

Present: Robert C. (Terry) Vose, Chair, R.Tag Carpenter, Vice-Chair, Michael Cole, Arthur Evans, Sheila Lynch-Benttinen and Nicole Walters. Mark Barry was absent.

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

Chairman Vose called the meeting to order at 7:02 PM.

- 1. Open Forum.** No discussion.
- 2. New Commission Member.** The Chair welcomed Michael J. Cole as a new member of the Commission, bringing the total to a full allowance of seven commissioners.
- 3. Minutes.** Minutes of the September 5 meeting were unanimously approved.
- 4. Pending Demolition Application.** *286 Marshall Street, Standish House Hotel South Wing, ca. 1872.*

A public hearing on the application to demolish this structure was held September 5. After some discussion a motion was made and seconded to impose a six month delay on the application, noting the building was a regulated structure that met one or more criteria of Bylaw #609, would be in the public interest, would not adversely harm the applicants, who have yet to select an architect for the project, and would allow time for applicants and the Commission to consider alternatives to total demolition. The motion passed by a 3-2 vote, with one abstention.

4. New Building and Demolition Applications

- a. *420 Washington Street. Ebenezer Taylor House, DUX 738, ca. 1835, partial demolition/addition.* Co-owners Jen and Jon MacQuarrie were present to report a change in this application. Rather than renovate the structure with co-owners Eric and Megan Greenstein, the Greenstein's share will be bought out and the property sold to Ms. MacQuarrie's father and stepmother. The plan to restore the original cape and demolish the extension to it, built ca. late 19th century, replacing it with a new addition remains, but the scale of the proposed renovation will be reduced, and the design of the new addition simplified. Although this is a regulated structure, commissioners applauded the restoration of the original cape and the preservationist nature of the proposed renovations. A motion that a demolition delay should not be imposed passed 6-0.
- b. *745 Franklin Street, ca. 1935, total demolition.* Moved and seconded this structure does not meet the criteria of a regulated structure in Bylaw #609 and demolition should be allowed. Passed 6-0.

- c. *145 Loring Street, total demolition.* Application received September 18; walkaround tentatively scheduled for Sept. 26; discussion to follow at the Oct. 3 meeting.
5. **FY 2018 Annual Report.** A draft prepared by Mr. Barry was circulated among commissioners. No revisions were noted, and Mr. Vose thanked Mr. Barry in his absence for preparing a thorough and accurate report. This will be passed along to the proper authorities for inclusion in the 2018 annual report of the Town.
6. **Revisions to Bylaw #609.** Brian Glennon of the Planning Board is reported to be preparing an amendment to the bylaw that will be the subject of workshops this fall. A draft of the amendment is due at the end of September; the PB agenda for Sept. 26 includes “Zoning Revisions” that may include this item.
7. **CPC Update.** Nothing new reported.
7. **Local Historic District Update.** No specifics were reported, but Mr. Vose, LHDC liaison, said at least five houses will be put forward at the 2019 Town meeting for inclusion in a local historic district.
8. **Motion to Adjourn.** Made and seconded at 8:12 PM; approved 6-0. Next meeting is October 3, 2018.

New Materials Received:

1. Undated demolition plan for 420 Washington Street.

Minutes prepared and submitted by Arthur B. Evans, Clerk