

Meeting Minutes - Norfolk Historical Commission - July 19, 2016

Betsey Whitney brought the meeting to order at 7:30 p.m. Members attending included Barbara Bartholomew, Sandra Paquette, Gail Sullivan, Geri Tasker and Marcia Johnston.

84 Cleveland Street: The main topic of discussion revolved around the home located at 84 Cleveland Street; the home and property have been sold and is the site of a potential 40B development, which would include affordable and low income housing. To complete the proposed town house community, the developer wants to demolish the house on this property. Builders of 40B developments only need approval from the zoning board of appeals and do not need to go through other individual boards for permits to build or demolish buildings. They must conform to state law rather than local laws and local laws are usually more strict as are the Norfolk laws. They do have to abide by conservation laws of the state as well as local laws, and there are wetlands on this property.

By 2017 all towns must have 10% affordable; only one town meets this and we are about 4.5%, so a project like this one would increase our percentage a bit.

The Zoning Board of Appeals called Betsy Pyne asking for NHC's opinion on the house at 84 Cleveland Street as to its historical significance even though they don't need to follow our recommendation under 40B.

Members reviewed and discussed Betsy's memo and put together the following notes and opinion regarding the historic and architectural value of the home at 84 Cleveland Street.

Historic Value	Architectural Value
76 years old – built in 1940 One of only a few homes built in Norfolk at the end of the depression A substantial home for the time period - pre WWII Contributes to the character of the neighborhood	Typifies an earlier architectural style of colonial homes (colonial revival): Hip Roof Center hall colonial Center Chimney

After much discussion we are of the following opinion that we'd like included in Betsy's memo to the ZBA: *Although we realize that there will be not demolition application because this is 40B construction, NHC would like it known that if this building had gone through the normal channels and we received a demolition application from the Building Department, we would, without a doubt, invoke the delay law because we feel that the home is worth saving for the reasons listed in our chart as well as those stated in Betsy Pyne's letter of July 10.*

Betsey Whitney made a motion that all of our notes regarding the property at 84 Cleveland Street be added to Betsy Pyne's memo to the ZBA. Sandra Paquette seconded the motion which passed unanimously by Betsey Whitney, Barbara Bartholomew, Marcia Johnston, Sandra Paquette, Gail Sullivan, and Geri Tasker.

Geri will edit and send these notes to Betsy Pyne later this evening so that she can notify the ZBA of our recommendation before their meeting tomorrow evening.

Other topics discussed:

Franklin Museum Gathering: This is scheduled for Sunday Aug 7th. The following NHC members are planning to attend: Gail, Marcia, Thelma, Geri, and Paul.

Highland Lake Signs: Barbara B reported that Patrick Keenan is feeling better, but he hasn't been able to finish the Highland Lake Sign due to his work schedule. Barbara will touch base with him again.

Fales Park Trails: Department of Correction work crews were available in April when Barbara was in hospital. They are hoping to reschedule in August; Barbara is working with Kevin Roche to get the wood chips into the park areas. She is concerned about setting up rules before opening the park to the public. If authority of the park is transferred to Conservation Commission, their rules would apply; if not, perhaps their rules could be adopted to help maintain and preserve the park. When the park officially opens, Barbara will work with Audubon Society to offer nature walks for bird watching.

Sweatshirts: Sandra reported that the Tramp House sweatshirts will be reprinted at no cost as there was an error in the date: instead of Feb 23, it says Feb. 3. The manufacturer messed up, because the original pattern submitted read the 23rd.

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Geraldine A. Tasker". The signature is written in black ink and is positioned above the typed name.

Geraldine A. Tasker
Recording Secretary

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