

HISTORIC DISTRICT COMMISSION  
MINUTES  
January 10, 2012

**APPROVED as amended & clarified:**

3/27/12\_\_jrl\_\_\_\_\_

AGENDA:                   WORKSHOP: Historic Inventory, Town wide Review Process on any building under consideration for demolition

ATTEND:                   Clay Dingman (Chairman), Dorcas Gordon, Sandra Heaney

ABSENT:                   Larry Douglas (ViceChairman – away), Don Milbrand (Sel. Rep., conflict)

OTHER:                    Michael Capone (Town Administrator)

The meeting opened at 7:00 pm.

**Minutes of November 8, 2011:**

The following amendment was made: Page 2, Historic Inventory, 6<sup>th</sup> line, replace “LGC” with “CLG”.

D. Gordon made a motion, second by S. Heaney, to approve the minutes as amended. The motion carried.

**Historic Inventory:**

Mr. Dingman stated that Nadine Paterson has told him that they have funding for surveys. Ms. Heaney felt that the HDC (Historic District Commission) should inventory houses 150 years old and older. Mr. Dingman felt that this should be 50 years and older. He added that he will get details on funding from Ms. Paterson.

Mr. Capone had presented the HDC with a box of information from properties on tax maps #112 – 115. Ms. Heaney and Ms. Gordon determined to each take ½ to put into the inventory that they have started from the properties in the Master Plan. The HDC discussed what procedures should be used and Mr. Dingman stated that this will show CLG (Certified Local Government) our commitment to do this project. The Commission then discussed using David for architectural detail. He was used for the Master Plan but he is expensive. Mr. Capone stated that he searched various people and found David to be the most reasonable.

**Historic Inventory continued:**

Mr. Capone then mentioned that, in the office, they are looking into having the web have access to maps with a link to the Assessor records. It will take about 3 months to set up. A discussion continued as to possibilities to make it easier for the HDC inventory. Mr. Capone explained that the assessing data base is Avatar. Mr. Capone will look into sending this to Ms. Heaney on Excel. For the time being, Ms. Gordon and Ms. Heaney will hold off starting the input in hopes of this access.

Mr. Dingman then read some of Ms. Paterson's letter in regard to some of the things that CLG considers. He felt that the HDC might make up a list within the next year. He would like ideas on things to do per CLG standards.

The HDC discussed the Old Town Hall as one project. Mr. Capone said that the Select Board has looking at forming a committee to analyze it. They are looking to a cross-section of people for a well-rounded result. Ms. Gordon felt that the HDC should keep the ball rolling. Mr. Dingman felt that it should start with the thought of preserving the building and then to make up a list of what needs to be done.

The HDC also discussed the TTCC building and the fact that the Methodist Church is turning the building over to them and they will then be able to look into grants. Mr. Dingman mentioned that CLG covers buildings through-out the town. He is especially interested in Town Hall funding.

The Commission discussed various building in town that may be of historic significance.

**Demolition Review:**

Mr. Dingman stated that the town currently requires a demolition permit which members felt is a state regulation. Mr. Capone stated that the main reason is so as to locate any hazardous materials. Mr. Dingman said that he would like something on the permit which would notify HDC of any buildings 50 years or older slated for demolition. Ms. Heaney asked if we have anything in the HDC Ordinance to give this authority. She felt that we need to look at the Historic District first and then anything 50 years or older that is outside the district once we have attained public support. Mr. Dingman noted that this could be done by a new ordinance with the idea that the owners of the property first look to preserve the building or to document any historical significance before it is lost. He felt that we need to educate the public on other options to demolition. We should work on this for next year.

**Demolition Review continued:**

Mr. Dingman summarized by saying that we need to educate the public which is a slow process which requires patience. He has been talking to the Planning Board about architecture review and they have given him the okay to work on this and getting public support for next year. Ms. Gordon thought that this would be a tough sell as we have too much regulation now. Mr. Capone stated that it is education and would eventually show this as a resource. Ms. Gordon felt that the renovations to the Square and the addition to the Library show that the town is willing to invest in improvements. This becomes encouraging to business owners. Mr. Capone agreed. His intent is to do our part and then get other groups to help. Mr. Dingman stated that he would still like something placed on the demolition permit.

**Downtown Enhancement:**

Mr. Capone presented a plan of the Square along with photos of possible plantings, lighting, benches, etc. for it. The HDC was greatly impressed. Mr. Capone stated that a public hearing on this will be held on January 19th. They would encourage folks to attend for their input.

**Next Meeting:**

The next HDC meeting is to be held February 14, 2012 at 7:00pm. Hearing applications for this date must be in the Land Use Office by Friday, January 20, 2012 at 1:00 pm. Nothing has been received as yet.

With no other business, S. Heaney made a motion, second by D. Gordon, to adjourn at 8:35 p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary