

Historic District Commission Meeting  
July 21, 2011

Members present: Gretchen Schuler (presiding) Margery Baston, Chris Hagger, George Ives, Desmond McAuley, Kathie Steinberg

Others: Lois Hanssen Davis, Robert Flanagan, Andrew Corcoran, Tom Juis(?), Mints Viker, Margaret Patton, Edward Collins

375<sup>th</sup> Anniversary Committee Representative – Lois Hanssen. Meetings have begun with a brain-storming meeting. Right now thinking of going to focus on more than early settlement: 4 eras: pre-colonial; founding, agricultural and industrial 1800s-1920s, expansion of Wayland to modern day. Possibly re-printing the Tours of Wayland (edited by Bobbie Robinson); Arcadia series George Lewis (photographs); Native American periods – stress the archeological work in town. We also will be celebrating the 150<sup>th</sup> anniversary of the Civil War. The committee has been in touch with other towns: Needham, Concord, Ipswich, etc. Some have done their celebrations over a period of a year, some over a weekend. Logo design is being developed to represent 1638 to the present. One person would like to work with children and games and a parade, etc.

Gretchen wondered if there could be a digital re-do of the Tour Book; perhaps it could done on Town website. There could be some editing. We know more about some of the properties. Gretchen was willing to help. Chris spoke of a plate that was made.

Chris asked what the Historical Society will be doing. Lois responded that the programs will relate to the 375<sup>th</sup> anniversary. Chris suggested that a house tour could also be interesting – as there was one for the Bi-Centennial celebration. Gretchen asked about the Draper street listing.

Chris suggested a focus on the coming of the railroad. The Freight House will be preserved by then. (Chris mentioned that his neighborhood was laid out to be near the train.) Trolley cars in Wayland would be another neat topic.

Another favorite topic has been barns. George Lewis did a popular program on Wayland barns.

Kathie suggested Kevin Delaney who digitizes for the schools. His students came to Grout Heard House Museum at one point looking for primary sources.

Lois said further information on the 375<sup>th</sup> anniversary will be on the town website.

There was no public comment.

The minutes of June 16, 2011 were approved with amendments. Kathie is going to draft letter for Gretchen to send to Tom Fay.

The next HDC meeting will be on September 15<sup>th</sup>. (It will not be on August 18<sup>th</sup> because there

will not be a quorum.) Frank Daugherty will be invited to the meeting.

Discussion of Certificates Issued for 27 Bow Road. None of the trim was wood; and the windows were fiberglass. The contractor, apparently, did not understand that he needed approval to remove clapboards and trim. The HDC had just talked about the windows. The doors originally had 3 separate frames. Gretchen asked the HDC, “What should we do?” Chris suggested that we just address the windows facing Bow Road., plus the garage doors and entry door. Versatex trim had been used. Windows should be replaced facing Bow Road. A motion was made that the owners be asked to complete the façade (the elevation facing Bow Road) as per the original certificate; the windows are to be wood and the casing around each window is to have the wood sill and cap that was originally in place. In addition the door casings (two garage doors and one walk-through door) must be returned to the original. Previously there were three distinct entries with separate and distinct casings. Gretchen will put this in a letter (not in a certificate). The motion received a unanimous, favorable vote. (5-0-0)

MHC Letter re: T-Mobile on Tower #118. The WHDC had been asked to comment on how the antennae mounted on NSTAR Structure 118 might affect the HD. No archeological items were found. However, it is a straight line from the Freight House; and it will have an equipment shed at the bottom of the tower. Once one antenna goes up, others can follow without a review. The WHDC was reminded that they were not approving anything.

Robert Flanagan, 22 Millbrook Road, described his home as an historic craftsman house. The power lines are across the street, however he never expected to live across from an antennae farm. He felt this development would be a bad move for Wayland and the Historic District.

Peggy Patton, 43 Plain Road, spoke of the zoning bylaw that required a 900 foot set back from any cellular property line and assisted living and schools. She pointed out that the pre-schools at First Parish and Congregational Trinitarian church are closer than 900 feet. She said she was particularly concerned with the houses that could be in the HD. Millbrook and Glen Roads have old houses. A neighbor on Glen Road wrote a letter that Peggy read aloud. T-Mobile would have a negative impact on values to houses in the area. Peggy distributed petition that had been signed by 275 people.

Andrew Corcoran, 23 Millbrook, said that his home was 30 to 40 feet from Tower #118. He moved in just a short while ago. Trees blocked the view of the tower in the past – but quite a number of those trees had been cleared recently by NSTAR. He spoke of the negative effect this could have on the property value – and on the historic value. This can take away from the character of the town.

Ed Collins, 43 Plain Road, pointed out that railroad tracks followed a straight line and high tension wires were allowed along railroad right-of-way. That is why they are there. However, there is no reason that the cells (antennae) need to be there, they can be anywhere. They should not be in residential neighborhoods.

Gretchen asked commission members how they would like to respond to the MHC. Chris thought the WHDC should respond – as it would have a negative impact visually on the HD; and it would have a negative impact on property values. Kathie referred to the over-lay district –

which had not been observed. George Ives made the motion that Gretchen write a letter to the MHC stating some of these concerns. There was a unanimous, favorable vote to this motion. (6-0-0) (Desmond arrived late, but was able to take part in this discussion and vote.)

Window Policy. There will be a public hearing on window policy in the fall. The commission had been asked to review draft design review guidelines for windows. Desmond questioned a particular sentence: “*A properly weather-stripped, well caulked, single glazed window (new or rebuilt), with good quality storm windows has the same energy efficiency of a standard insulating glass.*”.. He checked with someone who works with thermal conditions on windows; and the difference is measurable. Desmond questioned whether it could accurately be stated that the old windows had “the same energy efficiency”. It was decided to change the wording to “comparable” in efficiency.

Desmond pointed out that blown glass is wavy. Today we use float glass – it is floated on a bath of tin. Chris asked about the interior storms. Gretchen said that she had used interior storms on the south side of her old house, with UV glass (non-tinted). Inner glass is the trade name of interior storms that Gretchen used (at \$200 a window).

Kathie said that she likes the role the HD plays – and the education it provides. She suggested that we might focus on Wayland windows and doors for Wayland’s 375<sup>th</sup>.

In October or November there will be a hearing on a windows and doors policy.

Other. Kathie had a question about the open meeting law and the way she thought it could be used by some to stifle communication between committees. Discussion followed. If a commission or committee does not post its meetings – people who want to attend are inadvertently excluded.

The meeting adjourned at 9:40 pm.

Respectfully submitted,

Margery Baston