

Bolton Historical Commission
Minutes of Meeting
July 25, 2018
Town Hall

Attendees:

Chairman: Martha Remington,

Co-Chairman: Robert Busch

Members Present: Alice Coggeshall, Jeannemarie Padovano, Stacy Haponik

Members Absent: William Nickles

Public: Mr. David Bonazzoli, Mr. and Mrs. Robert Pace

1. Call to Order: The meeting was called to order at 6 pm. Chairman Remington thanked the members for attending despite the meeting being scheduled out-of-cycle and asked Mr Busch to lead the meeting.

2. Requirements Review: The Commission reviewed the requirements of the Demolition Delay Bylaw and Condition 9 from the Keyes Farm Subdivision Approval.

3. Open Meeting Reminder: The Commission discussed the importance of the Open Meeting law, and the need to conduct all discussions regarding the property at 258 Hudson Road exclusively in public meetings. The Commission agreed that e-mail discussions be strictly limited to administrative subjects such as arranging meetings and site visits, reviewing meeting minutes, etc. Mr. Busch noted that he had not sent the attached draft letter to other Commission members for review in advance of this meeting specifically to ensure unambiguous compliance with the Open Meeting requirements.

4. 18 July Planning Board Meeting: The Commission revisited the discussion during this meeting noting the Developer's cavalier statements regarding the Subdivision Approval's requirement to re-purpose the historic home for affordable housing. The unanimous sentiment among the members was that a detailed plan for the Developer to good-faith comply with the Subdivision Approval is urgently needed.

5. Planning Board Letter: The attached letter was reviewed in detail. Each paragraph was individually reviewed and discussed. Agreed changes were made. At the conclusion of the discussions the Commission voted unanimously to approve its content and authorized that it be sent immediately to the Planning Board Chairman and listed distribution. The Commission also separately voted unanimously to authorize Mr. Busch to speak on its behalf regarding the letter and its contents.

6. Demolition Permit Application: The Commission examined the newly-received applications for the demolition of the ancillary structures at 258 Hudson Road. While some irregularities were noted in the applications, the Commission agreed to proactively schedule the initial meeting required under the Demolition Delay Bylaw while allowing the Applicant to correct the irregularities prior to the meeting. The meeting will be canceled if the irregularities are not corrected prior to the scheduled meeting.

7. Development Schedule: The Commission discussed the importance of the overall schedule for the Keyes Farm development and how it can assist while still complying with the Demolition Delay Bylaw requirements. The Commission agreed that it would entertain a request by the Developer to reach an agreement between the Developer and the Commission very early in the Permit adjudication process, and Mr. Pace so requested. The Commission voted to authorize Mr. Busch to work directly with Mr. Pace to develop and agreement for the Commission's consideration. The Commission also scheduled a site visit for 28 July, 8:30 am.

8. Adjournment: The meeting was adjourned at 7 pm

Respectfully Submitted,
Robert Busch