

## LOCAL HISTORIC DISTRICT STUDY COMMITTEE

## MEETING MINUTES

Tuesday, June 25, 2019

## I. MEETING CALLED TO ORDER

Recognizing the presence of a quorum Harry Berkowitz, Chair called the meeting to order at 6:05PM, with Kenneth Warchol, Randi Zanca, and Robert Laflamme in attendance. Daniel O'Neil and Timothy Reiter were absent. R. Gary Bechtholdt, Town Planner and R. Christopher Noonan, Consultant were also present.

The following members of public were in attendance: Shelley J. Buma

## II. WELCOME &amp; INTRODUCTIONS

Committee members welcomed Ms. Buma to the meeting.

## III. APPROVAL OF MEETING MINUTES

April 09, 2019 & May 28, 2019

No action was taken for meeting minutes of May 28, 2019 & June 11, 2019 (tabled). Mr. Bechtholdt to review filed meeting minutes and will present unaccepted meeting minutes for review at the next scheduled meeting.

## III. PUBLIC FORUM (MAY 28, 2019)

CONTINUE TO REVIEW RESPONSES & FEEDBACK RECEIVED TO DATE

Mr. Bechtholdt noted receipt of a Property Owner Opinion Survey from Harold Gould, Jr. (Fletcher House), noting Mr. Gould did not support the concept of a Local Historic District and felt all features should be exempt from review. Mr. Bechtholdt also noted receipt of letter dated June 12, 2019 from the Board of Directors of the Northbridge Historical Society (Jack Walker, President; Robert Laflamme, Vice President; William Brouwer, Treasurer; & Carol Brouwer, Secretary) in support of the proposed Local Historic District.

## IV. (DRAFT) LOCAL HISTORIC DISTRICT BYLAW

CONTINUE TO REVIEW MARK-UPS/REVISIONS

Committee members continued to readthrough their individual notes and comments recorded from the May 28<sup>th</sup> public forum/workshop where attendees provided input on the initial draft of the proposed Local Historic District Bylaw. Committee members picked up where they left off during the June 11, 2019 meeting (Section 13), reviewing Section(s) 1-13.

Committee members reviewed comments and notes for Decisions (45-days) and changed concurring votes from 4 to at least three (3) members (Section 13.3.1) and corrected spelling. Committee discussed what

RECEIVED  
19 AUG 15 PM 1:46  
NORTHBRIDGE TOWN CLERK  
DOREEN A. CEDRONE

sets the standards in determining hardship. Mr. Noonan suggested the percentage (%) of the assessed value of the building and land (Assessors). The Committee will add a Definition for “hardship” in Section 3, to be determined by assessed value of the subject property.

Committee members then discussed Section 15: Exemptions, Exclusions. Committee reviewed listing of exemptions (Sec. 15.1) removing both Retaining Walls & Stone Walls, keeping Solar Panels, Satellite Dishes and Shutters & Hardware, added Replacement Windows, and removed Porticos & Dormers. Committee agreed to remove Sec. 15.5 exempting Memorial Park (Town Common) as suggested during the public forum, noting exemptions provided for flags, memorials and monuments. Committee then reviewed Enforcement and Penalties section, noting provisions will be similar to what the Town (Building Inspector) currently uses.

Ms. Buma asked if the five (5) properties that already have preservation restrictions through the State and Town will be removed from the District. Committee members indicated no, explaining that the Whitin Mill, Granite Cotton Mill, Memorial Town Hall, Community Center, and Trinity Episcopal Church are all contributing properties to the District.

Committee sought further input and comment from the public. Mr. Berkowitz indicated the draft bylaw should include provisions detailing the process to be undertaken to amend the Local Historic District (add/subtract).

Mr. Bechtholdt will update the Bylaw draft and distribute to property owners, as well as post an electronic-version (pdf) online in advance of the next scheduled public forum.

#### MA GENERAL LAW CHAPTER 40C REVIEW PROVISIONS

Mr. Bechtholdt reminded Committee members to readthrough the Mass General Law provisions and Mass Historical Commission’s guidance documents (distributed previously), so they are well-versed and well-rehearsed in time for Town Meeting.

#### ESTABLISHING LOCAL HISTORIC DISTRICT MHC -PROCESS, TIMELINE & NEXT STEPS

R. Christopher Noonan, Consultant provided the Committee with a USB-drive containing updated Form Bs and Form H of the twelve (12) properties; copies of same to be distributed to members for review and comment. Mr. Bechtholdt reviewed with the Committee flowchart detailing timelines for reviews, public hearing, Town Meeting, etc. Committee looked to schedule a follow-up public forum/workshop to review the revised (updated) draft LHD Bylaw provisions, etc. in advance of the public hearing with the Planning Board and submission to Mass Historical Commission.

## 85 CORRESPONDENCE

## 86 REVIEW

87

88 Mr. Berkowitz noted receipt of Ms. Buma's letter dated June 04, 2019 (distributed at the June 11, 2019  
89 meeting) regarding request to have Study Committee send out letters to all property owners within the  
90 proposed district informing them option to be removed from the district. Mr. Berkowitz suggested the  
91 Committee would take it under advisement.

92

## 93 SCHEDULING OF NEXT PUBLIC FORUM

94 JULY/AUGUST 2019

95

96 Committee members scheduled public forum/workshop for Tuesday, July 23, 2019 from 6:00 to 8:00 PM  
97 (Town Hall) to review updated draft bylaw provisions, preliminary study report and next steps for  
98 consideration of a local historic district within Whitinsville. Committee will also look to have a public  
99 meeting Tuesday, August 13, 2019.

100

## 101 ADJOURN MEETING

102

103 Upon motion duly made (R. Laflamme) and seconded (R. Zanca) the Local Historic District Study Committee  
104 adjourned its meeting of Tuesday, June 25, 2019 at or about 6:55 PM.

105

106 Respectfully submitted,

107

108 

109

110 Randi Zanca

111

112 Cc: Town Clerk