

Members Present: P. Halpern (PH), A. Aydelott (AA), A. Fobes (AF), H. Stone (HS), Kathy Scadden (KS)

Others Present: Adrienne Giske (AG), Paul Penfield, Neil Levitt

Attendees: See attached Demolition Delay Review Summary on Page 3

PH called the meeting to order at 7:00

Agenda Item:

1. Public Comments: NONE.

2. Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summary on Page 3:

- A. 183 Ridgeway Road Initial determination: Significant. Hearing scheduled Sept. 9.
- B. 72 Chestnut St Building inspector asked commission to review previously reviewed property. Commission thought there was not sufficient information. Continued to Sept. 9.

3. Preservation Restriction Updates

- A. 55 Coburn Road: A tree limb fell and damaged the balustrade, flooring and a shutter on the piazza. Repair does not need to follow PR replacement requirements. A simple repair in kind was voted to be sufficient.
- B. 261 Merriam Street: The Commission received a formal appraisal of \$325,000 for a PR value, based on no allowed additional living space. The Commission does not feel that this number on the property as it exists properly reflects the likely possibility that the adjoining property will become a 40B development. Commission feels the value is too high. Also, the Commission needs to consider how important historically the property is to the town. It is considered to be a good builder Queen Ann on a large lot. A PR with the possibility of some additional square footage might be a way of making the property more valuable. The commission voted to support a preservation deed restriction contingent on determining a mutually acceptable dollar value with the owners.

4. Project Updates

- A. Case House: HS reported that construction is proceeding and contractor is starting exterior finishes. Interior finishes will start soon. Town may pull finishing of the 8 sided room from the project. Landscaping is expected to be complete this year with some planting in the spring. First building occupants may move in around the first of the year with remainder at spring break.
- B. Josiah Smith Tavern: AG, chair of the Friends of Josiah Smith Tavern (FoT), reported that they are now reviewing the 90% set. The MAAB hearing is scheduled for Sept. Proposed work has been passed by Con Com and the Planning Board. AG requested a support letter from the WHC for submission with the CPC application. The Weston Media Center is preparing a public service announcement about the proposed work.
- C. Old Library: The brass chain supporting the chandelier, while sufficiently strong, is thought to be visually undersized. The new front porch granite surface was discussed extensively. Proper shop drawings of the new stone dimensions have been provided. Architect and contractor have suggested a leveling bed be installed on the existing before placing setting bed and new granite. The WHC wants the setting bed and granite placed directly on the existing. AA will attend the PBC meeting on 8/21 to try to resolve the installation.
- D. Cemetery restoration: No update
- E. Rand House: PH & SW had an informal discussion with Chris Huston. The WHC needs to make a presentation to the BOS and to discuss with them how they want to proceed with PR's appraisals for Rand and the other two buildings.

5. Other Business

- A. Digitizing town reports: There is a statewide project to digitize annual town reports. Done and paid for by the state. Town manager would like the WHC to carry that project forward. Are the reports to be on a state website, town website or both and who puts the reports on the websites? Printed town reports still in the JST should be kept for use on this project. Commission would like to assign coordination of the project to the new WHC staff person.
- B. Treasurers report: The commission received a bill from Pam Fox of \$4,623.62 for preparation of 56 forms for listing on the state MACRIS database. That's a cost of about \$81/form. That bill was forwarded to the town manager and will be paid by the Selectmen.
- C. Administrative approvals: 14 Maple road - Approved a window change & replacement on the rear.
106 Love lane - Approved a change to the breezeway roof and a change to a dormer both on the rear of the house. This is a follow-up to a recent Partial Demo Application.
- D. Historic marker app: None received
- E. Rail trail: Rail trail committee is working toward a formal opening on Oct. 19th The WHC is a sponsor for the trail opening.

- 6. **Approval of minutes** AA moved to approve the 7/17/19 minutes / HS seconded Vote: Unanimous
HS moved to approve the 7/18/19 minutes / KS seconded Vote: Unanimous

7. **Calendar** Next meetings: September 9 & October 7.

8. **Adjournment:** AA moved to adjourn / HS seconded Vote: Unanimous
Meeting adjourned 9:18.

Respectfully submitted: Alan Fobes

Demolition Delay Review Summary:

A .	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	183 Ridgeway Road MHC Form B.	Initial determination	Jonathan Uhrig: O Gus Grassi: Ar	2 story 1940 Colonial Revival home with brick gable ends and several additions	Total demolition & reconstruction on exist fndn	Found Significant
	<p>Discussion: House is located in the Chiltern 100's Historic Area. Following the finding, the owner agreed to discuss the proposed changes. Owners like the house and want to recreate it but with some changes. They want to add one foot in height to the first floor spaces, add a wheelchair lift and provide a larger library addition and guest bedroom. Proposed new house would have double glazed SDL windows. The commission will schedule a site walk.</p>					
	<p>Disposition: Found Significant. HS moved / AA Seconded Vote: Unanimous <i>Will be brought to a public hearing</i></p>					
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Abbreviations		O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney				