

HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



The Harvard Historical Commission is chartered "...to preserve and protect the historic assets of Harvard, its buildings, structures, places, sites, and surrounding settings of historical or architectural significance."

Those wishing to record any or all of the meeting must, prior to the meeting's start, alert the chair to such and the chair will announce the fact, in accordance with The Massachusetts Open Meeting Law.

Following are the **minutes** of a public hearing and the regular meeting of the Harvard Historical Commission, at Volunteers Room, in the Town Hall, on **Wednesday, November 6, 2019 at 7 pm**. Submitted by George Triantaris, Secretary.

MEMBERS IN ATTENDANCE:

Pam Marston (Chair)
George Triantaris (Secretary)
Steve Nigzus
Emanuel Lindo
Richard Cabelus

MEMBERS IN ABSENTIA:

David Vannicola (Vice Chair)

AUDIENCE: presenters listed below

TOPICS:

CALL TO ORDER:

7:00 pm

REVIEW/APPROVE MINUTES OF LAST TWO MEETINGS:

The minutes of the Oct 9, 2019 & Oct 30, 2019 meetings were approved as corrected by unanimous vote.

PUBLIC HEARING:

16 Ayer Road, Sandra Femino and Shawn McCollim, new barn door

Public Hearing opened at 7:04

Presentation of application:

Sandra Femino and Shawn McCollim

Presented their application for a new barn door that would both allow light into their barn and be more weather tight. They presented a drawing of the door which includes a new window and hinges. The door would be constructed of pine by Circle B Barn Co. which has constructed many barns in town. The color would match the color of the current door.

Public comments in favor:

No member of the public appeared

Public comments against:

No member of the public appeared

Public Participation closed at 7:08

Commissioners' Deliberation and Vote

The commissioners had little comment on the door, approving the design. The application (including the design as submitted) was approved by unanimous vote.

Public Hearing Closed at 7:12

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NEW APPLICATIONS: None

NEW APPLICATIONS APPROVED: None

ON-GOING APPLICATIONS: None

NEW BUSINESS:

Discuss process for review and update of "Policies and Procedures" and "Design Guidelines"

It was decided that both the Policies and Procedures and the Design Guidelines need to be reviewed and updated. Manny and Pam will take the lead on the Design Guidelines and George and Richard will work on the Policies and Procedures. The goal is for these documents to be simplified and checked to ensure they are compatible with the Harvard Bylaw and the Commonwealth statute and guidelines. By unanimous vote it was decided to hold a public hearing in December to remove the exemptions on page 35 of the Policies and Procedures (under definitions). This provision removed the sidewalk project from HCC jurisdiction. Certain exemptions may be added back to the Policies and Procedures as part of the comprehensive review.

ON-GOING BUSINESS:

1. All boards meeting Sept 18, 2019, report from Pam

Pam reported to other town boards the HHC was working on a demolition delay bylaw which was met with approval.

2. Follow up on sidewalk project application

George reported that the Select Board would like guidance regarding design elements of the Safe Streets sidewalk project. Commissioners expressed the opinion that although HCC should have been consulted as to the overall design earlier in the process, they would be willing to answer specific design questions if asked by the Select Board.

CORRESPONDENCE:

Municipal planning workshop Nov 20, 2019 Pam will register to go

Pam will report back.

Letter from Shields, Shaker Road, regarding development on Shaker Road, (PM)

Shields wrote with concerns about traffic flow near their home due to development however they do not live in the historic district.

REPORTS FROM COMMITTEES AND LIAISONS:

Monument Committee (DV)

CPC (EL) report on meeting

Manny to report back on the outcome of funding for the wall project on Mass Ave.

Cemetery Commission

Demolition Delay Committee: Discuss preparation for presentation for BOS, then ATM

George reported that most towns adopting bylaws are including a 12 or 18 month delay period and that many towns that had initially included shorter delays are lengthening the term. This led to a discussion about the appropriate delay for the draft bylaw for Harvard and the reasons for a shorter or longer term (the original draft proposed a 6 month delay). By a vote of 3 (George, Pam and Richard) to 2 (Steve and Manny) it was decided to include a delay period of 18 months in the Harvard bylaw. George reported that he will meet with the historical society board to inform them of the planned bylaw and enlist their support. Pam and others will think of ways (including a piece in the paper) to promote the bylaw before it goes to a town vote. George and Pam to work on a presentation to the Select Board. Demolition by neglect was also discussed. George reported that some towns have placed a demolition delay on a property only to have it be condemned because owners

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intentionally allow it to deteriorate. Some towns have included a provision to address the issue of demolition by neglect which places a duty on the property owner to maintain the building in a condition that prevents its deterioration. There was a question as to whether Harvard already addresses this issue through its building code. Steve is to check into this.

PUBLIC COMMENTARY: None

EXECUTIVE SESSION: None

SET DATE FOR NEXT MEETING: December 4, 2019

MEETING ADJOURNED:

8:21 pm

DOCUMENTS:

Application ~ 16 Ayer Road

HHC Policies and Procedures (version 3, 2015) and Design Guidelines (version 2a, 2015)

Letter from Shields