlie suggested that Peter also communicate the Commission's concern about the article's wording that includes "phased renovation" followed by a comma, as this would seem to indicate that the funds requested would be used for actual renovations instead of for plans.

**3. Establishing a Local Historic District.** Caleb drafted a letter to the selectmen to request that they establish a study committee. This letter is the first step in the process. Selectmen may need more information on what this would entail. Caleb will put together a presentation with more information for the selectmen to use as a guide when the board is ready to vote on it.

Motion to send the letter to the board of selectmen by Judy, seconded by Chris. Vote: 5-0

**4. Assinippi General Store.** No update

**5. & 6. Partial Demolition – Estabrooks & Partial Demolition, 1049 Broadway.** Caleb is considering doing work on the porch of his home, which is a historic structure. The Commission also received an inquiry regarding 1049 Broadway, where the homeowners are considering expanding the kitchen by removing an ell. There was considerable debate regarding whether Town of Hanover Bylaw 6-26, Preservation of Historic Buildings (demolition delay) extends to what could be considered a partial demolition. The bylaw references demolition of buildings only; members disagreed on whether this ambiguity restricted or allowed the Commission to consider anything less than a complete removal of a building.

After considerable discussion and review of available material, the Commission determined that the process under the bylaw is triggered by an application for a demolition permit, which has not occurred. The next step would be to determine if the building is significant; after informal review, members concurred that there is no evidence that 1049 Broadway is a significant building. Peter will communicate this to the homeowner's representative and request that where possible, original pieces of the decorative porch be incorporated into the new design.

Peter also will ask the town manager to request a legal opinion from town counsel on the bylaw's applicability to partial demolitions. Commissioners will use this information to determine if adjustments are needed to clarify the bylaw at a future town meeting.

**7. Massachusetts Historical Commission Educational Opportunities.** Peter distributed a list of upcoming seminars offered by MHC that may be of interest to members, including sessions on preservation planning and forming Local Historic Districts.

Meeting adjourned at 9:10 p.m.