

Bolton Historical Commission
Minutes of Public Hearing
562 Main Street Demolition Permit Application
Dec 18, 2013

Commission Chairman: Martha Remington, 

Hearing Chairman: Linda Engelmann

Commission Members: Robert Busch, Alice Coggeshall, Marshall McKee, Jeannemarie Padovano

Permit Applicant: Clinton Savings Bank represented by Michael Tenaglia, and Richard Hayward Jr.

Public participants: R. Lee Bracy (property owner), David Wylie, and Pat Bensetler

The hearing began at 7:00 pm as scheduled in the public notice. The Commission Chairman opened the meeting by noting that the proceedings were being televised and by reading the formal legal notice for the meeting, noting that the hearing is required by the Town Bylaw pursuant to the Commission's determination on 20 Nov 2013 that the building in question is "historically significant". The required purpose of the hearing is to determine if the structure should be "preferably preserved."

The Hearing Chairman provided historical background regarding the property. 562 Main Street is the 1919 Howard Atwood Farm House, originally part of the Blood farm complex and part of a grouping of three worker houses, all still standing. The property is in the Historic District and is therefore listed in the National Register of Historic Places. The house is an example of dutch colonial architecture, exhibiting the distinct gambrel roof of that style, and as such is unusual in New England. The Hearing Chairman then solicited input from those in attendance.

Mr. Tenaglia made a statement explaining that the Clinton Savings Bank had studied the building and the overall site and had concluded that the existing building could not be adapted for use as a commercial bank, and that the building would need to be moved (or razed) to accommodate septic and other requirements of the 0.85 acre site. He also indicated that the structure had sustained some fire damage in 1980, raising some question about its soundness. Based on its review, the Bank would prefer to construct a new building on the site. The Bank would be amenable to having the existing building preserved by allowing it to be dismantled or moved by a third party, if such an interested party could be found. Mr Tenaglia indicated that the Bank prefers to construct a new building that is architecturally pleasing and suited to the Town, and acknowledged that the plans presented to date do not resemble the existing structure. He indicated that a 6 month demolition delay could be accommodated without undue hardship.

Various additional comments were made regarding traffic flow, the potential need for variances and reviews by other Town Boards, septic system options, and the need to preserve existing trees on the site. Additional aspects of the building's history were

discussed and the Commission expressed its desire to obtain and record such additional information for the historical record.

After all public inputs were received, at approximately 7:50 pm, the television coverage was concluded and the participants, other than the Commission members left the hearing room. The Commission members then deliberated considering the information which had been presented and the related discussion.

Upon completion of its deliberations, the Commission voted unanimously that the house at 562 Main Street be preferably preserved and that no building or demolition permits be issued for six months, as provided for in the related bylaw.

The meeting was then adjourned at approximately 8:15.

Respectfully Submitted,

Robert Busch