

Present: Robert C. (Terry) Vose III, Chair, R.Tag Carpenter, Vice-Chair, David Amory, Mark Barry, Molly Curtin, Arthur Evans and Nicole Walters.

*Note: the numbering below is chronological and may not correspond to agenda item numbering*

Chairman Vose called the meeting to order at 7:06 PM.

**1. Open Forum.** No discussion.

**2. Minutes.** Minutes of the May 17, 2017 meeting were unanimously approved.

**3. Pending Demolition Applications**

a. *93 Abrams Hill, ca. 1879-1890, Total Demolition. Demolition delay put in effect March 15, 2017; expires September 12, 2017.*

Owners are reported to have asked about the names of home movers, but there has been no direct contact with them by the Commission.

**4. New Demolition Applications**

a. *25 Linden Lane. Addition.* Owners intend to add a wrap around porch only. Work was deemed to be not significant and did not require a Demolition Delay Application. Building permit allowed.

b. *6 Powder Point Avenue. Nathaniel Shaw Snow House, ca. 1810.* Owners seek to demolish shed at rear of house and replace it with a family room on approximately the same footing. Shed is an iconic, unique structure that appears to be old, but Town records indicate it was added in 1964. Approx. fifteen neighbors attended and spoke on behalf of preserving the structure; a concern was also expressed that the shed was not more than 25% of the total square footage of the house, and voting on it might not be consistent with past actions of the Commission. Based on input from the public it was agreed the structure meets one or more criteria of the bylaw, and a public hearing should be held. The next available date for this would be June 28, and a special DHC meeting was scheduled for that date.

**5. At Risk Historic Structures**

a. *88 Surplus Street, ca.1832. Gershom B. Weston- Hannah Bradford House (DUX 399).* House has not yet been sold and remains on the market.

b. *232 Surplus Street, ca. 1736, Ebenezer Wormall House (DUX 23).* Project to build three new homes on this property is to be presented to the Planning Board, and will

include a preservation restriction on the historic home. The developer is said to be sympathetic to the nature of this historic structure, and intends to preserve the house and barn.

c. *31 Crescent Street, ca. 1940. Complete Demolition.* Demolition Application not yet received. See minutes of meeting 1/4/2017.

d. *62 Cove Street.* It was not known if this property has been sold The application for the Cove Street District to be listed on the National Register of Historic Places is to be submitted in 1-2 months.

6. **CPC Update.** Noted that 90% of the glass in the windows of the Bradford House are original.
7. **Local Historic District Update.** The fee structure for applications to the LHD is to be reviewed by the Fiscal Advisory Committee at its meeting June 19, 2017.
8. **Battelle Property.** Rumors abound, but there are no new concrete developments to report about the fate of this property.
9. **Revised Demolition Delay Bylaw.** Brief discussion about the need to begin work on this and the nature of the revision. There was general agreement the document needs to be simplified in one or more of the following ways:
  - Start over using the existing bylaw as a base;
  - Rely more on the MHC Model bylaw as a guide;
  - ⊖ Focus on specific items only, such as extending the demolition delay from 6 to 12 months.The matter is to be discussed in more detail at the next meeting.
10. **Adjournment.** Unanimously agreed to adjourn at 8:45PM.

#### **New Items Received.**

1. Historic Structure Demolition Application dated May 24, 2017 for 25 Linden Lane.
2. Historic Structure Demolition Application dated May 30, 2017 for 6 Powder Point Avenue.

*Minutes prepared and submitted by Arthur B. Evans, Clerk*