

NORTHBOROUGH HISTORIC DISTRICT COMMISSION

**Wednesday September 16, 2015 at 7:00 PM
Northborough Town Hall
Selectmen's Meeting Room, Second Floor
63 Main Street, Northborough Ma**

Present: Bruce Chute, Norm Corbin, Leslie Harrison, Stephanie Stockman, Amy White, Bob Ellis

Guests: Presenters for the Northborough Town Common, Kathy Joubert, Dan Nason, VHB Representatives, John Maynard (owner of 110 Howard St.)

Chairman called the monthly meeting to order at 7:02PM.

AGENDA

- Approval of previous meeting minutes
 - Postponed until the public hearing during the week of Sept. 21st.
- Northborough Town Common Presentation
 - Would like to go to town meeting for CPA funds
 - Would like to reclaim green space in downtown and revitalize the downtown.
 - Current Concerns
 - Would like the downtown to be more visually appealing
 - There is no town center
 - The location would be on the corner of W. Main St and Monroe St.
 - The Town Common could potentially include the following properties
 - The town owns 39 W. Main St and The Civil War Memorial
 - The property in between (45 W. Main St.) and the additional possible property of 20 rear Gale St.
 - Reasons for a Town Common
 - A place to gather
 - A place for commerce
 - A place to honor those who have served
 - A greenway – to connect other parcels and encourage walkability
 - Source of funding CPA funds
 - Fits the CPA guidelines
 - Under the categories of open space, recreation, historic
 - It is part of the Northborough Master Plan
 - Design Plan – 1.0
 - Additional space for new memorials
 - Stones with pillars to replicate the historic part of Assabet Park
 - A memorial for Brian Arsenaault
 - Concrete pathway
 - Parking for emergency vehicles with a small amount of parking

- A roll call for current military personnel serving
 - Timeline
 - Proposal
 - CPC application submitted
 - If accepted
 - Town Vote
 - If passed
 - Spring 2016
 - Acquire parcels
 - Raze structures
 - Fall 2016
 - Grading, fill and landscaping
 - Would like a letter of support from the NHDC
 - Can some of the money come from CPA Historic Category?
 - To be determined
 - Question asked - How would you address the surrounding area?
 - i.e. – the gas station
 - will be landscaped appropriately
 - Norm Corbin made a motion to prepare a letter of support for the Northborough Town Common. Amy White seconded the motion and it was passed unanimously.
- Church St. Bridge discussion with Dan Nason
 - Also present – representatives from VHB
 - To replace the culvert
 - Surface evaluation has been done
 - There is deterioration
 - Bottom of the footing eroded – rocks exposed and major break in super structure – steel plate over the sidewalk
 - No further damage
 - Designing a new structure , and Dan would like input on the design of the structure
 - What kind of a wall would the NHDC like to see on the bridge?
 - Options – reuse the wall stones
 - Only replace what needs to be
 - Or wall removed and stone fabricated with new stone and mortar and mirror that on the other side
 - Fabricated wall would be structurally safer
 - Or stone and mortar wall with the bridge rail
 - Costs
 - Stone and mortar original or nonconcrete \$230/ linear foot
 - Concrete and form line \$400 / linear foot because this optional is structural, and not just decorative.
 - Options for the side of the culvert
 - Concrete siding

- \$22/square foot for aesthetic
 - Another lane will be added – needs to be widened
 - The phase of the construction will allow for always two lanes to be open.
 - To assist with the cost of the historical nature of the project they will request CPA funding.
 - Norm Corbin made a motion that the NHDC prefers the design in photo 7 (rounded stones to look similar to the current design) with a concrete cap along the top. Amy White seconded the motion, and it was accepted unanimously.
 - Norm Corbin made a motion that the NHDC's preference is on option 1. Amy White seconded this motion and it was accepted unanimously.
 - The NHDC would like more information on the breakdown of the cost of the sidings.
- John Maynard – Barn – 110 Howard Street
 - Voted that the barn stay on the 180 day demo delay
 - Condition of the barn
 - It has been in disrepair. There are sill issues, part of the foundation is caving in, and it needs a new roof
 - He is selling the lots around it. The builders either want it repaired or torn down.
 - He may fix up the house or sell it, too.
 - He looked at putting a metal roof on, but it's not cost effective
 - Hurricane 1938 – structural damage – they used wire cables to stabilize it, but no longer structural
 - How does the 180 demo delay affect the buyer?
 - It starts over, if there is a new owner.
 - The owner has contacted a few barn salvage places.
 - Norm will walk thru with Leslie and Amy on Thursday at 1:00
- 27-29 Whitney St. – upcoming public hearing
 - They are de-leading and they need to change the railings on the porches.
 - The NHDC is reviewing the process and the responsibilities of the District Commission
- Forms review and discussion
- Updates
 - 250th celebration
 - The golf outing had approximately 40 people
 - 1 big booth at Applefest
 - Can buy t-shirts, mugs, and ornaments
 - The Town funded schedule is locked in
 - Kathy Dagleish is still interested in the video for the 250th
 - Only two people have contacted Unisign for historic home signs.
 - Applefest – schedule for booth
 - The NHDC will volunteer in two hour increments.
 - White Cliffs

- Possible buyer is interested in purchasing the property. Would like to have CPC funding as part of this purchase.
 - Best Use for White Cliffs Report (Draft)
 - The property could be used for high quality office space, used as an event venue
 - Challenges – the addition and the commercial kitchen
 - He said maybe demolish those items and start fresh
- Projects
 - Colonial headstones preservation (MPPF 50:50 funding, target spring 2017)
 - Norm spoke with Kathy Joubert
 - To get the funds, there needs to be a preservation restriction on the property
 - Towns cannot have a preservation restriction on town owned properties
 - Two new cemetery signs
 - Brigham St. cemetery GPR – (gather quotes in 2015 with spring 2016 target)
 - Ground Penetrating Radar for Brigham Street Cemetery
 - Steph will begin to research the process
- Historic plaques funded by Mr. Robert Trimble
 - No updates
- CPA – The NHDC needs to have a liaison.
 - Amy White will be the liaison
- CPA 2015 approved requests -
 - Chapinville
 - Assabetville
 - Woodside
 - Peter Whitney parsonage
 - Update – Steph to contact NHS to make appointment to review photos.
- CPA 2016 funding requests –CPC meeting Nov 12
- New Business
 - Electronic document storage
 - To review at next meeting
 - 288 Hudson St demolition permit
- Adjournment
 - Leslie Harrison made a motion and it was seconded by Amy White at 9:20PM. It was accepted unanimously.

Respectfully Submitted,

Stephanie Stockman