

MINUTES OF WELLESLEY HISTORICAL COMMISSION MEETING OF AUGUST 9, 2016

Present: member Arvid von Taube, Chairman; alternate members Robert Carley; Emily Maitin; Michael Racette; Joel Slocum; advisory member Joshua Dorin; Planning Board liaison to WHC Catherine Johnson

1. von Taube called the meeting to order at 7:07pm in the Kingsbury Room at the Wellesley Police Station. Given the absence of six full members, von Taube designated Carley, Maitin, Racette, and Slocum in place of Helen Robertson, Rise Shepsle, Peter Fergusson, and Grant Brown, respectively.
2. Citizen Speak: Catherine Johnson provided several suggestions for the WHC to consider in its advocacy for the passage of a historic preservation demolition review bylaw, most critically reaching out to the Advisory Committee.
3. Minutes: It was **moved** by Slocum, **seconded** by Racette, and **passed 4-0 (with 1 abstention)** to approve the minutes as amended of the WHC meeting of July 12, 2016.
4. New Business: Given the resignation of David Wright from the WHC, it was agreed that Racette would replace Wright on the Route 9 Enhancement Study Committee.
5. House Plaque Approvals: Dorin provided copies of research profiles for 2 houses: 21 Fairbanks Avenue and 26 Weston Road. After discussion, it was **moved** by Maitin, **seconded** by Carley, and **passed 4-0 (with 1 abstention)** to authorize Dorin to send WHC plaque application materials to the homeowners of 21 Fairbanks Avenue. It was then **moved** by Maitin, **seconded** by Carley, and **passed unanimously** to authorize Dorin to send WHC plaque application materials to the homeowners of 26 Weston Road.
6. Unified Plan Steering Committee Update: The WHC discussed the proposed goals of the Unified Plan Steering Committee and the selection process to hire a consultant that will help the committee develop the plan. No action was needed by the WHC, as it has already nominated one of its members (Diogo Teixeira) to the steering committee.
7. Proposed 40B Development at 680 Worcester Street: von Taube informed the WHC that the property at 680 Worcester Street may be sold to a new developer in the coming weeks and that the 40B application will be withdrawn. There is no information regarding the intentions of the new buyer.
8. AT&T / Wellesley College Campus Monopole: von Taube updated the WHC on the recent balloon test conducted by CBRE to examine the impact of the proposed AT&T monopole on the Wellesley College campus on the Town's historic resources. The only location tested at which the balloon could be seen was at the Weston Road bridge at Central Street. It was therefore **moved** by Carley, **seconded** by Slocum, and **passed unanimously** to authorize von Taube to respond to CBRE indicating that the WHC has no concerns that the monopole would be detrimental to the historic resources of the Town and recommends that monopole be painted a color that is not distracting to its surroundings.
9. Bylaw Subcommittee Update: The WHC discussed the recent presentation given by members of the WHC Bylaw Subcommittee to the Board of Selectmen on August 1st. After discussion, it was **moved** by Slocum, **seconded** by Racette, and **passed unanimously** to approve the following details for inclusion within the proposed Historic Preservation Demolition Review Bylaw: the delay length is 12 months, demolition is defined to be at least 51% of the total vertical exterior area, and all structures at least 50 years old are eligible for review. The next significant meeting of the subcommittee is a presentation to the Planning Board on September 6th.

10. Wellesley Hills Station: von Taube provided a brief update on the renovation of the historic Wellesley Hills Station, indicating that Caffe Nero hopes to open for business soon. No action was needed by the WHC.
11. Town Hall Envelope Study: Racette updated the WHC on the preliminary work of McGinley, Kalsow & Associates on the building envelope study of the NRHP-listed Wellesley Town Hall. No action was needed by the WHC, as the envelope study is ongoing.
12. 135 Great Plain Avenue: von Taube provided an update on the anticipated initial construction involved with the approved subdivision at 135 Great Plain Avenue. Because one of the conditions agreed to by the applicant involved the protection and preservation of the stone gates (which are located on Selectmen-owned land), von Taube agreed to draft a Memorandum of Understanding regarding this condition for discussion with the Selectmen.
13. Beebe Plaque: There was no information available on the status of the Beebe House plaque.
14. Wellesley Square Wayfinding and Branding: The next meeting of the Wellesley Square Wayfinding and Branding Project Committee will be held on August 26th.
15. Adjourn: It was **moved** by Maitin, **seconded** by Carley, and **passed unanimously** to adjourn the meeting at 9:20pm.

Respectfully submitted,
Joshua Dorin