

Members Present: P. Halpern (PH) S. Wagner (SW), M. Burnett (MB), K. Scadden (KS), J. Thompson (JT)  
Staff Present: C.Zale (CZ)

Location: online

Attendees: David Fixler

See attached Demolition Delay Review Summary on Page 3-4

SW called meeting to order @ 7:02pm and read an open meeting law disclaimer from the Governor regarding open meetings.

**Agenda Item:**

**1. Public Comments:** JT commented that the May 21<sup>st</sup> Town Celebration was well done and gave kudos to everyone involved.

**2. Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summary on Page 2 - 5:**

- A. 109 Highland Street            Public Hearing: Continued to 6/28/22
- B. 34 Chestnut Street            Initial Determination; Initial Determination Continued to 6/28/22
- C. 68 Summer Street            Initial Determination; Found Significant. Public Hearing 6/28/22

**3. Other HC Business:**

- A. 669 Boston Post Rd Update            PH stated that at Town Meeting, voters agreed to purchase a preservation restriction on this property. The complication has been getting in touch with the owners of the property to move forward with the project. JT will attempt to get ahold of the owner.
  
- B. George Washington Memorial Highway Plaque- Update            PH provided an update from Janos Stone. Replacing the plaque will require more work and money than anticipated. The stone that exists at the site now is very worn and has sunk down and would not fit a replacement plaque. Janos recommended sourcing a new stone and carving a new recess for the plaque. He could cast a new bronze plaque, using the extant one in Wayland as a model, and change the wording for the Weston location. Because of recent material and labor cost escalation, the quote for the new plaque (not including stone replacement) is approx. \$8,500. JT suggested tabling the project for now until costs come down and speak to DPW regarding the rock.
  
- C. Other signs  
  - a: Burgoyne Elm Sign            PH discussed adding to the Burgoyne Elm Sign to say something like "The Burgoyne Elm was taken by Dutch elm disease in the 1960s. In 2022 a disease resistant Elm tree was planted here". PH would be happy to work on this with Ford Curran's help. JT made a motion to allow the chairs to move forward with a sign update with a budget of up to \$1,000. MB seconded, all in favor.
  
  - b: Norumbega Tower            A resident from Newton had contacted CZ regarding the way the Norumbega Tower was marked. PH discussed gave a brief overview of the Tower and how it came to be and its inaccurate history. PH discussed updating the sign

and linking to accurate information written by the Weston Historical Society through a QR code similar to the sign done at the Merriam Barn. JT volunteered to work on a proposal. PH noted the land belongs to DCR.

c: Melone House

PH reported that years ago the Conservation Commission had asked the HC if the HC wanted one of their posts for a sign. PH discussed Cindy Bates who is writing a book about Melone House and had some ideas for what the HC could do. PH wanted to know if there was interest in pursuing a sign or QR code for the house. The Commission is interested in pursuing a sign.

D. Conditions

Assessment of South Burying Ground- CPC Proposal

SW gave an update that the CPC will be accepting applications for an accelerated Town Meeting in late September that will have a relatively short application process. The idea was for the HC to get a request in for a conditions assessment of South Burying Ground. SW will put the request together. JT made a motion to authorize SW to move forward in submitting an application, KS seconded. All in favor.

E. JST Update

PH said next month Adrinne Giske will have an update.

F. Modern Survey Grant Update

PH gave an update on a meeting between MHC and all grant recipients to discuss what is necessary to undertake the survey. The earliest we would have someone on board for the Survey work would be September. PH commented that, interestingly, the source of the funding is from potential mitigation for gas and oil drilling in the ocean. SW noted that procurement has gotten tougher and therefore we really need to go with the lowest bidder. PH said the Town procurement officer will work to make sure there are certain requirements so that the lowest bidder is qualified.

G. Kendal Common Study Committee Update

KS shared that she and Alicia Primer are co-chairs of the committee and that the committee has taken site walks of the neighborhood with Jenn Doherty of MHC. KS said the next step was to get an RFP out and to review RFPs from other communities. David Fixler discussed that he would be spearheading the creation of the RFP.

5. **Treasurer’s Report:**

JT gave an update that there is \$4,314 remaining in the general fund. The HC has agreed to donate \$10,000 from the funds received from Skinner Auctioneers for the sale of artifacts several years ago to support the Historical Society’s exhibit at the JST. SW asked if some of the exhibit funding could be paid for out of the HC’s general account. Commission discussed if this would be a possible and that CZ would confirm with the finance department. KS made a motion to approve using \$3,500 from the general account to put towards the exhibit. MB seconded, all in favor. JT made motion to approve \$10,000 invoice in support of the Historical Society’s JST exhibit. KS seconded, all in favor.

6. **Administrative approval:**  
and roof

Administrative approval issued for **98 Ox bow Road** for sill replacement work which was all in keeping with the original house.

7. **Approval of minutes:** N/A

8. **Calendar** June 28<sup>th</sup>, 2022, July 26<sup>th</sup>, 2022

9. Adjournment: Meeting adjourned 8:27 pm.

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
<a href="#">109 Highland Ave</a> MHC Form B MHC Form A (Love Lane Historic Area)	Public Hearing	N/A	2 story, approx. 1757	Replace 18 windows	Previously found significant. Continued to 6/28/2022 hearing.  <b>Discussion:</b> SW gave overview of the property and proposal that has been continued for several meetings. No new information has been received from the applicant and no communication has been received. SW suggested continuing this to the next hearing and in the meantime trying to connect with the applicant.  <b>Disposition:</b> JT made motion to continue hearing to 6/28/2022, PH second. All in favor.
B. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
<a href="#">34 Chestnut Street</a> MHC Form A (Chestnut St Historic Area)	Initial Determination	Jay Lavoie: OR	1932, 2 -story. Minimal Traditional/ Camp	Total Demo of house, sheds, garage	Initial Determination Continued to 6/28/2022  <b>Discussion:</b> SW provided brief overview of the property and discussed the Chestnut Street Historic Area MACRIS form.  The house is a multifamily built in 1931 by Oliver Patriquin, an Irish blacksmith. It's been described as minimal traditional and has been heavily modified from its original form.  The Commission reviewed photos submitted of the property. JT said the house is set very far back from the street. KS questioned if any original images of the house exist. The Commission discussed what portions of the house were original. Jay Lavoie stated that this house was at the very end of the shared driveway/ right of way and abuts Regis College.  Commission felt that they could not make a determination based just off the photos. SW suggested the Commission conduct a site visit to prior to determining significance.  <b>Disposition:</b> JT made motion to continue the Initial Determination and to schedule a site visit prior to the 6/28/2022 meeting. KS seconded, All in favor.
C. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
<a href="#">68 Summer Street</a> MHC Form B	Initial Determination	Joe Fournier; Ar	1925, 1 ½ story. Craftsman Bungalow	Application for addition at rear	Found Significant. Public Hearing 6/28/2022  <b>Discussion:</b> SW read the application and MACRIS form for the property. The house is in excellent condition and represents a style not often seen in Weston. The Commission noted its contribution to the scenic road and unanimously voted that the house is significant.  Joe Fournier presented plans to the Commission. This project will also be scheduled for review by the ZBA due to the narrowness of the lot. The application proposes to block

		<p>two rear-facing windows of the original structure, as well as to remove the existing rubble bulkhead entry. Additionally, there is a proposed two-story addition in the rear that would connect the detached garage and a 1963 rear addition. The materials, roof slopes, and detailing of the addition is intended to match that of the existing house. The new windows in the addition that are visible from the street will be similar in style to the original windows.</p> <p>PH questioned the dimension of the rake and overhangs on the roof and whether or not they will be maintaining them. KS asked about replacing the front windows to match the rest of the house. The Commission discussed the windows on the house and potential replacement styles and the proposed materials. The windows will be Renewal by Anderson and the shingles will match the existing. The Commission reviewed drawings by JFF Design dated 5/19/2022. Joe Fournier also discussed that the existing garage door will be replaced.</p> <p>The Commission requested information on the window and door casings, the replacement garage door, and door details.</p>
		<p><b>Disposition:</b> KS made motion to find the house significant due to its style and contribution to the character of the street. MB seconded, all in favor. JT made a motion to bring the project to a public hearing on 6/28/22. KS seconded, all in favor.</p>
<p><b>Abbreviations</b></p>		<p>O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor</p>