

Commission Members
Jeanne Johnson, Co-Chair
Cher Hamilton, Co-Chair
Paul Russell, Vice Chair
Eugene Liscombe, Treasurer,
Representative to Community
Preservation Committee
Richard Eustis, Member
Isabel Nulter, Member
Annmarie Fontecchio, Member



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TOWN OF MEDWAY COMMONWEALTH OF MASSACHUSETTS

Minutes

Wednesday, March 22, 2023
Senior Center, 76 Oakland Street

Members in Attendance: Paul Russell, Cher Hamilton, Isabel Nulter, Annmarie Fontecchio, Jeanne Johnson, Rich Eustis

Members Absent: Gene Liscombe

Others Present: Barbara Saint Andre, Director, Community and Economic Development,
Secretary Justin Tucker

Guests: Danielle Justo, esq. and Brian Donahue, representatives of developer of property at 7 Sanford Street

Meeting was called to order by Historical Commission Chair, Jeanne Johnson at 7:01 p.m.

1. New Business

- A. Review plans to redevelop the house at 7 Sanford Street for multi-family housing. Ms. Nulter excused herself from this agenda item. The developer's intent is to keep the existing buildings, with a small addition, and increased height. Under the multi-family housing zoning bylaw, any property proposed for multi-family housing that includes a building 75 years or older needs to be reviewed by the Historical Commission to determine if it is an historically significant building, and if it is preferably preserved.

Relevant section of the Medway Zoning Bylaw:

7. Historic Properties - Any property proposed for a Multi-Family Building and/or Apartment Building and/or a Multi-Family Development pursuant to this sub-section which includes a building that is 75 years of age or older shall be reviewed by the Medway Historical Commission to determine if it is an "historically significant building" and if it is a "preferably -preserved historically significant building" in accordance with the criteria specified in Medway General Bylaws Article 17 Historical Properties. If so determined to be a preferably-preserved historically significant building, the property shall comply with the following additional requirements for a special permit pursuant to this sub-section.

- a. A preferably preserved historically significant building shall be not demolished unless:
- 1) The Building Commissioner has determined that it is unused, uninhabited or abandoned, and open to the weather; or
 - 2) The Board of Selectmen or the Board of Health has determined it to be a nuisance or dangerous pursuant to applicable state laws and/or the State Building Code;
- b. Renovation of a historically significant building shall be completed in a manner that preserves and/or enhances the building's historic exterior architecture and features;

c. The project may include new construction which shall be designed to be consistent with the historic nature of the property, its primary building, and the surrounding neighborhood including buildings which characterize historic homes, carriage houses, barns, sheds, garages, agricultural buildings, other similar out buildings, and historic forms of house additions traditionally undertaken in the neighborhood. The developer is not considering demolition of the structure; the Commission needs to review simply to determine if the structure is historically significant and preferably preserved, in which case, it will be subject to the requirements of Section 7 of the Multi-Family Housing Overlay District Bylaw.

Ms. Johnson expressed the idea for color to fit with the surroundings. Mr. Donahue reassured that the house will remain white with black shutters and roof. He stated that there are numerous changes that need to be made to the building in order to get it code compliant with new energy codes.

On a motion to declare the house as historically significant made by Ms. Hamilton and seconded by Rich Eustis the Historical Commission voted unanimously to declare the house as historically significant.

On a motion to determine the house preferably preserved made by Ms. Hamilton and seconded by Rich Eustis the Historical Commission voted unanimously to determine the house preferably preserved.

B. Discuss Code Violations, Winthrop Street, per letter from Building Commissioner

The commission reviewed the violations of the buildings on Winthrop Street as described in the letter from the Building Commissioner.

Review Minutes of February 22, 2023, submitted by Justin Tucker.

On a motion made by Ms. Fontecchio, seconded by Ms. Nulter, the Historical Commission voted 5-0-1 to approve the February 22, 2023 meeting minutes. Ms. Johnson abstained from voting due to absence from that meeting.

Treasurer's report (Gene Liscombe) – Mr. Liscombe was not in attendance at the Commission meeting.

Community Preservation Committee (CPC) report (Gene Liscombe) – Mr. Liscombe was not in attendance at the Commission meeting.

Project updates/discussion (Old Business)

A. Evergreen Cemetery – Ms. Saint Andre stated that the owners of the properties need to go to the CPC to apply for the grant to restore and preserve gravestones. The Commission should get a letter from the church, which owns Oakland, and a letter from the Trust, which owns Evergreen, asking the CPC to fund the gravestone restoration and preservation. The Commission will only be responsible for the part of the cemetery that the town owns. Mr. Russell will consult Kai Nalenz on the cost to restore the few stones that are on public property. Mr. Russell will also contact the church and the Trust to explain how they should proceed.

B. Local Historic District – Ms. Johnson reported that the project is still on hold.

C. Traffic-Signal box wraps featuring historical Medway scenes - The Commission discussed and reviewed the presentation made by the Cultural Commission on the project. The Historical Commission has voted on the pictures it is putting forward for the project. Mr. Eustis stated that the addition of newer pictures doesn't seem right since they were not subject to the process for

deciding on pictures for the boxes that was agreed on by the two committees. The Select Board would like to see the Commission's presentation for the wraps with pictures and narratives at its April 3rd meeting. The Commission discussed the best way to present the Select Board with its design ideas and information.

- D. Signs (Garnsey house foundation, Ide House) -** Ms. Nulter and Ms. Fontecchio provided updated quotes with the fee for larger signs. The Commission discussed using a different graphic designer to cut down on the cost. Ms. Saint Andre informed that the design will need to go in front of the Design Review Committee for comments once it has been designed. Ms. Hamilton will help cut down the wording on the Ide House narrative. Ms. Saint Andre stated she will check to see if there is a placeholder with the CPC for funding of the signs.
- E. Update on Ismael Coffee Park Project -** Ms. Johnson attended the Select Board meeting on March 6th where Mr. Yorkis presented his idea to the town. Ms. Johnson reported that the Select Board supported Mr. Yorkis' design.
- F. Garnsey Historic Site; Dog Park Sign -** The sign has not yet been ordered. Ms. Saint Andre stated she could check with DPW to see if they could make and post the sign. Mr. Russell suggested changing the sign to say "Historic Site. Enter at your own risk. No dogs allowed" and Mr. Eustis suggested, "Historic Site. Please be respectful. No dogs allowed."

New Business

- A.** Jeanne Johnson reported that she has submitted the 2022 annual report of the Commission for inclusion in the Town report.

Next meeting will be Wednesday, April 26, 2023.

A motion to adjourn was made by Cher Hamilton and seconded by Isabel Nulter at 8:34 and was approved by unanimous vote.

Respectfully submitted by Justin Tucker

Edited by Barbara J. Saint Andre
Director, Community and Economic Development

Documents reviewed at meeting: Updated Estimates for Signs