

TRURO HISTORICAL COMMISSION MEETING June 9, 2018
Cobb Room Truro Central Library

Present: Matt Kiefer (Chair), David Kirchner, Richard Larkin, Helen McNeil-Ashton, Chuck Steinman

Guests: Maureen Burgess (Liaison to Select Board); Eric Dray; Karen Tosh, Attorney, Board of Castle Hill Center for the Arts; Rob Silverstein, Board of Castle Hill (last two for part of the meeting)

1. Minutes:

Richard Larkin moved, and David Kirchner seconded, to approve the minutes of the March 31, 2018 meeting. Approved unanimously.

2. Demolition Orders and Delays:

Coordination with Building Commissioner and other Boards was discussed. At present THC guidelines don't address the sequence of permitting. At present the delay period, if applied, can possibly begin after all other permits are issued. A meeting with Russell Braun was proposed prior to his retirement. Eric Dray suggested that the THC compare procedures with other Cape towns. (See below for further discussion regarding permit coordination.)

3. FY 2019 Goals:

In addition to last year's goal regarding house size, it was agreed that we would request that the Select Board address as a priority objective under Town Services creating a guide to permit coordination among town permitting boards (Planning Board, ZBA, THC, Building Commissioner, Health) to help property owners and boards navigate the sequence of approvals related to building permits.

4. New Historic Districts:

MHC Eligibility Determination for Cape Cod National Seashore areas--Longnook, Higgins Hollow and the Pamets--will require more detailed information prior to consideration. Chuck will prepare a listing of properties as requested by MHC. David Kirchner and Eric Dray will take required photographs. Eric will also write up the 20th century tourism aspect of the two districts. Discussion followed about what percentage of a building being renovated (or added) means the entire building has to be brought up to code. If it is a "historically significant building" eligible for listing on the National Register, is there more leeway in retaining character-defining historic features? It was noted that a building being determined eligible by Mass Historic Commission (MHC) for the National Register had the same effect as listing.

5. Castle Hill Center for the Arts – Edgewood Farm Historic Preservation Restriction:

The Historic Preservation Restriction document that has been approved by MHC needs to be executed and signed by the Truro Historical Commission. (The Community Preservation Committee is holding back funds until this is approved and executed.) Karen Tosh drafted revisions to the Preservation Restriction that were approved by MHC and gave a paper copy to Matt Kiefer; an electronic copy will be sent to Chuck Steinman. Matt and Chuck will meet with Karen and Rob at Edgewood Farm to review and finalize. Matt Kiefer said that in the future the Truro Historical Commission, as Grantee, would like to review any draft restrictions before they go to MHC. To date, Town Counsel has not involved the THC in any discussions.

Eric Dray noted that the CPC should give review authority to the THC before any exterior work is done so inappropriate windows, for example, are not installed. Such review should be part of the CPC grant agreement and must be in place as an interim measure prior to the HPR execution. Maureen Burgess suggested that the THC representative on the CPC should request that the CPC revise their agreement to include such a review by the THC. A letter will be written by the THC to the CPC. Eric Dray offered to contact the Brewster CPC chair to compare procedures.

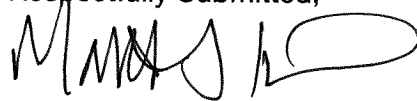
6. New Business:

Maureen Burgess reported that during her Select Board Member hours she was approached by a neighbor of the house that was formerly the Mediterranean Restaurant on Pond Road, owned by Joe Fiorello, which the neighbor said had been neglected for many years, nearing a condition of "demolition by neglect." It was noted that Truro does not have an "affirmative maintenance" statute requiring owners to maintain historic building so no pro-active steps can be taken. However, in the demolition delay by-law, neglect is not a ground for demolition.

House size will be considered at the Special Town Meeting in the autumn, and also at Planning Board forums and a Public Hearing in August. Chuck Steinman will attend and emphasize the role that house size control plays in the retention of historic buildings.

Richard Larkin moved to adjourn the meeting, Matt seconded.

Respectfully Submitted,

 for Helen McNeil-Ashton

Helen McNeil-Ashton
Temporary Secretary to the Commission

