

Historic District Commission  
September 26, 2013

HDC members present: Gretchen Schuler (presiding), Margery Baston, Alice Boelter (Alternate), Kevin Crowley, Chris Hagger, George Ives, Kathie Steinberg (Alternate)

Others: Mary Farley (30 Cochituate Road), William Petri (MCRT), Arlene Petri (MCRT -Wayland (Rail Trail) , Phil Schneider (Rail Trail), Sarki Sarkisian (Town Planner)

Gretchen welcomed Alice Boelter back to the HDC (as an alternate member).

(1) Public Comment - there was none.

(2) Minutes of July 18, 2013 were accepted (5-0-1)

(3) Discussion of Rail-Trail in HD. Sarki explained the review process for the rail trail. He has asked Department of Conservation and Recreation (DCR) if the town could avoid the Massachusetts Environmental Policy Act (MEPA) process from the New Town Center to the Depot (and possibly as far as Plain Road). Sarki knows of a private company called Iron Horse that could take out the rails and put down a stone dust path. They would do this for free, but keep the steel rails. Danvers did this over a 4 mile area -- and Sarki reported that the trail is a very nice, hard packed, stone dust. NStar has mapped the rail trail through Wayland. A permit from DCR will need to be filed. Twenty Wayland is supposed to give the town of Wayland \$250,000 toward the trail when the New Town Center is 50% built. The Wayland CPC appropriated \$25,000 toward this rail trail. Iron Horse would like to come in this fall, but there is a need to go before the Conservation Commission and to the DCR. Gretchen asked what those representing the rail trail wanted to see (particularly around the Depot in the HD). Safety is the key issue. The land is owned by the DCR which would like to see 10 foot paths going in each direction for bikers and others. Commissions cannot tell DCR what to do, but can recommend. DCR wants multiple users: children, bikers, joggers, etc. MBTA owns the rest of area and is not necessarily willing to lease to the DCR. Gretchen also referred to the PAL report and to the report on the railroad interpretive site. Sarki is going to find a Saturday morning in October when members of the HDC, those involved with the Rail Trail, and perhaps others, could meet with a consultant at the Depot -- to consider possibilities for the rail trail.

The issue of the proposed sidewalk along Old Sudbury Road came up. A sidewalk was supposed to be built by the town, running from the Wayland Depot along the west side of Old Sudbury Road to the twin stone pillars where an existing sidewalk starts and runs next to Wayland Commons and connects to the New Town Center. (The Town currently has about \$75,000 for this sidewalk. Plus \$10,000 from Twenty Wayland, if it is used within 2 years of when the intersection reconstruction was completed – July 2013.) Sarki said that the town has the money in place for this proposed sidewalk. Sarki offered to check with the DPW about when the sidewalk is to be built.

(4) Public Hearing - 30 Cochituate Road, Mark C. Sibley House. Mary Farley described her application. She explained that she and her husband would be doing the work themselves. Their existing driveway needs to be re-surfaced with gravel (a mix called “Native Stone”) and they are proposing that cobblestone be used as a border, with a cobblestone apron, three or four cobblestones deep near the road. The proposed changes would follow the footprint of the current driveway. Margery made the motion that the proposed changes be accepted. George Ives seconded the motion, and the motion received a favorable, unanimous vote. (7-0-0)

Mary spoke next about chimney caps; she had earlier spoken with a person from American Chimney Pros; and she showed the Commission photos of standard, metal, rectangular caps. Chris Hagger described a special type of chimney cap that was installed at Kirkside. It is a plate on the top of the chimney that also acts as a damper. It is not visible from the road. Gretchen mentioned that there were screens across the tops of her chimneys, rather than caps. There was general agreement on the HDC that 30 Cochituate Road is a very prominent location and the chimneys are very visible. Mary is going to consider several different options. (If she decides on an option that cannot be seen from the street, she will not need to come back before the HDC on this issue.)

(5) Annual Report. Gretchen presented a draft Annual Report from the HDC. Chris Hagger thought there should be mention of preserving the stonewall, fencing and signpost near the First Parish. Other small changes were made. George Ives made the motion that the report be accepted as amended. This received a unanimous, favorable vote. (7-0-0)

(6) Sign Design Guidelines. The wording was refined somewhat. Chris asked about lighting on signs. He suggested that lighting not spread beyond the sign itself. Lighting is an issue that could be addressed along with signage. Hardscapes is another issue that might be included in the discussion of signs and lighting.

(7) Other

Chris brought in two news articles relating to historic buildings/homes. This led to a discussion of a demolition delay bylaw. (Such a bylaw would require much work on the part of the Planning Board and Historical Commission.)

Gretchen mentioned that a Preservation Conference is scheduled to take place in Lexington in October. (The registration date is now past.)

Kathie spoke of the Open Meeting law as it relates to subcommittees. A subcommittee could be just 2 members of the HDC when they meet in the field to finalize a detail as instructed by the full commission. These subcommittee meetings are subject to posting and minutes. A site visit is not a meeting.

Margery spoke of the proposed sidewalk along the west side of Old Sudbury in the HD and beyond. The HDC will write to the DPW on this subject.

The meeting adjourned at 9:30 pm.

Respectfully submitted,  
Margery Baston