

MINUTES OF WELLESLEY HISTORICAL COMMISSION MEETING OF FEBRUARY 9, 2016

Present: members Tad Heuer, Chairman; Lawrence McNally, Vice Chairman; Peter Fergusson; Rise Shepsle; Arvid von Taube; alternate members Robert Carley; Dwight Lueth; Emily Maitin; Michael Racette; Joel Slocum; David Wright; advisory member Joshua Dorin; guests Selectwoman Marjorie Freiman and Assistant Planning Director Imaikalani Aiu

1. Heuer called the meeting to order at 7:02pm in the Kingsbury Room at the Wellesley Police Station. Given the absence of three full members, Heuer designated Lueth, Maitin, and Wright in place of von Taube, Helen Robertson, and Grant Brown, respectively. At 7:21pm, upon the arrival of von Taube, Heuer designated von Taube in place of Lueth.
2. Citizen Speak: No citizens present chose to speak on matters not on the agenda.
3. Minutes: It was **moved** by Fergusson, **seconded** by Wright, and **passed unanimously** to approve the minutes as amended of the WHC meeting of January 12, 2016.
4. Unified/Strategic/Comprehensive Plans: Selectwoman Marjorie Freiman and Assistant Planning Director Imaikalani Aiu presented to the WHC details on the development of the Unified Plan, a joint Board of Selectmen and Planning Board effort that will link the Town's Comprehensive Plan with a newly created Town Strategic Plan. A steering committee will be formed shortly in order to guide the development of the Unified Plan. This committee will contain stakeholders from throughout the town including a representative from the WHC. More information will be provided soon.
5. Publicity and Outreach Discussion: Heuer is working to contact Selectmen Chairman David Murphy to schedule a time at which the WHC can update the Selectmen on its recent work and further request administrative support. A full discussion on publicity and outreach opportunities for the WHC will be discussed at the next WHC meeting.
6. Demolition Review Bylaw Update: Dorin led a discussion on the recent work of the WHC Bylaw Subcommittee. Documents provided to WHC members were (i) a draft flowchart that depicts how applicants would navigate through the building permitting process with a demolition review in place, (ii) four charts showing the years of construction of Wellesley's existing housing stock and of the teardowns in 2012 and 2013, (iii) notes summarizing a recent Newton Historical Commission meeting that was attended by three members of the subcommittee, and (iv) a draft of a letter from the WHC to the Planning Board regarding its concern with the increased teardown and mansionization trend within the Town of Wellesley. The subcommittee will continue to work over the next month to develop a draft demolition review bylaw. It was also agreed that Heuer will edit the Planning Board letter to emphasize more the efforts of the WHC to develop a demolition review bylaw and transmit said letter to the Planning Board.
7. MBTA Positive Train Control Monopoles: Heuer informed the WHC that the proposed construction of positive train control monopoles by the MBTA near Wellesley Square and Wellesley Farms is currently on hold pending a request from Wellesley Municipal Light Plant Director Dick Joyce about the possibility of incorporating the train control communication system into the proposed Outdoor Distributed Antennae System that the MLP is working to install throughout the town.
8. Sprague Clock: Heuer informed the WHC that the historic clock from the Sprague Elementary School that had been missing for several weeks has been located. It is currently secured in the basement of the Wellesley Free Library.
9. Annual Town Meeting WHC-Sponsored Articles: Heuer provided an update on the two WHC-sponsored articles for the upcoming Annual Town Meeting. The proposed article to exempt renovations of historic buildings and structures from the Stretch Energy Code is moving forward. The article to create a Standish Road Neighborhood Conservation District, however, has been tabled.

10. WHC / Wellesley Historical Society House Research Event: Heuer informed the WHC that the joint WHC-Wellesley Historical Society house research event will be held at the Wellesley Free Library on the evening of March 3rd. At this event, residents can learn how to research the history of their homes. Dorin, Maitin, and von Taube will be in attendance from the WHC.
11. Plaque Research RFP: The WHC plaque research RFP has been posted on the WHC website. All bids should be submitted to James Ryan of the Finance Department by March 4th.
12. Historic Building Inventory: A RFP needs to be developed in order to begin the second phase of the historic building inventory, a project which already has CPC funds allocated for its completion. Heuer will lead the RFP's development.
13. Town Document Preservation: It has been suggested by Town officials that the WHC look into conducting an inventory of its historical documents and items and look into options for preserving and storing these resources and artifacts. No immediate action was taken by the WHC at this time.
14. FMD Capital Plan: Heuer informed the WHC that he has contacted FMD Director Joe McDonough about several upcoming capital projects involving historic buildings in Wellesley and requested that FMD keep the WHC informed as these projects move forward.
15. Wellesley Hills Station: von Taube led a discussion on the WHC's recent tour of the Wellesley Hills Railroad Station with Bruce Kidder, project manager for the proposed renovation of the station for use as a coffeehouse operated by Caffe Nero. After discussion, it was **moved** by Fergusson, **seconded** by McNally, and **passed unanimously** to authorize von Taube to send a letter of support to the Board of Selectmen and Design Review Board in addition to communicating with Kidder about the WHC's recommended changes to the proposed design.
16. 135 Great Plain Avenue: Heuer informed the WHC that the applicant for the proposed NRPD subdivision at 135 Great Plain Avenue will be presenting a revised plan at the upcoming Planning Board on March 7th. No action was needed by the WHC.
17. Route 9 Stakeholder Group / Kingsbury Street: Heuer led a discussion on the proposed redesign of the intersection of Route 9 and Kingsbury Street and its potential impact on the historic features of the parkway. The WHC will continue to monitor the situation.
18. Beebe Cottage Plaques: Wright informed the WHC that he has not heard back from Belclare developer Jordan Warshaw about the plaque to be installed at the former site of the Beebe House.
19. Wellesley College – Sage and Cheever Property: Heuer provided an update on the letter sent by the WHC to Wellesley College officials regarding the possible replacement of the historic Sage building. In addition, Heuer indicated that there were no recent developments in the discussions regarding the Cheever Property.
20. MHC Five-Year Plan Survey: The MHC is conducting a survey for the development of its five-year plan. All WHC members are encouraged to take this survey.
21. Next Meeting: The next two WHC meetings will be on March 8th and April 14th at locations to be determined.
22. Adjourn: It was **moved** by McNally, **seconded** by Wright and **passed unanimously** to adjourn the meeting at 9:31pm.

Respectfully submitted,
Joshua Dorin