

Wayland Historic District Commission  
April 24, 2014

HDC members present: Gretchen Schuler (presiding), Margery Baston, Alice Boelter, Chris Hagger, George Ives, Meghan Winokur

Others present: Jan Dunn (president of the Historical Society) and Bob Mainer (WHS)

Public Comment. There was none.

Minutes March 5, 2014 Meeting were accepted (5-0-0)

Gretchen spoke with Brad and Sue Keyes at the First Parish about the brightness of the carriage shed lights -- and the lights have been dimmed down significantly.

Trees are coming down on the Kirkside property. The couple is working with a landscape architect. There was some question as to whether the roofs of the carriage sheds are now visible from Route 20. Gretchen pointed out that wood shingles would be very appropriate for the carriage sheds, but the applicant is not obliged to do more than asphalt shingles on the east slope, which now has asphalt shingles. The bylaw permits them to replace in kind.

The First Parish will be coming before the HDC next month, May 15. The work will start with the carriage sheds. On the Meeting House they will begin with the eaves -- and will not start on the windows until things are buttoned up from the top down. Thus the project will be in two parts - with the windows in Phase 2.

7:45 pm - Public Hearing - Grout Heard House Museum, 12 Cochituate Road - pave driveway and parking area with permeable pavers. Both George Ives and Margery Baston are members of the Board of Managers for the Historical Society and they have filled out "conflict of interest" forms with the town clerk. (This was done as a precaution; the C.O.I. forms are only required of elected officials.)

Bob Mainer confessed that he thought at first that a change of surface for the GHH Museum driveway would not be a major task. Then he learned that the Museum is in an Aquifer Protection District; and that no more than 30% of the property could be non-permeable. Bob said he would like the HDC's approval initially for a compacted stone driveway. However, he would like the approval of all 5 possible surfaces: (a) compacted crushed stone, (b) permeable pavers, (c) stabilized gravel, (d) porous asphalt, (e) conventional asphalt (if the Planning Board approves). He said that the permeable pavers looked much like granite cobble stones -- but the estimated cost was about \$70,000. With the crushed stone -- if a change were made later to the driveway, the stone could be recycled as the base of a more substantive cover. Chris Hagger pointed out that he works in a LEEDS office building where they have the porous asphalt. The porous asphalt is long-lasting, never slippery, water goes right through it! However, it needs to be vacuumed each year. Bob said that porous asphalt would cost about \$28 to \$30,000 for the GHH Museum. Bob asked how long an HDC approval is good for. Gretchen said that the HDC would be interested in changes -- and she encouraged the Historical Society to ask for an extension if necessary. The approval could be good for a couple of years in this instance if included in the motion.

As the various driveway options were discussed, Gretchen was agreeable with all of the options but the 5th one, which is conventional asphalt. Her thought was that because the GHH Museum is so linked to the town -- there is a need to hold the bar just a little higher. However, after extended discussion Gretchen circled back to the jurisdiction of the HDC, which is not environmental - and if the HDC approved porous asphalt it would have to approve conventional asphalt as there is no discernable difference in appearance. Gretchen asked if a cobblestone edge would help to keep the compacted crushed stone in place. Bob responded that he did not know if a cobble stone edge would help or not. Before a motion was made Bob reiterated that the intention of the WHS is to move forward with Option A - compacted stone and see how well it lasts through one or two winters. If it does not hold up the WHS may decide to use another option, which is why they requested a longer time frame - perhaps two years - during which the Certificate is good. Meghan made a motion to accept the application as presented with HDC preference for options (a) compacted crushed stone, (b) permeable pavers, and (c) stabilized gravel. The certificate would be good for two years provided that the WHS notify

the HDC if moving to another of the approved options. Chris Hagger seconded this motion; and the motion passed. (5-0-1) Alice Boelter arrived late and abstained from voting.

Because town snow plows have (unintentionally) impacted the driveway at the GHH Museum, the suggestion was made that the Historical Society contact the DPW about the new driveway material and the need for additional care. Also, Gretchen suggested that a note be sent to the DPW from the HDC regarding the need for careful snow plowing of the new compacted crushed stone driveway and parking area at the GHH Museum.

The Henry Reeves House on the corner of Bow Road and Concord Road has new owners and they would like to put on an addition, add windows, a door, railings and more. They may not come before the HDC until June or July. A picture with an approximation of some of the proposed changes was circulated.

The chiropractor, in the building on the corner of Pelham Island Road and Cochituate Road (across from the Public Safety Building) recently had temporary signs advertising his business. The building inspector has been notified. If his signs are legal, he still needs to come before the HDC. The buildings commissioner will determine and contact the business owner.

The 375th Committee is hosting a walking tour of Cochituate, on Sunday, May 18 at 2 pm.

The next HDC meeting will be on May 15th.

The meeting adjourned at 8:40 pm.

Respectfully submitted,

Margery Baston