



Town of Sudbury

Historical Commission

historical@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/historicalcommission

MINUTES

AUGUST 25, 2020

VIRTUAL MEETING

Present: Chair Chris Hagger, Vice-Chair Diana Warren, Diana Cebra, Jan Costa, Taryn Trexler, Marjorie Katz, Fred Bautze (joined the meeting at approximately 7:25 PM) and Steve Greene (joined the meeting at approximately 8:00 PM)

Others Present: Beth Perry, Planning and Community Development Administrator, Adam Duchesneau, Director Planning and Community Development,

Mr. Hagger opened the meeting at 7:00 PM

• 79 Nobscot Road under the Demolition Delay Bylaw

Present: Dr. Jaye Hefner, Owner of 79 Nobscot Road; Hilary Crowley, Realtor

Mr. Hagger stated that the discussion regarding 79 Nobscot Road under Section 4 (7) of the Demolition Delay Bylaw entailed - a discussion of alternatives to demolition including but not limited to incorporation of the building into future development of the site, adaptive re-use of the building or structure, seeking a new owner willing to purchase and preserve, restore or rehabilitated the building or parts thereof, or moving the building. At the last Historical Commission meeting, the commissioners discussed several of these items and focused on seeking a new owner for the building willing to purchase, preserve or restore the home.

Ms. Crowley noted that potential buyers willing to undertake a full restoration are not coming forward and the site has had many showings.

Mr. Hagger stated that the Commission had offered at the last meeting that if the owner had an interest – the Commission would be willing to talk with a prospective buyer interested in restoration. Mr. Hagger stated that the Commission has compiled a significant amount of materials regarding the historical significance and background of the property (age, ownership) and that the information is free and the owner is welcome to use any of that information in the marketing of the property.

Mr. Hagger confirmed that the Commission remained open to continued discussion with the owner during this period of Step 7 of the Demolition Delay Bylaw over the next months. Dr. Hefner maintained that the status of the property remains the same. She mentioned the restoration of a historical home in Newton which collapsed shortly after restoration began.

Ms. Warren cited Section 4 (8) concerning securing the building during the 6 month delay. Dr. Hefner stated the Building Inspector told her that as long as the door has a lock on it – the building is secure and also commented past trespassing activity on the adjacent Boy Scout property and claimed the liability aspect for her and the Town.

• 316 Goodmans Hill Road under the Demolition Delay Bylaw

Present: Pamela Skewes-Cox, Owner; Tom Huth, Architect; Paul Bannon, Contractor

Mr. Hagger noted that the building permit application was just received from the Building Inspector and a Historical Commission site inspection would be scheduled shortly in order to assess historical significance. He noted that the Historical Commission had surveyed the property in 1996 and the property is listed on MACRIS.

The Commission agreed to conduct the survey on September 10, 2020 at 10 AM. Mr. Hagger explained that the Commission would be able to vote on Step 3 of the demolition bylaw at the next Commission meeting on September 22. He noted that the owner would have 60 days to present a proposed plan for the site, in preparation of a public hearing.

Ms. Warren suggested that the owner might be interested in reviewing the 2018 meeting minutes regarding the Concord Road partial demo/addition project to become familiar with the bylaw process. She stressed that the Commission is looking forward to working with Ms. Skewes-Cox and her team.

• Eversource – Transmission Line Project

Ms. Warren confirmed that Planning Director Adam Duchesneau received an email from VHB, the consultant for Eversource. She explained that VHB responded to the Historical Commission letter of 6/17/20, but did not address/mention the subsequent Commission letter dated 7/23/20. Hard copies of the documents referenced in the VHB email have been requested. She indicated that it would be appropriate to send another letter to Eversource and re-address the Commission's requests, including the scheduling of a site visit as per Attorney Pucci's advice to follow up on requests for information. .

Ms. Warren referred to the 8/25/20 draft that she suggested mailing to Eversource; as well as a draft memorandum to the Conservation Commission and Planning Board. Ms. Warren detailed that in consideration of timing it was important that the Commission be sent hard copies of the e-mail submitted to Mr. Duchesneau and be granted permission to perform a site walk (which other Town boards have done) and review the bridges and related features within the proposed site of Eversource construction.

In that draft letter dated 8/25/20 forwarded to Ms. Denise Bartone, of Eversource; RE: Sudbury-Hudson Transmission Reliability Project: Sudbury, Marlborough, Stow and Hudson #RC.62384, EEA #15703, Ms. Warren wrote: "Request site visit to the Central Mass Railroad corridor along the route of the transmission line project in Sudbury to include Hip Brook Bridges #128 (SUD.900) and #127 (SUD.901) the B&M Section Tool House (SUD.282) and railroad features along the entire ROW in Sudbury."

Ms. Katz provided edits to the 8/25/20 draft letter. The Commission agreed with such edits.

Ms. Warren provided detail regarding the 7/25/20 Memorandum to the Sudbury Conservation Commission and the Planning Board, RE: Eversource Sudbury-Hudson Transmission Reliability and DCR Mass Central Rail Trail Projects.

Ms. Warren noted at the last Conservation Commission (ConCom) meeting, the peer review consultant presented reports/comments/suggestions regarding the Order of Conditions for DCR and Eversource (separately). She explained the Con Com discussed the condition of the numerous historical culverts within the subject area and their restoration/rehabilitation. Ms. Warren suggested that the Historical Commission support the restoration of the culverts.

Ms. Warren stated that her concern was that the Historical Commission's review would not be considered/completed before the Planning Board and ConCom issue their Orders of Condition/Permits.

Mr. Hagger asked Ms. Warren why she thought the culverts should be preserved. Ms. Warren stated that the culverts were part of the features of the historical Mass Central Railroad corridor and have been identified and listed as historical features in several Surveys conducted by Eversource's cultural resource consultant CHG. She also responded that ConCom had expressed support for renovation of the culverts.

Ms. Trexler recommended that the Memorandum include the history and 1881 origin of the culverts. Mr. Hagger provided language edit. Ms. Warren agreed with edits suggested. Ms. Katz inquired about the ultimate message of the Memorandum. Ms. Warren responded the intent of the Commission Memorandum was to support ConCom's view that the mentioned culverts be restored rather than left in a state of disrepair which also correlates with the Commission's perspective.

Mr. Hagger suggested and it was agreed that Ms. Warren and Ms. Katz work on the final wording of the Memorandum.

• Community Preservation Committee Accepting Proposals

Mr. Hagger announced that the CPC is now accepting proposals for projects, which have to be submitted by Friday, October 9, 2020. He asked if the Commission wanted to coordinate with the ConCom regarding funding for Carding Mill and request an aspect regarding the dam which benefits the Mill.

Ms. Cebra agreed with Mr. Hagger's proposal regarding Mill/dam restoration and ready the site for public use/visibility. Mr. Hagger confirmed that he would contact ConCom and provide information to the Commission at the next meeting.

Ms. Warren stated she had in the past suggested that the Commission hold a special meeting to analyze the overall picture about the state of historic preservation in Sudbury instead of focusing on being reactive as we deal with historical properties that may be demolished.

Ms. Warren stated that part of that big picture is to create a Historic Preservation Plan for the town. She mentioned that the about to be finished new Town Master Plan will recommend a Historic Preservation Plan as an action item. She offered if assisted by another HC member to draft a CPC application for funding for a Historic Preservation Plan for the Commission to review at the next meeting.

Mr. Hagger asked if multiple applications could be submitted to CPC. Mr. Duchesneau confirmed that multiple applications could be submitted.

Ms. Costa inquired about the proposed Master Plan Action items and how that applies to a Historical Preservation Plan. Mr. Duchesneau responded that would be hard to say because the Master Plan has not yet been finalized and recommendations presented in the Master Plan were not necessarily immediate considerations, though there was no issue with applying to CPC for granting/funding. Related discussion took place.

Ms. Trexler suggested that the Commission reach out to the Planning Board as well as the Historic Districts Commission to co-sponsor the Historic Preservation Plan application.

Ms. Trexler mention supporting a CPC application to restore the state metal historical markers.

Mr. Hagger stated that this item would be on the next meeting agenda as well.

• Approval of August 4th, 2020 meeting minutes

The Commission agreed to review the August 4, 2020 minutes at the next meeting.

• Current FY Commission Budget

Ms. Costa stated that she made request for financial documents and when the Accounting Department gets that information to her, she would share that information with the Commission. Related discussion ensued.

• Sudbury Historical Society Request

Present: Rachel Robinson, Executive Director of the Sudbury Historical Society

Ms. Robinson explained that the Sudbury Historical Society is in the process of adding a Florence Hosmer painting to the museum at the Loring Parsonage. She referred to the Agreement drafted by Town Counsel between the Town of Sudbury/Town Manager Hayes and photographer/contractor to prepare/photograph the Hosmer self-portrait/ painting for inclusion in the “History of Sudbury” exhibit.

Mr. Hagger suggested that the contractor name be included, Rachel Robinson.

Mr. Bautze recommended the Commission set a schedule to provide Ms. Robinson with access to the Hosmer House. The Board discussed the proposed protocol for access to the Hosmer House.

Edits to the Agreement were drafted by the Commissioners.

Ms. Katz motioned to allow the Sudbury Historical Society to use photographs for the sole purpose of display; and may not be used by the Sudbury Historical Society for any other purposes, nor may be used by the Executive Director for any other purpose. Mr. Hagger seconded the motion. Warren-aye, Hagger-aye, Cebra-aye, Costa-aye, Trexler-aye, Greene-aye, Katz-aye.

It was on motion (7-0).

VOTED: To allow the Sudbury Historical Society to use photographs for the sole purpose of display; and may not be used by the Sudbury Historical Society for any other purposes, nor may be used by the Executive Director for any other purpose.

Ms. Warren suggested that such paintings can be loaned to the Loring Parsonage for display.

• Hosmer House – Town Restrictions on its use

Mr. Hagger stated that at the previous Commission meeting, commissioners asked about access to the Hosmer House. Town Manager Hayes had responded with citing the protocol during the current emergency state.

Commission discussion took place.

Mr. Greene asserted that he would not go near Hosmer House until Town restrictions were lifted. He suggested that Hosmer House functions be delayed.

Mr. Bautze volunteered to ask Facilities Manager Barletta if there might be special air filters which could be installed in Town buildings. Ms. Warren suggested that the Town provide gloves, masks, wipes, for those wishing to enter and research at the Hosmer House. Ms. Cebra recommended advise from the Health Department and stated that she did not need to get into the Hosmer House at this time.

• RR Section/Tool House

Mr. Greene stated that he visited the tool house and noted that the roof needed to be cleaned. He noted there were many low hanging branches touching the tool house. Mr. Greene added that he did not write any of his findings because he is waiting for a copy of the lease agreement from the MBTA, and confirmed that Elaine Jones in the Selectmen's office is looking for such lease.

Ms. Warren recommended that commissioner review the house description of MACRIS and stressed the importance of clearing vegetation. Mr. Greene recommended the removal of several trees. Mr. Greene mentioned that the property land was mowed. Mr. Bautze agreed that the large Maple tree was causing problems for the tool house, and recommended removal of that tree.

• 16 Haynes Road – Bowker Store

Mr. Greene referred to his draft letter to Mr. George R. Sharkey II dated September 1, 2020, asking for Mr. Sharkey's willingness to collaborate regarding the history of Bowker Store.

Commissioners suggested several edits to the letter. Mr. Greene stated he would submit his edits to Mr. Hagger.

• Historic Building Survey grant update/Town Meeting Presentation

Ms. Trexler provided update and the Commissions CPC building survey grant will be included in part on the Consent Calendar and confirmed that she did complete a five-minute presentation for inclusion on the Town website. She thanked Lynn Puorro of SudburyTV for her assistance with recording the article presentation. She confirmed that the Article is still eligible for State funding through the survey grant process.

• Cemetery Restoration Update

Ms. Katz reported that Elaine Jones has everything she needs and will be putting out the Cemetery Restoration RFP.

• Master Plan – Preservation/Cultural Resources

Ms. Texler mentioned that Master Plan Volume II was finalized and sent to Commission members. She provided Commission updates as discussed and detailed that the Planning Board will be reviewing Volume II for a hearing in the Fall and the next piece will cover Volume III. She noted that Volume III will provide a timeline for action items (5 to 10 years).

• Date for next meeting(s)

Mr. Hagger mentioned the site visit to 316 Goodman's Hill Road on September 10 at 10 a.m. He mentioned that the next Commission meeting would take place on September 22, 2020 at 6:30 p.m., with subsequent meeting scheduled for October 20, 2020 at 6:30 p.m. and November 17, 2020 at 6:30 p.m. and December 15, 2020 at 6:30 p.m.

Adjourn

Mr. Hagger motioned to adjourn the meeting. Mr. Green seconded the motion. Roll call vote: Warren-aye, Hagger-aye, Cebra-aye, Costa-aye, Trexler-aye, Greene-aye, Katz-aye, Bautz-aye.

It was on motion unanimously (8-0).

VOTED: To adjourn the meeting. The meeting was adjourned at approximately