

Members

Samuel D. Obar, Chair
Christine M. Cochrane, Vice Chair
Kathleen A. Birtwell
George B. Ransom
Roger F. Turner, Jr.



Walpole Historical Commission
Walpole Town Hall
135 School Street
Walpole, MA 02081

<http://www.walpole-ma.gov/walpole-historical-commission>

A meeting of the Walpole Historical Commission was held on November 27, 2017 at 7:00 p.m. at Walpole Town Hall, Room 112.

The following members were in attendance:

Samuel Obar, Regular Member, Chair
Christine Cochrane, Regular Member, Vice Chair
Roger Turner, Regular Member
George Ransom, Regular Meeting

The following members were not in attendance:

Kathleen Birtwell, Regular Member
Melissa Totten, Associate Member

The following guests were in attendance:

Maureen Mazzola, Applicant for 1350 North Street Demolition Application
David Allen, Applicant for 1350 North Street Demolition Application
Phil Macchi, Attorney for the applicants
Joseph Baaklini - 8 Bubbling Brook Road
Dotty Sullivan - 1340 North Street
Sue Shocket - 1340 North Street
Barry and Amy Hickman - 3 Bubbling Brook Road
Brian Murphy - 4 Bubbling Brook Road
Charles Hayes - 1354 North Street
Walter Gormley - 1358 North Street
Joseph Moraski - 3 Buckboard Drive
Harry Brousaides - 23 Bubbling Brook Road
John O'Leary - 776 Washington Street
Trisha Barajas - 1400 North Street
Rudolph Barajas - 1400 North Street
Ann Somers - 1270 Old North Street

Chairman Sam Obar called the meeting to order at 7:00 p.m.

1350 North Street Public Hearing

Mr. Obar introduced the members of the Commission and stated this will be a public hearing. If anyone speaks, they should provide name and address for the meeting minutes. When the public hearing ends, there will be no further citizen comment accepted.

He also stated that this meeting is being recorded.

He stated that he expects all those who speak, including the members of the Commission, to stick only to the issue at hand. We are here only to decide whether the structure at 1350 North Street should be “preferably preserved.” We are not the Zoning Board or Planning Board, meaning we have no involvement in deciding the appropriateness or conditions surrounding the re-use of the site. However, we do have a right under the law to inquire of the applicant of those re-use plans, and to give certain advice to the applicant to ensure historical elements are included in the design of the new structure. However, normally this advice would not be binding unless required by the ZBA or Planning Board as a condition, which may happen and has happened in the past with certain other projects.

He noted that the Commission’s previous vote that this structure is “historically significant” does not necessarily mean it will be “preferably preserved.” That is a decision this Commission will make. According to the Mass Historical Commission’s Demolition Delay Bylaw guidebook, “a building could be significant but found not preferably preserved based on its condition, when the condition is such that rehabilitation is not possible.” That is one of the factors that the Commission will consider this evening.

Mr. Turner made a motion to open the public hearing. Mr. Ransom seconded the motion.

The vote to open the public hearing passed 4-0-0.

Mr. Obar noted the applicants are present.

The applicant stated after the previous meeting that the re-use of the property, after demolition, is “ranch style building for child care.”

The public hearing was posted seven days in advance by the Town Clerk and was published in the newspaper as a legal notice, making this a legally posted hearing.

The Commission also received a letter before the meeting. Mr. Obar asked Mr. Macchi to summarize the letter.

Mr. Macchi stated the applicant wishes to have a daycare at the site. As such, they have to meet certain state regulations as well as national regulations pertaining to health, safety, and well being of the children. The letter was written by an architect who stated that the house that exists there now can not be rehabilitated without destroying any historical significance, while meeting regulations of the state and the national certifications. The rooms are too small, insulation is inadequate, plumbing, fixtures are in the wrong place and in the wrong side, etc. While the applicant is willing to work with the Commission and the town to preserve whatever needs to be

preserved, the structure can not be presently converted into a daycare. That is the use the property was purchased for.

Mr. Obar noted that the letter will be submitted into the record.

Mr. Obar said he communicated with Jack Wiley, chairman of Adams Farm Committee, and asked if it would be possible to move the house to Adams Farm. Mr. Wiley was not able to attend this meeting, but stated that any cost of moving it would have to be borne by present owner, the exact location would be an issue of discussion, and it would have to be approved by Selectmen.

Public comment commenced.

1. Harry Brousaides, 23 Bubbling Brook Road (Precinct 8 RTM, Economic Development Commissioner, President of Chamber of Commerce)

Mr. Brousaides how did we receive this agenda in our mailbox?

Mr. Obar said he does not know. The Commission is not required to put agendas in mailboxes. The bylaw only requires notice to be in the newspaper and posted at Town Hall.

Mr. Brousaides asks what is the actual zoning?

Mr. Macchi states that it is zoned "Rural."

Mr. Brousaides asks what the zoning needs to be for the proposed re-use.

Mr. Obar states that we are not the ZBA. That is not a question for us.

Mr. Macchi says he can speak to the issue. It is a "rural" zone. The use is allowed by right by both the Walpole Zoning Bylaw and Chapter 40A of the MGL. It is allowed as part of the Dover Amendment as a commercial entity.

Mr. Brousaides asks when will there be a copy of the proposed structure made available.

Mr. Macchi says if and when they apply for site plan approval, the public will be notified.

Mr. Brousaides asks if this has to go through Planning Board and Zoning Board of Appeals.

Mr. Macchi says he does not think it has to go through Planning Board, and he has to have a discussion with the Building Commissioner to see if it has to go through the Zoning Board.

Mr. Brousaides says the traffic speed is high at that location. We already have a lot of issues at that location with speed and accidents.

Mr. Obar says our purview is only over the historical significance. The question we have to answer is whether it should be “preferably preserved.” Those are issues you have to bring up at a later meeting.

Mr. Brousaides pointed out that there are no sidewalks.

2. Brian Murphy, 4 Bubbling Brook Road

Mr. Murphy says he finds it “unacceptable” to propose knocking down a historic structure, one of the oldest buildings in town, to put a daycare in an area that is dangerous. He says the neighbors will fight that.

3. Sue Shocket, 1340 North Street

Ms. Shocket asks what is the applicant’s plan for parking.

Mr. Ransom responds and says we have no plans yet, we have no answer yet, it is not under our purview.

Ms. Shocket says one of the reasons she purchased her property next door was because it’s a historic area, on a scenic road, it is a beautiful way for people to enter Walpole, as they are driving up one of the main streets there. She is extremely upset to think someone would knock down a historic home to put up a ranch structure which would not fit into the character of the neighborhood. Other businesses have been denied licenses to operate along this road, but she understands this is different.

She says she spoke at length with the previous owner whose family had owned it for generations. She thought the house was older, from the late 1600s. There may have been a previous structure that burned.

She says it is an interesting house on the inside, with a beehive oven, for example. The house fits the area. She thinks that to put up a ranch would be a disservice, and personally she does not want to live next to a daycare center. She finds it unappealing and a detriment to the town.

She asks, whether the fact that the road is a scenic road has any impact.

Ms. Cochrane says the scenic road bylaw will affect removal of stone walls, trees, but it does not involve the Historical Commission.

4. Joseph Moraski, 3 Buckboard Drive (Planning Board, RTM, Precinct 8)

Mr. Moraski states that while he is a member of Planning Board, he is not here representing them “in any way, shape, or form.”

He says his understanding of the Dover Amendment is that no board, committee, or commission can review Dover Amendment applications. The application would go directly to Building Commissioner, and would not go to ZBA or Planning Board.

Mr. Moraski asks if this is actually going to be a group home.

Mr. Macchi reads the specific part of MGL, Chapter 40A, Section 3 related to the Dover Amendment:

“No zoning ordinance or bylaw in any city or town shall prohibit, or require a special permit for, the use of land or structures, or the expansion of existing structures, for the primary, accessory or incidental purpose of operating a child care facility;” the law does say there are reasonable requirements that can be imposed which he has to speak to the Building Commissioner about.

Mr. Moraski asks for confirmation that the applicant is planning a daycare, not a group home, with a certain amount of hours and it will not be lived in. Mr. Macchi confirms this is the case.

Mr. Moraski says we have a Master Plan, and it describes this area in detail. We are talking about it being the epicenter of Walpole’s cultural and historic resources. It is also in the Master Plan, as this being the “jewel of Walpole’s open space.” Many farms (Adams Farm, Winslow Warren Farm, etc.) are in the area. The house was built pre-Revolutionary War (1745), and as mentioned before by another speaker, the house is located on one of seven designated scenic roads.

When located on a scenic road, it makes the house even more valuable. Not only is it on a scenic road, there are also two other roads in the general area, that were suggested in the Master Plan to become scenic roads as well: Brook and Fisher Street.

Mr. Moraski asks the Commission if a delay has already been imposed. Mr. Obar states that this meeting will make that decision.

Mr. Moraski says he would encourage the Commission to impose a six-month delay. He would also encourage the Commission, while the Spring Town Meeting Warrant is open, to pursue creating a local historic district for that area from the Westwood line to the intersection of at least Fisher and North Street. This is the first step to identify that area as valued to the community. The Commission should consider tighter controls relative to what can be done in that area to historic homes.

Mr. Moraski asks if this is the oldest house in Walpole.

Mr. Turner states that it is certainly one of the oldest houses in Walpole. We have some older houses, including on South Street.

Mr. Turner also says that North Street is a historic road in many ways. In the early days, when Walpole was first settled (1600s), that was the ox-cart path from Walpole to Dedham (we were part of Dedham at the time.) A lot of lumber traveled up that road. The road really hasn’t changed a great deal in 300 years.

Mr. Moraski asks if the Commission is considering extending the six-month delay, given other towns have a 12-month delay, and the MHC encourages a 12-month delay.

Mr. Obar says yes.

Mr. Moraski says if the Commission imposes a six-month delay, and Town Meeting changes the bylaw to allow 12 months, can an additional six months be imposed on this property.

Mr. Obar says he does not know the answer to that.

Mr. Moraski asks what has the Commission done up to this point to evaluate historical significance of that property.

Mr. Obar says the Commission talked about that at our last meeting.

Mr. Turner says The Walpole Times once did an article about the house. It was called the Smith House. A gentleman came from England who figured out the age of the house through borings in the wood. A lot of study has been done on that property.

Mr. Obar says The Walpole Times did an article on May 26, 2005 on the house. It is called the Smith-Healey House.

To summarize, the Smiths and their children operated a farm during the late 1700s, into the early 1800s. In 1842, the Smith family sold the property to George Conant who operated a farm there. In 1868, the house was purchased by Michael David Healey, an Irish immigrant.

At the time of the article, the house had been owned by the Healey family for almost 140 years, making it one of the longest continuously owned family properties in Walpole.

There is also a map showing the house from 1832.

A few years ago, Laurie Kearney had done a study of homes in North Walpole which included this house. That is on the town website.

The research is available at the Historical Society.

Mr. Ransom adds that the Commission also conducted a site visit.

Mr. Moraski says the contention from the applicant is that it is beyond repair. Even if it is beyond repair to the extent that it can not be used as a childcare facility, is it beyond repair to the extent that it can not be renovated so the historical value can be preserved?

Mr. Obar says that is what our Commission has to determine at this meeting.

Mr. Moraski asks will there be consultants hired, or is it the Commission's responsibility to make that determination?

Mr. Obar says it is the Commission's responsibility, as we do not have funding for consultants.

Mr. Moraski asks if a six-month delay is imposed, what would you do?

Mr. Obar says the bylaw requires that if a delay is imposed, the owner along with our Commission is required to work to find some way to ensure the property is preserved, rehabilitated or restored. The owner is expected to make "continuing, bona fide, and reasonable efforts to locate a purchaser to preserve, rehabilitate, or restore such building and/or structure."

The point of the six month delay is to ensure that an alternative to demolition is explored.

Mr. Moraski asks if the applicant has to present documentation that they actually did something during those six months.

Mr. Obar says that after six months, they can demolish no matter what.

Mr. Moraski asks if during those six months, the Commission decides to create a Local Historic District to preserve the structures in the district, does that put teeth back into the bylaw.

Mr. Obar says he can't answer that as legal counsel is not here.

Mr. Moraski asks if he can get an answer from Town Counsel.

Mr. Moraski tells the Commission it seems like they have a lot to do within these six months. It is one of the oldest houses in Walpole. He recently saw the "Home of the Week" in last week's Sunday Boston Globe, there is a pre-Revolutionary War home for sale in Wakefield. It is older than 1350 North Street, so it shows things can be done with this home.

This area is one of the jewels of the town. Any type of historical structure that is in the area adds to that.

He would encourage the Commission to impose a six-month delay and then aggressively pursue alternatives.

5. Joseph Baaklini, 8 Bubbling Brook Road

Mr. Baaklini says this is his first time doing this, he is an immigrant to this country.

He says it is sad to see in this country, especially in the town of Walpole, that a house can be destroyed with such significance in the history of our country.

If the house can be lifted and put at Adams Farm, it is structurally sound.

The argument was made that the rooms are small, the plumbing is outdated. But he says he gutted a multi-family house in Boston built in 1890, and he preserved the outer shape of the property.

There is already a daycare nearby, on Route 109.

Driving through Westwood on Route 109, there are many plaques on houses built in the 1800s, not even as old as this house.

6. Charles Hayes, 1354 North Street

Mr. Hayes says he is a resident of Walpole for more than 50 years. He spoke at the previous meeting. He is totally against the demolition or moving it. He does not believe the house can be moved without turning it into splinters.

The houses around it are extremely old as well. This is clearly a significant neighborhood.

He says he is in favor of progress, and if the house was falling down, that would be one thing. But this house has had substantial work done to it, including within the last five years. To demolish that to build a daycare in a non-business zoned area, considering the amount of traffic, is a bad idea. He suggests that the DPW should do a traffic study to see how many cars go by and how fast they go. It is not a good idea to put a daycare there. He says there must be better places for it in the town.

7. Mr. Brousaides, 23 Bubbling Brook Road, speaks again

Mr. Brousaides asks if the child care would have to put up a new fence. He says the existing fence is part of the history of the neighborhood. A new fence will change the view of that neighborhood.

We are putting condos in a business district (downtown), now we are putting business in a residential district. The neighborhood is going to fight this.

8. Rudy Barajas, 1400 North Street

Mr. Barajas says that if you look at that stretch of a road, it's a continuous segment of older homes. It very much defines the character of Walpole and the scenic view and historic sense you have coming up North Street into Walpole. This property is in the middle of that section. Consider the context as much as the property itself and its significance to the historical value of the area. I would not like to see this historic home disappear.

9. Ann Somers, 1270 Old North Street

Ms. Somers says her house was built in the early 1700s. She and her husband have restored as much as they can in the house, including beehive oven, etc. They also own a very large barn which is also historical. It was at one time a large farm.

Some trees are more than 250 years old. She is only a few houses away from this house. There is also an island of land across from her house where there was a factory where drums were made for the Civil War.

Solar panels proposed for the property across from 1350 North Street are also a total disgrace. This is a rural, historic area. A daycare is a business. Someone is going to make money. There will be a parking lot, sidewalks, traffic, people coming in and out. It takes away from everything that is there and that has been there for a long time.

When you stand at the bottom of North Street and look up the hill, there is nothing there. It is where the land meets the sky, because it has been preserved.

10. Barry Hickman, 3 Bubbling Brook Road

Mr. Hickman says it is very inappropriate to have a daycare at this location.

When he and his wife moved in, there was an old poster in the basement with 10-12 homes on it, first and foremost on it was this house. This should not be torn down.

Commission resumes discussion.

Mr. Turner suggests circulating a sign-in sheet to the audience.

Mr. Obar asks if the Commission wants to dialogue first before closing the public hearing.

Mr. Turner says he and the other Commissioners have seen a number of historic houses in Walpole that have been demolished. This is one of the most pristine houses that the Commission has looked at.

The rooms are pretty much the same from what they were originally. Fireplaces are the same. There has been substantial repair work done in the ceiling on the second floor. You can see some of the original timber and the original fireplaces.

We did have an opportunity to go through the house, at night and not during the day unfortunately.

This is a building that could be moved. That is why the chairman took the leadership in making some inquiries about this. There may be other inquiries, and other locations that could be considered.

Discussion takes place between audience members.

One member of the audience says it would be considerably easier to simply find an alternative location for a daycare than to move this house. North Street was an old cart path, and soldiers

marched up this street on their way to the Battle of Lexington and Concord. Child care just does not fit. The house is where it is meant to be and where it stood, it should not be moved.

Mr. Brousaides asks if the house passed septic inspection when it was sold.

Mr. Macchi says he does not know.

Mr. Ransom says he assumes it would have to pass septic.

Mr. Macchi says he is not asking the Commission to decide what the Dover Amendment covers.

Mr. Macchi says this is private property owned by the applicant right now. We are willing to work with the Commission to preserve what can be preserved. But it was purchased on the open market and the applicant owns it and they have a right to do what they want with the property subject to zoning and bylaws. We are asking that a six-month delay not be imposed, but we may also be open to moving the house. We won't be constructing in December anyway. We don't want to wait until June as opposed to March to demolish.

Mr. Macchi says the applicant is willing to gift the house to whomever wants it. But the person would have to pay to move it. It's not a choice of how the applicant wants to spend their money. They have already bought the property and said what they want to do with it.

Mr. Macchi says this is not a forum for a legal battle. As far as the historical significance, it is under the Commission's purview. If the Commission feels a six-month delay is warranted, they will not take it to court. They will not appeal. But they would ask for consideration for it to be cut short if no one is interested in preserving it.

Mr. Macchi says to demolish a house, you can either destroy it quickly, with no salvage whatsoever, or you can take it apart methodically like Edgewood Development has done. We are willing to consider using demolition firms to salvage some of it.

There was brief interaction between Mr. Macchi and a member of the audience.

Mr. Obar reminded the audience that all discussion has to go through the chairman. He asked Mr. Macchi if he was finished with his statement. He said yes.

Ms. Cochrane said it is not just a structure that has historical significance, it is the entire property. She asks how this project will fit into this historic area of Walpole. She would like to see the historic character maintained. She asks if the applicant can provide a description of how the proposed structure will fit into the neighborhood.

Mr. Macchi says that at this point the applicant does not have anything about that.

Mr. Obar asks what is the timeline for construction.

Mr. Macchi responds that the goal is to be constructing by next spring.

Ms. Cochrane asks if are there any proposed concepts yet.

Mr. Macchi says there are none at this time.

Ms. Cochrane asks if the applicant will be gearing it toward the historic character of the neighborhood.

Mr. Macchi says it will be a ranch style building. He doesn't see anything that would prevent the applicant from making it more aesthetically blend with the area.

Audience members speak:

Ms. Somers questions how someone can tear down a historic property and put up a commercial building in its place.

Mr. Ransom states that this is a zoning question.

Ms. Somers says she doesn't get how she can tear down a historic home and put in a business.

Conversation ensued between members of the audience.

Mr. Obar again stated that all conversation has to go through the chairman. He reiterated that the Commission's jurisdiction is only to decide whether to impose a six-month delay on the demolition.

Ms. Somers asks if the Commission definitely has no say whether or not a business goes into a historic area.

Mr. Obar says the Commission's role is to protect the town's historical assets. The Commission has the right to offer its views and to influence town boards and other officials and the applicant to incorporate certain elements that are historical but we have no authority to force anybody to comply with what we say, other than our ability to impose a delay.

Ms. Cochrane says the Commission is right now attempting to change the bylaw to allow a 12-month delay. The Commission also wants more people to be involved.

11. Amy Hickman, 3 Bubbling Brook Drive

Ms. Hickman asks when the applicant will have to get their building permits.

Mr. Macchi says that won't happen until after the demolition.

12. Mr. Barajas, 1400 North Street, speaks again

Mr. Barajas says daycares are a convenience business. He can see why the applicant wants it on North Street, it's the way in and out of town. There are lots of convenience businesses that can

replace historic houses. If the Commission's mission is to protect the historic character of Walpole against convenience businesses, it should do its job to protect historic, scenic Walpole from being used for convenience businesses for maximizing profit.

Historical Commission dialogue begins.

Ms. Cochrane says the current condition of the house is not a tear-down. She would like to see the six-month delay imposed. The reasons are: it is built pre-Revolutionary War; saltbox style; pegs are evident; large central chimney; and it is on a scenic road surrounded by historic houses and agricultural landscapes. No evidence of structural defects submitted by the applicant.

Mr. Ransom says the Commission went to see the house and saw it from top to bottom. Mr. Turner presented research. The Commission had a chance to review property records and other information about it. Houses can be rehabbed, it is a question of costs. We have clearly identified this as historic based on the information we have seen.

Mr. Obar says during his time on the Commission there have been delays imposed on a few structures, including the Foundry (Fales Machine Company) in downtown Walpole.

The purpose of the bylaw, created in 1973, is to protect the town's historical assets. When this Commission came up with this bylaw, this is the kind of house they were thinking about.

The Foundry was not as old as this house. Here, we have a house that is older, built in 1740s. The condition is not bad. It's not as bad as some other structures that the Commission has seen.

Based on the Commission's history, and based on the bylaw, a six-month delay should be imposed. During that time, the applicant should pursue other options.

Regarding moving it, nobody is going to move it unless they have the money. If it is moved to Adams Farm, the town would not pay for that. Nobody has volunteered to pay for it.

He does not understand what the point of moving it is, unless someone wants to live there, he doesn't see anybody wanting it. He would support imposing a delay on the demolition.

Mr. Obar asked if the applicant has any further comment.

Mr. Macchi says they are not here to fight, they will make a good faith effort under the bylaw.

Mr. Ransom asked if the house is still on the market. The applicant said it is no longer on the market.

Mr. Obar said there is a deed indicating it is owned by them.

Mr. Turner makes a motion to close the public hearing. Ms. Cochrane seconded the motion.

The motion passed 4-0-0.

Ms. Cochrane made a motion that the Walpole Historical Commission determines the property at 1350 North Street, Walpole, MA is “preferably preserved” pursuant under the Town of Walpole Demolition Delay Bylaw 349 based on the important contribution this historically significant farm house had on the early days of Walpole, and would be in the public interest to preserve, rehabilitate, or restore rather than demolish; conditioned that after a time certain of 2 years without a demolition occurring, the Historic Structures Bylaw (Chapter 349) will again be required for the purpose of protecting and preserving significant buildings and/or structures and aesthetic resources within the town of Walpole, MA.

Mr. Ransom seconded the motion.

No further discussion.

The motion passed 4-0-0.

Mr. Obar declared that therefore a six-month delay is imposed.

He noted that the Commission has the ability to release the six-month delay at any time during those six months, if, per the bylaw, “there is no reasonable likelihood that either the owner or some other person or group is willing to purchase, preserve, rehabilitate, or restore such building and/or structure,” or “for at least six months the owner has made continuing, bona fide, and reasonable efforts to locate a purchaser to preserve, rehabilitate, or restore such building and/or structure, and that such efforts have been unsuccessful.” The applicant would have to provide documentation of these efforts.

The chairman will send a notification to the Building Commissioner within five working days.

The applicant does not have any further questions.

Demolition Application - 767 & 777 East Street

Mr. Obar states the Commission received an application for demolition for four of the structures at the Walpole Woodworkers site on East Street. The Commission will meet on Saturday, December 2, 2017 at 9 a.m. for a site visit and the Commission will meet to discuss the application on Monday, December 4, 2017 at 7 p.m. at Walpole Town Hall.

Correspondence

MBTA - Now that the State Representatives have become involved, the MBTA has agreed to the Commission installing a plaque to recognize Union Station as being on the National Register of Historic Places.

Commission Associate member, Melissa Totten has submitted her resignation letter to the Commission and will be stepping down. The Commission appreciates her enthusiasm, energy, and service and are sorry to see her resign.

Old Business/Updates

Old Town Hall Update - Ms. Cochrane - On 11/21/17, the Reuse Committee conducted an idea session, mostly focused on the reuse being a performing/cultural arts center. The next meeting will be on 12/18/17 and moving forward the Reuse Committee will begin meeting twice a month in order to achieve their goal of presenting the final report to the Selectmen on 4/24/18 and Town Meeting on 5/7/18. Ms. Cochrane reports she will be creating an open, casual discussion of the Old Town Hall with Mr. Ransom to be aired on Walpole Media TV on Tuesday 11/28/17.

Demolition Delay Bylaw Changes - Mr. Obar reports all the additions and changes have been made and the next step is for Mr. Norton, the Building Commissioner to review it and then it will be sent to the Walpole Town Counsel for review. Mr. Obar assures the Commission we are on track to present this to the Spring 2018 Town Meeting.

Barn Survey - Mr. Ransom reports he is continuing to work in the background and is going through the surveys which have been returned. So far, 10 have been returned and a blurb will appear in the Adams Farm Newsletter as a reminder to barn owners to submit their surveys.

Bird Family Memorial Area - Mr. Obar provides background on the site, its location, date of creation, who owns it and who is to maintain it. Mr. Obar explains he recently visited the site and it is falling in disrepair. The Commission agrees to schedule a site visit to the memorial. Mr. Obar will make further inquiries in an attempt to clarify who is the responsible party who is in charge of maintaining the site.

New Business

Condition of the HC office at the Historical Society - Mr. Obar reports the Commission office is a mess and it is unacceptable. He suggests the Commission schedule a workshop to meet and go through all the items in the office to clean and re-organize it. All the members of the Commission agree.

Goals for 2018

Preliminary goals mentioned are: Conduct more tours; Barn Survey Conclusion; Have the Demolition Delay Bylaw amended and approved at the Spring 2018 Town Meeting; Organize the HC office

Adjournment

At 9:02 pm Mr. Turner makes a motion to adjourn. Mr. Ransom seconds the motion.
Favorable Action 4-0-0.