



TOWN OF TRURO Truro Historical Commission

Truro Historical Commission Meeting

Meeting Location: Cobb Archive Building, 13 Truro Center Road

Date & Time: September 23, 2017, 4:00 pm

Present: Matthew Kiefer, Chair, Historical Commission
Chuck Steinman, Vice-Chair, Historical Commission
Fred Todd, Commission Secretary, Historical
Richard Larkin, Member, Historical Commission
Helen McNeil-Ashton, Historical Commission

1. Update on 1 Higgins Hollow Road: At the recent Zoning Board of Appeals hearing, the owner announced his decision to keep the historic Paine House and not proceed with demolition; the house will be moved slightly and attached to the proposed new residential structure. A special permit was issued on that basis. Subsequently, the Planning Board approved the revised site plan as proposed. In view of the importance of the house, the Commission agreed that it would be appropriate to send a letter commending the Clarks for their decision to save it once MHC has ruled on the Request for a Determination of Eligibility (see #2 below).
2. Update on Mass Historical Commission Determination of Eligibility for proposed Longnook/Higgins Hollow and Pamet Roads and 1 Higgins Hollow: Materials were submitted in early August and MHC has not responded as of this date.
3. Update on Attorney General's review of the Town Warrant items: No decision has been announced yet. The 90-day post-town meeting review period ends October 18.
4. Comprehensive Plan update: The Town comprehensive plan committee has not been formally convened. Fred Todd will be liaison from the Commission and will follow the planning committee's schedule so that we can be ready to provide input to the historic and cultural resources section of the plan. We reviewed the 2005 section and noted that over the past 12 years, a number of the specific policy recommendations had been enacted, including the Community Preservation Act that has funded a number of significant projects, the Historic Review board, completion of the historic resources survey, new National Register listings, and preparation of district eligibility applications for Longnook/Higgins Hollow and the Pamet Roads. A detailed list will be prepared for the plan committee's use.

We were in general agreement with three main goals stated in the 2005 plan and agreed that our focus should be on articulation of future priorities and identification of strategies for implementing them. Items discussed included historic districts (identification of other potential districts for determination of eligibility); incorporation of historic resource materials in the site plan, subdivision and special permit approval process (at present there is not a specific requirement in the zoning bylaw); outline priorities for Community Preservation funding; strategies for preservation of cultural and scenic landscapes; and, homeowner assistance relating to preservation, the demolition delay process and conservation and preservation easements.

5. Board of Selectmen Priorities for 2018 Annual Town Meeting zoning and related amendments: Two issues of relevance are being discussed: town wide building size limits and condo conversion for year-round use. Specific areas of overlap with Historical Commission concerns include preservation of historic buildings in the rural landscape and three or four cottage complexes that the Town-Did survey has identified as significant. We agreed to follow both initiatives as they are developed and review them for any potential impact on historic structures and landscape.

6. Historical Commission Webpage: We reviewed a draft of an update to the webpage based on the proposed combination of the Review Board and Commission. Revisions were suggested and a final version will be issued when the combination is official.

7. Preservation Agreement for Castle Hill Center for the Arts/Edgewood Farm: As part of the development of Edgewood Farm, preservation restriction agreements for the Corey House, the Barn and the Cottage require the acceptance and periodic review of the preservation terms by the Commission. The members attending signed the agreement with conditions (see attached agreement form).

8. July 29 Meeting Minutes: Minutes were reviewed, motion to approve made and seconded, and approval voted unanimously.

9. Next meeting: A date and time for the next meeting was not set.

Signed,

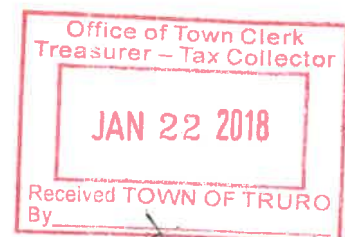


Frederick Todd, Secretary

Attachments:

Agenda for 9/23/2017 Meeting

Preservation Restriction Agreement



Vote on Preservation Restriction for Edgewood Farm Buildings September 23, 2017

The Truro Historical Commission voted to approve the following motion:

"The Truro Historical Commission hereby approves the Restriction subject to the following provisos:

1. Section 2.2(b) of the Preservation Restriction states that "No barrier shall be constructed, erected or allowed to grow on the Property which would impair the visibility from the street of the Property or the Buildings without the prior approval of the Grantee." Because the Buildings are currently screened by vegetation from Route 6, the Commission declares that it will not be necessary to remove or prevent from growing the vegetation that screens the property and thus impairs visibility from Route 6, but rather, that such vegetation should be prevented from screening the Buildings from important vantage points on the Property.

2. For the same reason, the Commission notes that any mechanical equipment to be installed pursuant to Section 3.1 should be located to minimize visibility from important vantage points on the Property.

3. The Commission requests that any notice under Section 11 include simultaneous email notice to:

--Matthew J. Kiefer, Chair, at mkiefer@goulstonstorrs.com

--Chuck Steinman, Vice Chair at c.e.steinman@comcast.net and

--Fred Todd, Secretary at fredtoddtruro@gmail.com

or that email notice is to be sent to officers holding those positions in the future.

Voted on September 23, 2017 and Signed by:

Matthew Kiefer, Chair

Chuck Steinman, Vice Chair

Fred Todd, Secretary

Helen McNeil-Ashton

Richard Larkin

