

Town of Maynard
MAYNARD HISTORICAL COMMISSION MEETING
Tuesday, November 21, 2017

Meeting called to order by Jack MacKeen at 7:00 p.m.

MEMBERS PRESENT: Jack MacKeen, Paul Boothroyd, Peg Brown John Courville, Ellen Duggan. Alternates Peg Brown and John Courville were named voting members for the meeting.

Minutes: Paul Boothroyd made a motion to approve the October 2017, meeting minutes. This was seconded by Peg Brown. All members voted to approve.

OLD BUSINESS:

- Preservation Bylaw: Peg Brown included Current Owners on the list of Significant Buildings. There are now 2 lists, one with owner names, and one without. Jack MacKeen noted that that online list is the one without the owner names.
- Review of the Letter to be Sent to Owners of Significant Buildings:
 - Ellen Duggan noted that the end of the letter should include contact information for questions. Jack MacKeen stated that the end of the letter should state, "If you have questions, you may contact the Building Commissioner or Maynard Historical Commission at histcom@townofmaynard.net.
 - Paul Boothroyd made a motion to approve the letter as amended. The motion was seconded by Ellen Duggan. All voting members approved.
- Discussion of Grant Funds:
 - Ellen Duggan noted that there was not a quorum at the last CPA meeting, so fund requests could not be voted upon.
 - In regard to the Glenwood Cemetery Project, Town DPW would contract it out.
 - MACRIS is still to be determined. Ellen Duggan found 4 towns that were funded for MACRIS and sent this information to Stuart, who informed her that CPA allowable uses are a local decision. Using the funds for means other than those designated by the DOR has been done before, in lieu of possible fines. Would this be Maynard's last round of MACRIS updates? Paul Boothroyd stated that there were a lot of areas that were not touched in previous rounds. We did hit the significant properties in Town the last time, but we did hopscotch around. Another 100 might finish things up. Jack MacKeen noted that this would probably be the last round for MACRIS for a while.
 - Ellen Duggan stated that she feels all of the requests for CPA funding will be approved. If more funds are needed for the Glenwood Cemetery Project, would it be possible to get some from the Conservation Commission? This is really a Conservation Commission project. It will take more than the \$10,000 that was originally requested as the initial request anticipated that the Town DPW would assist.

- SHRAB funds sound like something the Historical Society should ask for. Peg Brown inquired if Freedom's Way would have information for helping with the Sesquicentennial? John Courville mentioned that the Circuit Rider could help with this.
 - Jack MacKeen will take contacting the Circuit Rider as an action item.
- John Courville mentioned the Historic New England Preservation Grant, and that he is now on the email list for information regarding this grant. Jack MacKeen asked John Courville to let everyone on the Commission know if more information comes through via the email list.
- Preservation Bylaw Application and Educational Materials:
 - Jack MacKeen sent an updated document this afternoon to the Commission members with comments from Rick Asmann regarding the Preservation Bylaw. Rick Asmann stated that there is no Demolition Permit. Building permits allow demolition. The Preservation Bylaw is done. The Bylaw does call it a "Demolition Permit." In the Bylaw, regarding the wording "significant destruction," Rick Asmann wanted to separate out what constitutes total gross floor area. It is determined by the Building Commissioner. Jack MacKeen asked Rick Asmann to write the definition that he would like to use for Total Gross Floor Area. Rick Asmann did so, and Jack MacKeen stated he was happy with the definition.

"For the purposes of this By-Law, substantial destruction of a building shall be defined as that demolition which results in the removal of 50% or more of the Total Gross Floor Area, measured from the exterior of the walls, as determined by the Building Commissioner. Calculation of unique structures may be based on total volume if the Building Commissioner determines that floor area is not appropriate."

- Paul Boothroyd made a motion to approve the change. The motion was seconded by Ellen Duggan. All voting members approved.

Jack MacKeen will send the approved addendum change back to Rick Asmann. The only additional change was to add the Assessors map and parcel numbers. This is a minor change that does not need a vote. The additions will be added to the addendum. This document should be placed on a municipal website, not the Historical Commission site. Municipal Services now has copies of the Significant Properties list, which can be handed out.

- Jonathan Smith House:
 - Paul Boothroyd suggested adding to the marker that it was part of the "2-Mile Grant." Mr. Barta disputes the year 1768. After discussion it was decided to remove the date from the maker and include reference to a grant. Paul Boothroyd will present the solution to Mr. Barta. Jack MacKeen will get a new draft from Sign Logics.

NEW BUSINESS:

- Other Markers:
 - Paul Boothroyd will contact the people at 178 Great Road re delivering their marker.
 - Jack MacKeen noted that given passage of the demo delay by-law, he had clarified language in the contract for someone that accepts a marker. Jack will send a modified document to the group for review.
 - FY2018 Markers: The Commission needs to speak with the owners of properties selected for markers to see if they will accept them prior to having them made.
 - Peg Brown asked if Sign Logics could provide a template for the markers so the Commission could provide final or near-final drafts to them rather than going back and forth. Peg Brown stated she could put something together if she could get the font type. Jack to discuss with vendor.
 - Paul Boothroyd asked if the Commission could get a book together that shows all of the plaques distributed so far. Peg Brown stated that she is working on a catalog with copies of all the letters, plaques, markers, and applications.
 - Historic Preservation Fund: Town Counsel response on this issue is that State approved special legislation would be required to create the type of fund the Commission wants.

MEMBER COMMENTS and OTHER ITEMS:

- Powdermill Road development: Ellen Duggan stated that there seems to be a lot of questions regarding this property. The consensus seems to be to preserve both buildings. The original plan was to move, restore, and maintain ownership. Does the Commission want a preservation restriction on these properties?
- Gifts: If someone gifts money to the Commission it becomes a line item in the accounts of the town with spending authorized by the Historical Commission. It is not Town operating money.

8:26 p.m. Motion to Adjourn. All voting members in favor.

Maynard Historical Commission

Display of Historical Markers Policy / Notification Letter

In 2012 the Maynard Historical Commission launched a program that highlights important buildings and landmarks in our town with permanent historical markers. The goal of this program is to bring attention to visitors and residents alike of the historical significance of many parts of our town.

We are pleased to notify you that the building on your property, the ***Asa Dexter Smith House*** at ***40 Concord Street***, has been selected as a historically significant building in Maynard and is eligible for a historical marker.

The marker is approximately 9 x 12 inches in size and is designed to have little or no maintenance for decades. The marker is printed with the date of the building and its ties to Maynard's history.



Please note that while your building has been designated as Historically Significant, accepting this marker places no additional restrictions on the use or maintenance of your property. The sole purpose of the marker is to educate residents and visitors to the history of the town.

In addition:

1. The existence of the marker will be noted in public documents and the Town of Maynard's municipal website.
2. The marker is provided by the Maynard Historical Commission who is the final arbiter of the wording on the marker. The Commission will factor in any suggestions you may wish to make.
3. In accordance with the goals of the program, the marker must be visible to the public. The Commission will work with you to find a suitable location that meets these goals while respecting your property rights.
4. Upon your acceptance of the historic designation, the Commission will order the marker. The marker must be affixed to the building in a secure manner at the agreed to display location within 15 days of delivery to the property owner.

We look forward to your participation in this program.

Sincerely,

For the Maynard Historical Commission
Jack MacKeen, Chair
histcom@townofmaynard.net

Property Owner