

Town of Hamilton
Historic District Commission
June 29, 2015
7:00 PM
Town Hall

The meeting was convened at 7:00 PM with the following Historic District Commission members present: Jack Hauck, Tom Catalano (chair), Ed Howard, Elizabeth Wheaton, and Stephanie Serafini. Rachel Meketon (Community Projects Coordinator), Jeffrey Allsopp (applicant) and other neighbors were also present.

Certificate of Appropriateness – Jeffrey Allsopp, 587 Bay Road

Jeffrey Allsopp presented his plans. He described the lay-out of the site and the changes to the buildings. He proposes construction of a new commercial building (possibly with a residential apartment) to replace the barn; the construction of a new workshop; the removal of the cobbler's cottage; and the relocation of one shed. The buildings would be positioned in approximately the same places with an overall reduction in the square footage of built surfaces.

Commission members asked Jeffrey to discuss permitting for the site. He responded that he had purchased the property with a special permit for multiple uses. He met with the chair of the Zoning Board of Appeals, the lead building inspector, and the planning director the week prior. They said that he would have to apply for an extension of the special permit. The Commission members asked Jeffrey and Rachel to share a copy of the permit. The members also asked how long the post office was expected to remain on the property. Jeffrey replied that they recently signed a five-year lease.

Stephanie asked Tom to confirm which section of the property is visible from a public way and thereby under the jurisdiction of the Commission. Tom replied that without the proposed landscaping the entire property is visible from the corner of Bay Road and Kinsman Lane.

Jack asked about the water tower that had once been located on the property. Jeffrey replied that what remains of that structure constitutes the shed that he is proposing to restore and move to another location on the property. He believes that the well is still intact.

Tom asked if the buildings could be restored or could have been restored with consistent maintenance. Jeffrey replied that they could not have been. Tom pointed out that the design on the proposed new buildings is much simpler than the detail on the post office building. Jeffrey replied that his intention was to replicate the farm-style barn and shop that he would be replacing. Tom pointed out that the siding of the new buildings is hardy board, which is fabricated from cement, rather than cedar wood. Commission members also asked about the proposed septic system and discussed the possibility of such a system changing the appearance of the property.

Tom invited residents to comment. John Pirie of 7 Kinsman Lane asked about the proximity of the proposed new shop to his property and made a statement about the importance of preserving historic buildings in the district. Janet Collett of 595 Bay Road discussed the historic nature of the buildings; her own investment in the historic buildings on her property; and her concern that Jeffrey had neglected his buildings.

Elizabeth suggested that it would be useful to visit the property. Tom agreed and listed other details that would be important for the Commission to fully understand the proposal. Tom asked for detailed architectural drawings, the locations of downspouts and outdoor mechanical and septic equipment, a list of materials, and historic information about the property. Jack may also supply some of the latter. The Commission chose a day and time for the site walk: Thursday, July 16th at 8:00 AM at 587 Bay Road. And they confirmed that they would reconvene within two weeks after the site walk to discuss the proposal again.

John Pirie presented several affidavits to the Commission from neighbors who oppose the project.

Appointments to the Historic District Commission

Members discussed Claudia Wood's interest in joining the Commission. Elizabeth expressed concern that there would be significant overlap between Commission and Planning Board membership. Tom offered to contact Tom and Heather Ford to ask if one of them would be interested in joining.

Historic District Commission Appointment to the Community Preservation Committee

Ed made a motion, which Elizabeth seconded, and all voted in favor of reappointing Tom as the Historic District Commission's representative to the Community Preservation Committee.

The meeting was adjourned at 8:00 PM.