

Wayland Historical District Commission Meeting
September 16, 2010

Present: Gretchen Schuler (presiding), Margery Baston, Kevin Crowley, George Ives, Desmond McAuley, Kathie Steinberg, Meaghan Winokur

Others: Steve Baczek, Bill Huss (co-chair energy advisory group), Frank Dougherty, Linda Segal, Perry Traquina, Molly Upton

Public Comment:

Linda Segal recommended that when there is reference to permits the commission should require that the applicant be specific.

Bill Huss, Energy Advisory Group co-chair, explained that there would be an article on the Warrant for Special Town Meeting in November to adopt the Stretch Energy Code as a bylaw. After describing the code as one that would regulate the design and construction of buildings for the effective use of energy, Bill hoped to get the endorsement of the WHDC. (Properties within the HD would be exempt from the "Stretch Energy Code".) Bill explained that 35 communities in MA already have adopted this code, including Sudbury, Natick and Lincoln. The Commission was not ready to endorse the Stretch Code.

Minutes: Meaghan moved that the minutes of July 1, 2010 be approved. This motion received a unanimous, favorable vote (7-0-0). George moved that the minutes of August 9, 2010 be approved. This motion also received a unanimous, favorable vote (7-0-0). The minutes of September 1, 2010 were lengthy and it was decided that we would read on our own and approve at the next meeting.

Approval of Annual Town Report 2010. George moved that the Annual Report be approved as written. Desmond seconded this motion, which received a unanimous, favorable vote. (7-0-0)

25 Bow Road. The owner passed away this summer and had previously purchased new windows. The new windows are very similar (almost indistinguishable) from the older windows (which were two over ones with distinct muntins). A building permit had been given. George made a motion that the new windows be considered a "replacement in kind". Kevin seconded the motion. This received a favorable vote (5-0-1). A Certificate of Non-Applicability will be awarded.

Public Hearing for 15 Bow Road. The architect, Steve Baczek, said that original front section of the house will remain the same; and there will be a large addition in the back. He asked for a revision -- lap siding in one area, and shingles above the roof. This would be partially visible from the public way. However, the same detailing was to be carried throughout. From the street you wouldn't be able to tell the difference. The one substantive change would be the entrance on right side. The garage is similar in location -- with the same distance from the street. The windows are Marvin, 6 over 6, with a simulated divided light (SDL) with a spacer bar, with 7/8ths of an inch muntins. The whole house is going to be taken down to board sheathing. The shutters on the original front section of the house will remain the same, with appropriate hardware. Perry asked about paneled shutters versus louvered. Gretchen thought the paneled shutters were for an earlier period. However, the Certificate could reflect an option for flat panel or louvered shutter. There was some discussion about the age of the house; and it was pointed out that assessor's records are not always accurate regarding the age of a house. The entire ell will be replaced. Gretchen asked if the foundation would be replaced. She was told it will stay basically the same. Gretchen asked Desmond to look at railing on the entrance porch. The railing has to be 3 feet high.

However, plainer, simpler balusters that have more "meat" on them might look more appropriate. There seemed to be general agreement on this issue. Perry asked about lighting outside the house. Gretchen said that a lamp post would need to be approved by HDC. Steve said that by code all exterior stairs now have to have exterior lighting. Zoning bylaws require a light post to be set back at least 15 feet from the roadway. Margery made the motion that a Certificate of Appropriateness be granted. It was also added that the shutters could be louvered or paneled. The amended application includes a combination of shingles and clapboards and a low (30 inch) partial picket fence at road edge on each side of the path. The garage doors will be black in color, and will have double lights. Desmond seconded the motion. The motion received a unanimous, favorable vote. (6-0-0)

39 Old Sudbury Road. (Marian Draper's old house.) Gretchen received a letter from lawyer of the estate stating that there is interest in applying for demolition. However, HDC members were aware that this lot is pre-existing, non-conforming and demolition, if allowed, may be problematic. One member of the HDC thought the owners might consider lowering the current price.

Public Hearing for 18 Winthrop Road. There is an application to stain or paint a cedar fence. The applicant could not be present at tonight's meeting and asked that the hearing be continued. George moved that the HDC continue the hearing to October 21, at 7:45 pm. Kevin seconded this motion. The motion received a unanimous, favorable vote. (6-0-1)

Public Hearing for Twenty Wayland, LLC for a new application for "Traffic Improvements" at Routes 20/126/27. Frank Dougherty asked that the hearing be continued. George moved that the hearing be continued to October 21 at 8:30 pm. Desmond seconded. The motion received a unanimous, favorable vote (7-0-0)

Meeting between Desmond McAuley, Kevin Crowley, Frank Dougherty, Kevin, Kevin Dandrade and Fred Turkington. Desmond reported that the conversation at the meeting was cordial. Desmond and Kevin were given a history of the design process. It was apparent at one point that Kevin Dandrade felt the final design for the Route 27/126 intersection was a good one; and there is no need to change it. Desmond asked about the numbers being run again for between \$10,000 and \$15,000 for a 94,000 square foot phase; however, there was no willingness to do this. Frank instead suggested that mitigation could involve a limit on the number of signs in the HD. Desmond thought it would be helpful to have Kevin Dandrade at September 30 meeting. When discussing other items that might be discussed at the next meeting, Margery suggested that a list of traffic mitigation items that the HDC had itemized a couple of years ago be included in the discussion. Kathie suggested that the HDC present a prioritized list of traffic mitigation items to the Selectmen – and ask them to "go to bat" for the HDC.

The meeting adjourned at 10:15 pm.

Respectfully submitted,
Margery Baston