

Historic District Commission Meeting  
May 19, 2011

Present: Chris Hagger (presiding), Margery Baston, Kevin Crowley, George Ives, Kathy Steinberg, Meaghan Winokur

The minutes of the April 28, 2011 meeting were approved.

Kathy spoke recently with Frank Dougherty who may be coming to the next HDC meeting on June 16. After some discussion, it was agreed that Kathy would ask Frank if he would come ready to give a progress report on the points in the agreement between Twenty Wayland and the HDC (as of October 12, 2010) and provide a schedule of when “traffic improvements” would start in the Historic District. Margery reported that residents along Old Sudbury Road in the HD would very much like to know what the plans are for a sidewalk between the Depot and Wayland Common. The suggestion was made that the head of the DPW be invited to the HDC meeting that Frank Dougherty attends to facilitate coordination between the town and Twenty Wayland on the construction of a sidewalk on Old Sudbury Road (between the Depot and Wayland Commons). The Commissioners realized that they should each review the points in the agreement that was reached on October 12, 2010. Margery will ask Gretchen if she would re-send a digital copy of the agreements to all Commission members.

Chris Hagger referred to an article titled “Last hurdle for Town Center that was written by the Board of Selectmen and appeared in the Town Crier on May 5, 2011. In this article there is reference to the regulatory process enabling the development of the Town Center Project and the way it “protected the character of the historic district.” Chris took issue with this quote, and felt the HDC should respond to the Selectmen. After some discussion it was decided that Chris would draft a letter to the Selectmen which the HDC could discuss at their next meeting on June 16.

George Ives reported on an e-mail from Fred Turkington to Frank Dougherty about tying up the “loose ends” of locating the traffic control box near the intersection of routes 27 and 126. George, on behalf of the HDC, agreed at a meeting held a few months ago to the location that was staked approximately 40 feet from the curb on town property immediately adjacent to the MBTA right-of-way. Mark Lanza advises that the location can be handled by a license agreement with the Board of Selectmen.

Meaghan mentioned that she knew of a number of homeowners within the HD who are not getting building permits or coming before the HDC for house projects when they should. She questioned how the HDC would want to handle this. The point was made that it is the building inspector who is the enforcer for the HDC.

Gretchen had sent out a 5-page HDC Design Review Guidelines for Windows. Of the 4 towns represented in this design review of windows (Concord, Acton, Arlington and Brookline) Kevin expressed his preference for the policy stated by Arlington, MA. He

wondered if the WHDC could use Arlington's window guidelines as a template. However, he suggested that the HDC members consider this report a "homework assignment" and for our next meeting choose a set of guidelines that closest represents the window guidelines that the WHDC would want to adopt.

This was followed by some general discussion of windows. There was consensus that windows in genuinely historic houses should be repaired as opposed to replaced. Kevin pointed out decisions should be made window by window – not house by house. Some of the houses built 50 years ago have flimsy, mass-produced windows; and replacement windows would have to be viewed differently. However, in the older houses with windows that were not mass-produced, wood storm windows are the best way to insulate and to protect windows.

The meeting adjourned 8:45 pm

Respectfully submitted,  
Margery Baston