**Local Historic District Study Committee**

**June 10, 2013**

**Members Attending:** Jon Bond, Stephen Hull, Katherine Kardok, Jay McOsker, Gerry Preble, Janet Watson

**Members Absent:** Kim Zayotti

**Call to Order:** 7:30 p.m.

**Acceptance of Minutes**

A motion was made by Gerry and seconded by Janet to accept the minutes from May 13, 2013. Motion passed.

**Summary of Discussions:**

Update on Surveys/Postcards/PSA:

Stephen opened the surveys that had come in after Jon’s mailing of last month. There were 5 from High Street and 11 from Main Street. A PSA was run in the Mariner, sent in by Jon. It explained our committee and notified residents of the mailings. Jon was contacted by a resident of High Street. This resident was concerned with the commercial building that was being done off of High Street.

Stephen moved to close the survey at the July meeting and make a decision about how to proceed based on the survey results at this time. Janet seconded this motion and the motion passed.

Discussion of Research to Date:

Stephen noted that we were asked via our new email to post the map of the targeted LHDs on our website.

Janet described Pembroke’s LHD. It is not part of the zoning by-law for the center but aids in controlling commercial development.

Jay handed out a summary of the Duxbury LHD information and noted that he would email a summary of the Hingham LHD information.

Stephen suggested that for our report, these summaries should all include the following data:

1. Number of homes in each district
2. Number of districts
3. Year of establishment of the district
4. Cost to administer the LHD
5. Appeals history (how many appeals per year/decade)

Discussion of Work Plan/Report

Stephen suggested that to show integrity in our process, we need to agree on a certain standard/percentage/clear majority that would lead us to decide to proceed with an LHD.

 Gerry suggested that a 2/3 majority in favor of the LHD would be an appropriate number.

 Janet noted that among the people who felt positively about implementing an LHD in their neighborhood, these people only wanted a minimum of regulations.

Jay noted that the surveys show only a casual support for an LHD rather than an excited support.

Janet and Katherine shared some historical preservation resources with Jay, who is collecting these homeowner resources for inclusion in our report.

Special Guest:

Steve Lombardo, a resident of Stetson Shrine Lane in Norwell, spoke to us about his experience with a property he owns and tried to renovate in Somerville, MA. He wanted to tell us of his concern about creating a committee (an LHD) that would have onerous regulatory ramifications for residents. He fought a lengthy and costly legal battle in land court in Somerville, which he eventually won. He also relayed a message from Geoff Gordon, a resident of Norwell who recently sold property in our town center where his family had run an insurance firm for 60 years. Geoff decided to sell the property and move up to Route 53 because the cost/benefit analysis of our new zoning regulations made him feel that it “wasn’t worth it” to stay in the town center.

**Future Meeting Dates:**

A motion was made by Katherine and seconded by Jay that our next meetings would be July 8 and September 9, 2013, with no meeting in August. Motion passed.

**Meeting was adjourned at 8:30 p.m.**