A quorum being in attendance, the meeting was called to order at 7:35 pm.

16 Maxwell Street

A discussion was held around the Board of Appeals special permit application for 16 Maxwell Street pertaining to the alterations proposed by the proponents. Chairman LeMenager and Commissioner Clemson indicated that they had no objections to the proposed construction, and the rest of the Commission concurred. A motion was introduced by Clemson:

Motion: That the Historical Commission finds no adverse impact of the proposed changes at 16 Maxwell Street on the historical fabric of the town.

6 in Favor 0 Opposed 1 Absent (Boswell) VOTED

LHD Update

Mr. Szekely gave a brief report on the recent Local Historic District Committee meeting. He indicated that it was overall a positive meeting, also noting that this is the beginning of a process that will likely involve quite a few stakeholders over an extended and deliberative period of time. He said that approximately 40 people were in attendance.

Mr. Szekely displayed a map of the proposed LHD and explained the rationale for the establishment of the borders of the schematic. He indicated that he had a meeting with the Winchester School Superintendent to discuss any problematic impacts that the boundaries might have on the District, particularly with the Lincoln and McCall schools. Mr. Szekely said that the meeting was mostly informational in nature and there was presently no significant opposition from school officials to the plan as envisioned.
FY 2020-21 WHC Budget

Chairman LeMenager detailed his rationale for an $18,000 WHC budget request for the upcoming 2020-2021 fiscal year. Using past years’ data, he explained that approximately $1,500 would be required for both Personal and Expenses, respectively, and that it was reasonable to request $15,000 for survey work, despite the fact that Winchester would not be eligible for the matching state grant. LeMenager noted that fees associated with demolition permit applications would play a significant role in offsetting costs associated with the individual surveys required for demolition permit application hearings. The Commission agreed with his budget assumptions and the proposed request.

Substantial Demolition Discussion

The Commission again engaged in a conversation on what should be the best definition of “substantial demolition.” Planner Szekely brought up some pictures to assist in the conceptualization. Clemson led the discussion and specifically referenced a project on Lawrence Street.

The Commission as a whole discussed ways in which it can accomplish its historic preservation goals within the context of the language. Mr. Szekely brought up the definition that Lexington utilizes for “substantial demolition,” and it was generally agreed that the definition was a useful model on which to predicate Winchester’s approach. The Commission reviewed Building Commissioner John Wile’s suggested definition from last year. There was a discussion regarding an over-broad interpretation of what the final definition might lead to, depending on the viewpoint of the interpreter. Some proposed adjustments were suggested for the Lexington definition, but no final decision related to the matter were made, but rather postponed to a future meeting.

December 6, 2019 Minutes

Motion

That the Historical Commission approve the minutes of the December 6, 2019 meeting. The motion was made and seconded. The motion was approved unanimously.

6 in Favor 0 Opposed 1 Absent (Boswell) VOTED

Next Meeting

The next meeting will be held on Monday, February 3, 2020

It was moved and seconded to adjourn at 9:02 pm. VOTED

Respectfully submitted,

Jon Carlisle, Recording Secretary

Jack LeMenager, Chair Date

Feb. 4, 2020