

**MINUTES**  
**HISTORIC DISTRICT AND HISTORICAL COMMISSION**  
**TOWN HALL - 732 MAIN STREET - SMALL HEARING ROOM**  
**November 21<sup>st</sup>, 2023, 6:00PM**

**MEMBERS PARTICIPATING:** Chairperson Mary Maslowski, Robert Doane, Brendan Lowney, Lynne Zalesak and Vice Chair Julia Eldredge

**I. RECORDING NOTICE; CALL TO ORDER**

Ms. Maslowski called the meeting of the Historic District and Historical Commission to order on Wednesday, November 21<sup>st</sup>, 2023 at 6:00PM. She took roll call and read the Recording Notice.

**II. PUBLIC HEARING**

Ms. Maslowski opened the Public Hearing

**HH2023-22:** Elizabeth Doherty owner, through their agent, Marc Zeoli has filed a Notice of Intent. The project proposes to demo the right-side roof for the addition of dormers. The structure is over 100 years old according to the State and Town Assessing records and is located at **102 Chase St Map: 11 Parcel: S6**

Ms. Maslowski read Case No. HH2023-022 as presented.

Marc Zeoli was present and representing the Applicant.

Mr. Doane asked Mr. Zeoli if the chimney would be removed. Mr. Zeoli answered that the chimney would not be removed. The board members and Mr. Zeoli discussed the location of the proposed work.

Mr. Doane moved to close the Public Hearing, seconded by Ms. Zalesak.

Vote 5:0 in favor. Motion carried, hearing closed.

Mr. Lowney moved to approve Case No. HH2023-22, filing date October 13<sup>th</sup>, 2023, hearing date November 21<sup>st</sup>, 2023. **102 Chase St Map: 11 Parcel: S6.**

Owner Elizabeth Doherty. Applicant Marc Zeoli.

Recording information: CERT #27156 year built 1890; MACRIS #HRW346

Demolition proposed: Partial.

Description of the work: Demo the right-side roof for the addition of dormers.

Historical significance: Listed on the Town's Historic Property Inventory and the State Historic Property Registry. The proposed demolition would not destroy or substantially diminish the historic value significance of the subject building.

Determination: No demolition delay period imposed.

Conditions: None.

Seconded by Mr. Doane.

Vote 5:0 in favor. Motion carried; application approved.

**HH2023-23:** Owners Allison & Stephen Walsh have filed a Notice of Intent. The project proposes to demo the entire existing structure. The structure is over 100 years old according to the Town Assessing records and is located at **29 Walther Rd. Map: 16 Parcel: T7**

Ms. Maslowski read Case No. HH2023-023 as presented.

Stephen Walsh, owner, was present.

Mr. Walsh informed the board members that the house has been affected by mold. Mr. Doane asked why there was not a summary of mold removal procedures and Mr. Walsh responded that he did not include one because removal is not an option. Mr. Doane responded that the Building Department may be able to give him an idea of whether the house needed to be condemned or if removal could be a possibility.

Mr. Lowney asked the applicant if any plans for a new structure had been created. Mr. Walsh responded that a rough sketch is available. Ms. Maslowski commented that the board uses plans for new structures to determine character and that a complete one would be helpful. Mr. Walsh offered to provide architectural plans.

Ms. Zalesak noted that the house is one of the oldest in the town at over 200 years old and that the mold report did not describe the situation as serious. The Commission and the applicant discussed continuing this case to review architectural plans.

Ms. Eldredge moved to close the public hearing. Seconded by Mr. Doane.

Vote: 5:0 Motion carried, hearing closed.

Mr. Walsh decided that he would like to request to continue the case instead of imposing a demo delay.

Ms. Eldredge moved to re-open the public hearing. Seconded by Mr. Doane.

Vote: 5:0 Motion carried, hearing re-opened.

Mr. Doane moved to continue the hearing to the meeting of December 20<sup>th</sup>. Seconded by Ms. Eldredge.

Vote: 5:0 Motion carried, hearing continued.

### **III. PUBLIC MEETING**

A. Approval off meeting minutes.

September 20<sup>th</sup> and October 18<sup>th</sup>

Mr. Lowney moved to approve both sets of minutes with the correction of the spelling of Ms. Zalesak's name in the September 20<sup>th</sup> minutes. Mr. Doane seconded.

Vote: 5:0 Motion carried; minutes approved.

#### B. New Business

##### 2024 Meeting Schedule.

Mr. Doane moved to approve the 2024 Meeting Schedule. Seconded by Ms. Zalesak.

Vote: 5:0 Motion carried; meeting schedule approved.

#### C. Old Business

##### Update from members

New member Doane was welcomed onto the Commission. The members discussed the responsibilities of the Commission and the logistics of their operations.

Ms. Doane updated the Commission on the MACRIS status. He informed them that at least a partial data refresh can possibly occur.

Ms. Maslowski updated the Commission that the budget is still being finalized.

### **IV. CORRESPONDENCE/BRIEFINGS**

None

### **V. ADJOURN**

Ms. Zalesak moved to close the public meeting. Seconded by Ms. Eldredge.

Vote: 5:0 Motion carried; meeting closed.

Minutes respectfully submitted by Kalea Trudeau, Executive Assistant.