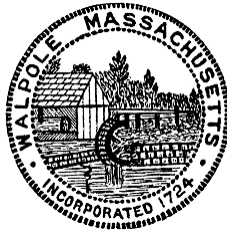


**APPROVED**

**Members**

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



**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 September 21, 2017 at the Walpole Town Hall, Room 116

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  
Kathleen Birtwell, Regular Member

The following member was not in attendance:

Melissa Totten, Associate Member

The following guests were in attendance:

Ken Southwood, Walpole Waters  
David Norton, Walpole Building Commissioner - 7:30 pm  
Elizabeth Dennehy, Community Development Director - 8:30 pm

Chairman Sam Obar called the meeting to order at 7:01 pm.

Correspondence

MBTA - Letter regarding their intent to install Safety Communication antennas

Open Forum

Mr. Ken Southwood of Walpole Waters asked the HC to support his efforts to revitalize the rivers in Walpole that powered industry. He is working on securing revenue for his efforts and hopes to have the HC support as he moves forward.

Old Business

- 1350 North Street - Known Historical House - Roger Turner has put together a binder on it

### Demolition Delay Bylaw

- Mr. Obar presents the proposed changes to the Walpole Demo Delay Bylaw. Mr. Obar encourages the Commission to be mindful to be practical. Mr. Turner believes the 6 month delay period is inadequate and the length of time the HC has to make a determination should also be extended. All the HC members agree the definition of demolition needs to be looked at and change to be clear. David Norton also agrees and states adding any portion there of to the demolition definition would help clarify the bylaw's intent. Mr. Norton also suggests the HC add a clause to their determinations stating the determination will expire in 3, 5, years thus creating a Sunset Date. Mr. Norton states adding the Sunset Date into the Bylaw will hold more weight, more of a legal hold and the HC should consider a range. As far as enforcement, Mr. Norton believes there should be different levels of punishment and any actions runs with the property, all decisions must be recorded with the Registry of Deeds including the condition of Demo Sunset. Mr. Obar inquires about the HC imposing fees. Mr. Norton explains that all fees are approved by the Board of Selectmen. The HC needs to look at costs, look at the union contracts and the cost to the town for increasing the duties of union employees before the HC goes to the BOS all this information needs to be compiled. Mr. Norton agrees the HC has a difficult task since the HC has no office, no administrator, and no secretary. Mr. Obar agrees this is very ambitious of the HC.
- Elizabeth Dennehy will now include a spot on the front page of the Planning and ZBA application where the Building Commissioner can note if the applicant may need HC review during the process of the Building Commissioner signing it before it is filed with the Boards. This puts everyone on notice, including the Applicant, that they may need Historical Commission review. The second step would be that if said notation appears on the Application, the Board secretaries would need to send a copy of the Application and plan to the Historical Commission so that the HC will have a better idea of what may be coming down the pipeline.

### Barn Survey

Mr. Ransom as a joint project between the HC and the HS has done a great job, Mr. Obar states. Mr. Obar will update the Historical Society and the letters will be sent soon.

### Old Town Hall Reuse Committee Update

Christine Cochrane gives a brief update.

- Resident, architect, Jeremiah Huson has volunteered to do "existing condition" plans of old Town Hall and expects to be completed soon.
- The Reuse Committee also discussed the "Preservation Restriction" and what impacts it might have on any proposed physical improvements to the building.
- The next meeting of the Reuse Committee will be on Tuesday, September 26, 2017 with the EDC and encourages HC members to attend.

### Adjournment

At 8:57 pm Mr. Turner makes a motion to adjourn. Mr. Obar seconds the motion. The motion is approved 5-0-0.