

HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



The Harvard Historical Commission is chartered "...to preserve and protect the historic assets of Harvard, its buildings, structures, places, sites, and surrounding settings of historical or architectural significance."

Following are the **minutes** for a meeting of the Harvard Historical Commission, including public hearings, held via Zoom on, Wednesday, **October 4, 2023 at 7:00 pm.**

Submitted by George Triantaris (Chair) and Seth Trotz (Secretary)

Pursuant to Chapter 2 of the Acts of 2023, An Act Making Appropriations for the Fiscal Year 2023 to Provide for Supplementing Certain Existing Appropriations and for Certain Other Activities and Projects, and signed into law on March 29, 2023, this meeting will be conducted via remote participation. Interested individuals can listen in and participate by phone and/or online by following the link and phone number below.

MEMBERS IN ATTENDANCE:

George Triantaris (Chair)
Pam Marston (Vice Chair)
Steve Nigzus
Rebecca Sewall
Wendy Cote-Magan

MEMBERS IN ABSENTIA:

Marijke Vallaeys
Seth Trotz
Richard Cabelus

AUDIENCE:

No public attendees.

TOPICS:

CALL TO ORDER:

7:00 pm

REVIEW/APPROVE MINUTES OF LAST MEETING:

No minutes were available for review at this time.

PUBLIC HEARINGS:

NON-APPLICABLE APPLICATIONS:

ONGOING APPLICATIONS:

1. **Harvard Advisory Energy Committee on behalf of the Town of Harvard** - replacement of streetlights in the Harvard Common Historic District – David Fay. **On hold**
2. **6 Littleton Road – Kelsey Hoontis:** Add asphalt "apron" to driveway – insubstantial change. Since the applicant was not present, at the end of the meeting it was discussed that this would simply be taken up at a subsequent meeting.

NEW APPLICATIONS:

HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



1. **7 Mass Ave – Sprague – heat pumps (retroactive application) : Applicant failed to appear for this meeting.** In their absence, the chair discussed in general, not specifically as applies to this project, the method for considering retroactive applications. The approach is to consider the application as if the work had not yet been completed. Considerations for this project are approval of the heat pumps, their location, and how to hide them. Wendy asks about alternative locations for the heat pumps and possible site visits. The chair explains that a standard application includes the homeowner preference and the commission would state their preference for minimum visibility with ideally no visibility from the street. A negotiation would normally follow this discussion. A goal of the process is to come to an agreement for a workable location early on rather than rejecting an application that has already been through multiple hearings, etc. For a retroactive application the options are to either accept the location that has already been used for the installation and work together to mitigate impacts or to reject the existing location as being unacceptable. It is within the jurisdiction of the commission to demand removal of the offending installation as voted on by the commissioners. Under those circumstances, the building inspector is required under the town bylaw to enforce that decision. The chair expresses the hope that this eventuality can be avoided but notes that enforcement plays a significant role in deterring future problems from developing. Previous instances of enforcement in Belmont and Harvard were discussed as well. Notification of homeowners of these issues and intentional disregard versus ignorance of restrictions was discussed. Wendy and the chair agree that involvement of inspection services would aid in preventing these problems in the future. At the end of the meeting – plans to re-contact the applicant are discussed.

ON-GOING BUSINESS:

1. Training discussion plans – Scheduling discussion for training using old applications as case studies for new commissioners to learn procedures.
2. Ongoing applications cannot be addressed since applicants did not attend the meeting.
3. Chair discussed demolition delay bylaw and work with Rebecca on same. The goal is to strategize to develop bylaw and bring it to town meeting with previously established support. Wendy requests a copy of the current draft for review. The chair discusses the historical commission work in other towns where the duration of the delay period strongly impacts the success or failure of the delay law. A discussion is made regarding implementation of new historic districts with the support of the town and state to force preservation of historic structures. The chair discussed a Powerpoint presentation previously created to address this topic. Wendy is pursuing work with the town inspector's office to support commission efforts.
4. The chair discusses work by Julie Doucet to update the town web site with information regarding resources for historical structures. Steve indicates that he met with Julie and will be meeting with her next week to create a new tab on the existing HHC web page for the new information as well as providing access for us to make future edits. The chair asks the commissioners to be on the lookout for resources to include in this document.
5. The chair discusses sending a letter to the district with information regarding the commission and associated regulations.
6. Photo survey of Shaker Village – Rebecca has offered to work on this. The chair describes prior efforts documenting properties in the vicinity of the common. The chair also notes that some houses in Shaker Village may have limited visibility from the street due to long driveways and setbacks.
7. Budget – The chair indicated that a request was made to double the (\$250) budget of the commission but also noted that no budget increases for the next fiscal year were currently anticipated to be approved. The chair also requested administrative support from the town for letter mailing, etc.
8. Old documents – The chair discusses scanning and posting old Historical Commission documents for online access if they can be made searchable.

NEW BUSINESS:

HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



CORRESPONDENCE: n/a

REPORTS FROM COMMITTEES AND LIAISONS:

Monument Committee (ST) – n/a

CPC (PM) – Applications were considered and about \$800k available which is sufficient to cover all of the proposed projects. The chair notes that new signage for the district would be desirable but requires advance planning to obtain matching funds, etc.

Transportation Advisory Committee (PM) – n/a

Planning Board (RC) – n/a

Design Review Board (SN) – Meeting to discuss 24 condos being proposed. 12 duplexes with 25% affordable. Vinyl siding. Two over two windows. Not under purview of HHC.

Devens Committee (RC) – n/a

PUBLIC COMMENTARY: n/a

EXECUTIVE SESSION: n/a

SET DATE FOR NEXT MEETING: November 1st was chosen as the date for the next meeting.

MEETING ADJOURNED: Meeting was adjourned at 8pm.