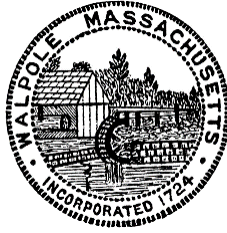


APPROVED

Members

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



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 January 2, 2018 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

The following member was not in attendance:

Kathleen Birtwell, Regular Member

The following guests were in attendance:

Mark Mastroianni – Applicant for 777 East Street Demolition Application
Anthony Ranaldi - 785 East Street
Deborah Ranaldi - 785 East Street
Maureen Mazzola, Applicant for 1350 North Street Demolition Application
Susan Shocket - 1340 North Street
Olivia Cullen - 27 Bubbling Brook Road
Charles Hayes - 1354 North Street
Harry Brousaides - 23 Bubbling Brook Road
John O’Leary – 776 Washington Street

Chairman Sam Obar called the meeting to order at 6:30 p.m.

777 East Street Public Hearing

Mr. Obar stated this will be a public hearing, as advertised in the 12/14/17 edition of The Walpole Hometown Weekly and as posted by the Town Clerk in accordance with the bylaw.

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 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.

DRAFT

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

The motion passed 4-0-0.

Mr. Obar noted that Mark Mastroianni of Pulte Homes, the applicant, is present.

Mr. Obar asks Mr. Mastroianni if the option of preserving the house as part of the larger plan has been explored as discussed at the previous meeting.

Mr. Mastroianni states they have not pursued that. Due to the structure's disrepair, it needs to be removed and cannot remain next to the brand new condominium development. He also states that the property is zoned business and would have to be some kind of offices, which is a double negative. Mr. Turner states it was originally a home and asks if Mr. Mastroianni has received a ruling on this from the Walpole Building Inspector. Mr. Mastroianni responds no, he just looked at Zoning Bylaws. Mr. Turner would like a ruling from the Building Commissioner on this issue, and does not want to see the zoning as a factor now, because it was a house at one time.

Public Comment:

Anthony Ranaldi and Deborah Ranaldi – residents of 785 East Street: Do plans exist for the development?

Through Chairman Obar, Mr. Mastroianni presents an overview of the proposed project:

- 15 Acres
- 186 Condominium Units - For Sale
- Age Restricted - 55+
- All current structures will be removed and the site cleaned up
- Entrance and Exit on East Street
- Proposed gated emergency exit on Kendall Street
- The area at which 777 East sits will become open space - used for storm water facility
- A meet-and-greet for the neighborhood will be held and the neighbors will be notified
- The house and barn at 777 East would be available if someone wanted to move it to another site, they could buy it for \$1.00

Mr. Ransom:

- The Commission has already established the historical significance of the structures
- Applicant is removing the structures more for aesthetics than due to condition
- The applicant did a nice job presenting all the material

Mr. Obar:

- Has concerns about the fact that the applicant is tearing the house and barn down for green space
- Feels the property with the house and barn could be sold to someone who would repair it and make it attractive

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

APPROVED

The motion passed 4-0-0.

Mr. Obar believes the structures can be preserved with no impact on the project. He urges the applicant to explore ways of preserving it in its current location. Furthermore, Mr. Obar feels it can be the opposite of an eye sore.

Mr. Obar made a motion that the Walpole Historical Commission determines the property at 777 East Street, Walpole, MA is “preferably preserved” pursuant under the Town of Walpole Demolition Delay Bylaw 349 based on the important contribution this historically significant house and barn have 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. Turner seconded the motion.

No further discussion.

The motion passed 4-0-0.

Mr. Obar declared that therefore a six-month delay on the demolition 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.

Correspondence

The Commission received a letter from the Board of Selectmen accepting Melissa Totten’s resignation.

1350 North Street

Maureen Mazzola, Applicant for 1350 North Street is present to give an update on efforts to preserve the house at 1350 North Street. The following is a correspondence sent to the HC by the applicant:

Timeline / attempts for potential donation of 1350 North Street, Walpole.

DRAFT

November 28, 2017

- Email Dan Costello to gain price/ bid to potentially move.
<http://www.costellodismantling.com>
- Call and email Sturbridge Village about potential donation of house. Contact Caitlin.
<https://www.osv.org/>
- Call and email Strawberry Banke Museum (NH) about potential donation of house. Contact Elizabeth. <http://www.strawberrybanke.org/>

December 1, 2017

- Dan Costello follows back with me and advises us to contact Sylvester Building Movers.
- Emailed an official quote request, waiting to receive.
<http://sylvesterbuildingmovers.com/>

December 5, 2017

- Reach out to Sondra from Ollie's House about potential interest in the house as a donation. <http://www.ollieshouse.org/>

December 6, 2017

- Meet with Sondra, from Ollie's House, at 1350 North Street. Sondra shares potential interest and another date/time is scheduled for a walk through with additional board member.

December 8, 2017

- Gained rough estimate to move house from George Ellis, c/o Sylvester building movers. Rough estimate quoted at \$100,000.00 for ½ mile move. The rate changes, potentially higher, depending on the amount of days needed and all that is entailed in the move. (Tree Warden needed to approve any needed pruning, travel pattern and officials needed to ensure safety, what is in the way, and how to get it to fit into the new location.)

December 11, 2017

- Meet with Sondra, from Ollie's House, and her constituent, for formal walk through and conversation surrounding options for house/property.

Ms. Mazzola reports she was hoping someone wanted the structure but the cost to move it is over 6 figures. Ms. Cochrane inquires if any efforts have been made to preserve the house where it sits now. Ms. Mazzola states it is not feasible to utilize the structure in the proposed child care/education facility.

Mr. Ransom asks how many children will the facility serve? Ms. Mazzola answers approximately 80-90 preschool age children.

Open Forum:

Sue Shocket - 1340 North Street

- Inquires if any effort has been made to find a buyer for the property to preserve it intact where it is located now.
- Feels the structure should not be moved and against a preschool being built at 1350 North Street.
- Reports an alliance of approximately 45 neighbors has been formed to oppose a preschool being built at this location.

APPROVED

- She respects Ms. Mazzola following her dreams but not at the expense of the negative impact on the families' dreams and current lifestyle who live in the neighborhood
- Requests that the applicant open a daycare somewhere else
- Inquires if Ms. Mazzola would consider selling the property if a buyer could be found. Ms. Mazzola states that her father is actually the owner of record, and not present. However Ms. Mazzola states her father is not interested in selling the property. Ms. Mazzola states she respects the fact that the neighbors do not want it but would like to present and show the need for the facility.

Mr. Obar states no vote is to be taken tonight, the delay is still in effect and 1350 North Street will be kept on the agenda for any further discussion.

Ms. Mazzola leaves the Commission meeting to attend the Adams Farm Committee meeting that is currently being held in the Main Meeting Room of the Town Hall. 1350 North Street is on their agenda to be discussed as whether they would be interested in the structure being moved to the Adams Farm property. Ms. Mazzola will report back to the Commission.

Charles Hayes - 1354 North Street

- States it is the fact that where and how long the house has been located at 1350 North Street is historical
- The area is historical - over 10 houses that are 200 years old or older
- Mr. Ransom agrees it is the context of where it is that defines historically significant

Olivia Cullen - 27 Bubbling Brook Road

- Inquires if anything has been filed with the Planning Board - Ms. Cochrane states as of the end of last week nothing had been
- Inquires if the Commission had any input on the proposed Solar Farm on North Street - Mr. Obar states the HC has not been asked for comments on that project by any agency
- Inquires if a search can be made for a potential buyer of 1350 North Street - Mr. Obar advises that is up to the current owner or neighbors to work together on this.

Ms. Cochrane restates the Commission position that the Commission would support efforts made by the neighborhood to establish a Historic District. The first step is for the neighborhood to contact the Board of Selectmen.

Harry Broussides - 23 Bubbling Brook Road – Inquires as to what evidence exists to support the efforts made by Ms. Mazzola for preservation. Mr. Obar answers the applicant has provided the information previously recorded in the minutes.

7:17 p.m. end of Open Forum

Old Business/Updates - Mr. Obar

- No update on the Bird Family Memorial Area
- The Plaque has been ordered for Union Station and will be ready for pickup in mid-January

DRAFT

- The HC will be presenting an update to the BOS on 1/9/18 - A Power Point presentation has been prepared and Mr. Obar and Ms. Cochrane will give the presentation. All members are requested to be present to show a united front.
- Mr. Obar says he thinks the Community Preservation Act may be raised by a Selectman. The Community Preservation Act was created in the early 2000s as a State Fund established from fees from the Registry of Deeds. In exchange for getting access to that money the town would impose an additional fee - surcharge on tax every year. Mr. Obar is opposed to it because it has not been used appropriately in other communities where it has been implemented, i.e. on sidewalks, fields, bridges and currently there is not much money available in the state fund.
- Old Town Hall – Commission's position is it should be preserved and rehabilitated
- Barn Survey - Mr. Ransom put together a binder on all current information. Mr. Obar says this is very good. Right now the HC has received 15 out of the 128 Barn Surveys sent. Mr. Ransom reports he is working on a summary for the newspaper and thanks everyone for their help.
- Annual report all set and reviewed by the HC members and is going to be sent in - due 1/9/18

Mr. Obar states the Commission will be moving back into our regular schedule and will once again be meeting on the third Thursday of the month going forward in 2018. The next meeting of the Commission will be on February 18, 2018.

Adjournment

At 7:48 p.m. Mr. Ransom made a motion to adjourn. Mr. Turner seconds the motion.

The motion passed 4-0-0.