

**MINUTES of the November 19, 2019 MEETING of the Commission November 19, 2019
Adopted: 3/17/2020**

Members Present: Bob Booher, Gail Littlefield, Mimi Styles, Wendy Harris, David Stopak, Darrell Anderson, and Kirk Greenway.

Attendees: Robert Johnson
Kirk Greenway took minutes.

Approval of Agenda and Adoption of Minutes

The proposed agenda was adopted unanimously. Minutes were discussed but not approved as they had been sent in email too soon before the meeting for review.

Project Review

121 Chestnut Avenue

- *Owner, Emily Cavey was in attendance
- *A review was conducted
- *Mimi Styles to issue HPC Review

Concern was voiced about the possibility the plan to remove an existing stairway would demolish the original part of the house, and it was agreed as part of the review someone would need to examine the structure on site.

Old Business:

Expansion of National Register Progress:

Boundary issues and her interpretation of Peter and MHT directions were discussed again with Daria. Daylily Lane was to be included. Yet, items on the CSX historical register would not be such as Hershey’s Restaurant, the Silo complex, the humpback bridge, and no right of way as well. The determination of eligibility was due to the fact these were properties opposite the railway crossing. Peter said we could go back with a stronger argument. It was mentioned that since the Silo complex, for example, was part of the agricultural, industrial envelope surrounding the grove, and it should be a proper candidate. Houses that were contributing structures were also discussed as well as the new boundaries of the historic area. It was expected that the completed application would go forward to the NR in January 2020.

Comprehensive Plan update:

A meeting was planned for November 20, 2019, to finalize Section 6 Environmental Concerns. This would include the woods. Sensitive Areas are in the Brown St. and Ridge Rd. corridor due to drainage as well as tree buffer for the roads. Section 7 Water Resources will include stormwater, water, and sewer system. Comments were sent to Georgette Cole. Culverts, incidental structures that use masonry should be added. Section 8 will be concerned with the Commercial Corner. Ideas should be advanced to make it more viable and appealing. An overall plan is needed. It is thought that Section 7 will be finished by December, Section 8 in February 2020, and Section 9 in March 2020. A joint session for the Comprehensive Plan is slated for mid-January 2020.

Joint meeting with PC

This was planned for January 2020. Topics might include demolition, dormers, half story, and hatch doors.

Guidelines

See attachments. The design would have to adapt to the updated historic district nomination, which includes landscape and non-architectural items. Their threshold of significance changed. There is also a need to update the pink HPC binder as there is now a whole new list of contributing and non-contributing structures which were built after when the camp meeting era ended in 1937. Some examples of such new elements are streetscapes or viewsheds and residential structures which include ranch houses and modern movement structures. It can also include the old culverts beside the town hall and possibly modern drainage gates. Guidelines are clearly needed to help the town preserve its features including video documentation of street signs and their maintenance. Chautauqua, NY, has such instructions. A video about the history of WG by the Montgomery Municipal League was also discussed.

Bulletin Material

The award nomination for the street signs will be mentioned.

Preservation Montgomery award

In the category "A" Restoration and Reconstruction Award, Montgomery Preservation, Inc. will award on March 28, 2020, for the street signs done by Susan Van Nostrand and others.

PC Meeting Report

PC discussed the concerns of a tenant who currently worked in the Commercial Building. Several valid points of discussion were raised, which would merit further analysis. None of the points pertained to changing the external structure of the building.

Town Council Report

Small wireless communications (5G installations) ordinance was discussed. There would be a \$500 per pole per year rental. The town has placed this situation under control with this ordinance. They hope to begin work with a task force to locate how high and where it would potentially be located. The limitation is that the devices need to be between 150 to 500 feet with no foliage between them. A discussion of the proposed Amity Rd. extension was made in reference to the proposed bike path. It was thought that there was no money at present for the road, and if it happened, it would not be on town property. The bicycling committee is currently led by John Tomlin. It was noted that state-registered archaeological sites are on the proposed Amity road extension. It was suggested the Master Plan should contain mention of the proposed road.

New Business

Ordinance 2019-18 to modify the min lot size standards for the RR-3 Zone was discussed.

Adjournment

The meeting was adjourned at 9:55 pm. The next meeting will be Tuesday, December 17, at 7:30pm in the McCathran Hall meeting room.

Signed:

Kirk Greenway