

**Bolton Historical Commission
Noticed Public Hearing
November 28, 2022**

Attendees:

Chairmen: Robert Busch

Members Present: Jeannemarie Padovano, Robert Tattersall, Martha Remington, Alice Coggeshall, and Nate Smith

Guests: Leslie Caisse, Pat Bensetler, Gordon Taylor, Gary Menin, Marston K, Julie Schecter, Heather T, E Doerr, Kristin Schartner, Andrew Leverone, Duncan Roberts, Justin Chapman, Kevin White and a few anonymous attendees

Zoom meeting was called to order at 7:12 pm.

The BHC received a Demo permit for the main house/barn at 22 West Berlin Rd. This hearing is to accept public input on whether the building should be deemed preferably preserved. B. Busch opened up the meeting for comments from participants:

- G. Menin - Explained that he is an abutter to the property and hadn't heard about the meeting until the day before. He notified his neighbors. Menin relayed that he is new to town, but has sensed that people come here because it is a *right to farm* community.
- M Remington - Noted that this property has never received proper recognition for its historical significance. Local farms have had much less research done on them. Her hope is that this property will have a more significant write up. Additionally, she would like something special done for this property.
- G. Taylor - Concerned for the splendid Copper Beech, and hopes it will not be disturbed. Questions include the new buyer's interest in the house and what he intends to do with the land.
- Bob Busch - Related that he spoke with the buyer who responded to questions around his plans and stated that they are not firm at this point. While he is not set on a demo, he has put in the application should he determine to go that route.
- Betsy Kennedy Taylor - Observed that farmsteads are not being preserved.
- Stephen Daly - Concurs with the views and concerns expressed and hopes he can honor the land and its history. His current plans are to move onto the property and live there. He does not want to cut down the beech tree. He currently lives on the North Shore and has an appreciation of early American history. This being said, he admitted that it will come down to economics. There are structures on the property that are in very bad condition. He has flown people in experts from TX & MT and agrees there is history embedded in the main house. The timber frame is not common, yet the house needs major renovation and can't stand on its foundation. The barn is built into the side of a hill and not structurally sound. His intention is to build another house on the property, and implement something agriculturally using the fields sometime in the future.
- Heather T - Stated that she is a neighbor on W Berlin Rd. She appreciates that the uniqueness of this property can be attributed to the view. Many painters, photographers and others are seen parked there for the view. Some of the other local farmers have

designated that their properties go into conservation should future owners decide not farm anymore.

- J. Schecter - Concerned that the town should not offer special privileges to new owners just because they bought the property.
- J. Schartner - hundreds of people come to her farm and comment on the beauty of the farm at 22 W Berlin Rd.
- A. Leverone - Thanked Steve for participating and listening to the comments of neighbors. The complexion of the neighborhood is that house, and that is why he moved to the neighborhood. Many people stop to admire the beauty of this property.
- Duncan Robertson - resident on W Berlin Rd for 21 years. He noted his agreement with all the previous comments. There has been a precedent of integrating the old with the new, and encouraged the new owner to consider doing this.
- K. White - welcomed the new owner to Bolton and urged him to help keep the street looking great.

B. Busch reviewed the process that BHC goes through when receiving a demo app.

After the hearing was closed, a motion to declare the combined building *preferably preserved* and to impose a six month demolition delay was made and seconded. This was followed by a unanimous vote in the affirmative. The vote means that no Demolition Permit may be issued before May 29, 2023. A meeting will be scheduled with Mr. Daly to discuss preservation options, consistent with the bylaw.

There was an audience suggestion that the BHC consider posting public hearing advisories on the Facebook Community page.

Meeting Adjourned 7:47pm

Respectfully submitted, Jeannemarie Padovano