



TOWN OF WINCHESTER
MIDDLESEX COUNTY, MASSACHUSETTS
HISTORICAL COMMISSION
TOWN HALL
WINCHESTER, MASSACHUSETTS 01890

Meeting Minutes

Date/Room: July 27, 2016
Winchester Town Hall (Mystic Valley Room)

Members Present: Heather von Mering (Chair), Bruce Hickey (Vice-Chair), Jenny Adams, John Clemson, Jack LeMenager, and Michelle McCarthy

Members Absent: Janet Boswell

Also Present: Mario Covino – 28 Forest Street
Sally Quinn – 33 Grove Street
Charlene Band – 61 Hutchinson Road
Joyce Westner – 26 Dunster Lane
Kathryn Hughes – 140 Cambridge Street
Fritz von Mering – 23 Loring Avenue
Archie McIntyre – 10 Old Oak Lane
Tom Spicer – 9 Cutting Street

A quorum being in attendance, the meeting was called to order at 7:51 p.m.

2 Highland Avenue

Mario Covino, owner of 2 Highland Avenue, appeared before the Commission to inquire as to whether the expired demolition delay imposed on his property could be transferred in a sale to a new owner. He had appeared before the Commission on August 10, 2015 seeking a demolition permit on said property. The Commission ruled at that time that the property was preferably preserved and imposed a 12-month delay on issuance of the permit, which will therefore expire on August 9, 2016.

Commissioner Hickey stated that the Commission has not faced such an issue before and that Town Counsel has not provided guidance on whether a new owner would have to apply again to the Commission for a demolition permit. Commission members advised Mr. Covino of his options, which included demolition prior to sale as part of the purchase & sale agreement with the new owner.

- McCarthy: fixed date
- Adams: all properties
- LeMenager: fixed date of 1940

Chair von Mering moved that the Commission set the standard as a rolling 75-year date. The motion died for lack of a second. LeMenager then moved that the Bylaw be amended with a fixed date of 1940. The motion was seconded.

Motion That the Historical Commission amend Chapter 14 draft, to add a new subsection to read: “which was constructed during or before 1940 or prior thereto.”

4 in Favor (LeMenager, Hickey, McCarthy, Adams)

2 Opposed (von Mering, Clemson)

Absent: Janet Boswell

VOTED

Discussion then proceeded to the matter of preliminary review and whether section 3.3 actually enables the Commission chair and/or vice-chair to make a determination of historical significance that would eliminate the need for a hearing. The Commission’s consensus was that the language of the Bylaw is vague and needs to be clarified. It was also agreed that the language should be revised to add “...and/or its appointed representative...” along with the chair and vice-chair. Hickey will undertake a rewrite for consideration by the Commission at its next meeting.

Discussion next centered the second question concerning criteria, specifically on section 3.6, which provides the Commission guidance in determining historical significance. It was agreed that the section should be updated to include language that more closely mirrors the language from the Department of Interiors. Hickey and von Mering will rework the language prior to the next meeting for the Commission’s consideration.

To progress forward, Chair von Mering noted that placeholders for future review of a working draft would be the removal of section 6, an administration section, and preliminary review option. Definitions would be reviewed in more depth for when a draft was in hand.

Next Meeting

The next scheduled meeting will be held on August 8, 2016 in the Waterfield room at 7:30 P.M.

It was moved and seconded to adjourn at 10:16 p.m.

VOTED

Respectfully submitted,

Jack LeMenager

Heather von Mering, Chair

Date