

Weston Historical Commission
18 June 2019

Members Present: Henry Stone (HS), Steven Wagner (SW), Kathryn Scadden (KS), Phyllis Halpern (PH), Alicia Primer (AP), Al Aydelott (AA), Alan Fobes (AF)

Others Present: David Calhoun, Adrienne Giske, Mark Romanowicz, Lars Unnjem

Meeting Called to Order: 7:05 pm

Public Comment:

Adrienne Giske reported that the JST application has been submitted to the MAAB with the support of Mass. Historic and Historic New England. There is also tentative support from the Mass. Independent Living Group. The Weston Board of Health is happy with the proposed septic. Construction documents are being prepared and will be bid in September. The wetland behind the JST has been determined to be an isolated wetland with no outflow. Structural and window issues have been resolved. The architects would like to present final design documents to the Commission next month.

David Calhoun attended the meeting to see if the commission has signed its approval of the Memo of Agreement for the documentation and demolition of the Sibley House (104 BPR). He was informed that the Commission has taken the Memo under advisement and has forwarded the document to Town Council for review.

751-761 Boston Post Road

Mark Romanowicz and Lars Unnjem (Mill Creek Residential) presented the current proposed plan for the development of the property. The amenity area and building has been moved to a central area between the larger new buildings and the large buildings reduced to 2 story on the south and 4 story on the north side. Developers have proposed donating the existing barn superstructure to Land's Sake but have not yet had an answer from Land's Sake. Development will attempt to lower the grade of the proposed new housing so as to minimize its visual impact. The site entrance will have one inbound lane and right turn and left turn exit lanes. The existing Greek revival house is to be retained and used as a leasing office. Developers plan to move the Farnsworth House and the Eleanor Raymond West Wing to BPR west of the Greek revival. AA encouraged linking the Farnsworth House and the West Wing similar to the current arrangement. The Commission requested the developers save the barn if possible. The barn is a two story bank barn. Saving the lower levels would require significant additional structural and foundation work which is partly why developers have offered the superstructure to Land's Sake.

The WHC intends to ask for specific details in the existing building interiors to be retained; lists will be created as a condition of ZBA approval. The WHC also wants the entire site documented possibly with laser scans of the existing buildings. The Commission would like to protect some of the existing buildings. Developers think that is possible. The developer has hired an archeological consultant to review the site and is awaiting the consultant's report. Soil testing has not found any reportable concerns on the site. Small raised garden beds are being considered for resident use. The WHC will request the developer submit multiple cross sections through the site. The Commission would like to see the sewage treatment building moved away from the historic buildings.

There is a site walk with the ZBA scheduled for 7/2/19 at 7:30am.

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Demo Delay Processing:

Members expressed concern that the WHC bylaw is not clear about the Commission's authority to review alterations to existing post 1945 additions which have been added to pre 1945 structures.

It is thought that the first task to prevent a contested ruling is to get our cultural Inventory list completed and up to date. Pam Fox is working on some of the missing properties. The Commission needs to get a consultant to complete the remainder of the inventory. Cost may run \$25,000- \$30,000.

PH suggested that it might help to have a Preservation Plan created. That is a comprehensive preservation document. The Commission would like to see an example. It is hoped that a Preservation Plan might provide some protection for modernist houses which do not fall under WHC review.

AA moved to adjourn.All voted in favor.

Minutes Submitted by Alan Fobes