

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

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

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

1. **Open Forum.** Town historian Tony Kelso has purchased a house on Marshall St. that he will offer for rent. Mr. Vose told the story of two paintings given to Mr. Kelso by the Boltzes of Marshall St. that have been placed in the Pilgrim Hall Museum.
2. **Minutes.** A number of typos were noted in the draft of the minutes of the December 6 meeting. The corrected minutes were approved by a 6-0 vote.
3. **Demolition Delays in Effect.**
  - a. *6 Powder Point Ave. Expires Jan. 26, 2018.* Nothing new to report. The shed is expected to be demolished in January.
4. **New Historic Demolition Applications**
  - a. *88 Surplus Street, The Weston-Bradford House, ca. 1832. Partial demolition/renovation.* New owners propose to downsize this structure by removing the addition at the rear of the original house and replacing it with a smaller addition. The exterior facade of the original house facing Surplus Street will be kept, but the interior updated. It was moved and seconded that although the structure meets more than one criteria of the demolition delay bylaw, the proposed renovations are restorative in nature and will preserve its historic appearance; the bylaw should not apply and a building permit allowed. Passed by a 6-0 vote.
5. **Results of Planning Board Workshop/Revisions to Demolition Delay Bylaw.** The PB was generally supportive of the proposed article for the Warrant that extends the demolition delay period from six to twelve months, but not the proposed article regarding the nontransferability of a permit. The PB recognized the need to place time limits on demolition delay applications, but also thought transferring applications from one owner to another could and should be allowed. Commissioners disagreed. The wording of the proposed article that had been approved at the Dec. 6 DHC was revised as follows:

"A ~~decision~~ **determination** by the Commission is made in relation to the party filing the application only, is nontransferable, and expires ~~two years~~ **twenty-four months** from the date of the ~~decision.~~ **determination**. If demolition has not occurred prior to the expiration

~~date of the decision, a new application for a demolition permit must be filed." prior to any subsequent demolition."~~

This will be submitted to the Planning Board for its public hearing on the proposed article scheduled for Jan. 23, 2018

6. **CPC Update.** One proposed land purchase was not approved; no other changes were made to the eleven CPC articles proposed for the 2018 Town Warrant.
7. **Local Historic District Update.** The nine applications for Local Historic Districts that were indefinitely postponed at the 2017 Town meeting will be on the Warrant for the 2018 Town meeting.
8. **Adjournment.** Moved and seconded to adjourn the meeting at 8:59PM. Passed 6-0.

**New Materials Received:**

1. Complete Historic Structure Demolition Application packet for 88 Surplus St.

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