

Attending: Barbara A. Search, Chair; Richard Volpe, V. Chair; Bailey Applegate; Cathy Zavistoski; Michael Harrington, owner Resurrection Real Estate, Publick House; Michael Glick, manager Publick House; Christopher Heep, attorney Miyares & Harrington LLP; Tobin Shulman, AIA, Siemasko + Verbridge; Leonard Jalbert, Jalbert Engineering; Sherri Harrington, Tony Celuzza, Janet Celuzza, Bob Briere, Russ Chamberland, Mary Blanchard, Charlie Blanchard, Butch Jackson; other people none of whom spoke.

Call to Order: 6:00 p.m. continuation of HC meeting of November 15, 2016 following the public hearing to determine if 283 Main St. should be considered preferably preserved and therefore placed on a one year demolition delay according to Demolition Delay Bylaw Section 2.31.

BS read the order of events regarding proceedings related to 283 Main St. (see attached)

RV moved that the Historical Commission find the barn located at 283 Main St. be determine preferably preserved as defined in Section 2.31 of the Town of Sturbridge Demolition Bylaw and therefore, no demolition permit may be issued by the Building Inspector for one year from this date, November 22, 2016. CZ seconded motion

Discussion:

RV said placement of the building in the Common is important and meet the guidelines for preservation

BA said the barn doesn't fit guidelines; it has no historic person, events, not culturally, politically or economically important. It is a shed in the backyard and wouldn't be considered if it wasn't on the National Register and not on the Common. It is not in the context of the other buildings and people don't notice it.

CZ said people do notice the building

RV it is important because of where it is

BA we should have had a state inspector evaluate the building for viability

BS it isn't for the HC to determine viability. Many run down building are historic and brought back

CZ it is important that it is in the 1977 survey and the Sturbridge Reconnaissance Report and on the National Register as being important

BS Elizabeth Rairigh of Pioneer Valley Planning Commission who updated a survey on the barn has said that any building included on the National Register is no more or no less important than any other on the National Register. BS read her opinion (see attached)

RV just because the delay says one year doesn't mean an agreement can't be made before one year and the delay lifted earlier.

RV read the motion again.

CZ seconded it

Russ Chamberland called a Point of Order – the motion should state that the HC could shortend the delay if they decide it appropriate

RV moved to reconsider the original motion. CZ seconded it. Vote was unanimous in favor.

BA moved to withdraw the original motion. CZ seconded it. Vote was unanimous in favor.

BS moved that the Historical Commission find the barn located at 283 Main St. be determined preferably preserved as defined in Section 2.31 of the Town of Sturbridge Demolition Bylaw and therefore, no demolition permit may be issued by the Building Inspector for one year from this date, November 22, 2016 unless the Historical Commission determines a shorter time is appropriate according to the Demolition Delay Bylaw. RV seconded. Vote in favor – BS, RV, CZ; vote opposed BA.

Bob Briere submitted a letter to appeal the HC decision. (see attached)

BS accepted the letter for the record.

Mary Blanchard said there is no room for an appeal in the Bylaw but possibly something in the MA General Laws.

Charlie Blanchard question how the HC allowed the demolition of the former Subway building in Fiskdale

BS said that decision was made with a prior HC. None of the current members were on the HC when that was done.

Russ Chamberland suggested we not have a public hearing when other groups are meeting, in particular the Planning Bd. had a meeting on 11-15-16 and several members wanted to attend the public hearing on 283 Main St.

BS the meeting was originally set for 11-17 and changed at the request of the Publick House and all of the messages for the change went through Jean Bubon.

BA the HC should have more than 30 days between determining a significant building and the public hearing

Bob Briere the HC could submit a warrant article to change the time for the special town meeting in Dec.

RV moved to accept the minutes for 11-10-16. CZ seconded. Approval was unanimous.

6:55 meeting adjourned. Moved by CZ, seconded by RV Approval was unanimous.

Next meeting Dec. 13, 2016

Respectfully Submitted by Barbara A. Search