

**MINUTES of the September 20, 2022 MEETING of the Commission
(via Zoom)**

Adopted: 10/18/22

Members Present: The meeting began at approximately 7:30 p.m. Bob Booher, David Stopak, Mimi Styles, Wendy Harris, Marilyn Frey (alternate) and Jeff McCrehan (with technical difficulties) were present. Darrell Anderson (council liaison) was absent but represented by Paula Puglisi. Peter Nagrod, Planning Commission Chair was also present.

1.1 Approval of Agenda

Minor amendments to the proposed agenda were proposed, and the revised agenda was unanimously approved.

1.2 Adoption of Minutes

The minutes of the August HPC meeting were reviewed and were unanimously adopted.

2.1 Review of Projects

There were no projects for review.

Old Business

3.1 Historic Landscape Resources

No further progress.

3.2 Preservation/demolition ordinance plan

David and Bob met to review the research each had done. Bob reviewed the past Mansionization history and adoption of the floor-area-ratio (FAR) ordinance 10 years ago, as well as examples of Conservation Districts/overlay zones. David examined the current ordinances for changes to regulate demolition, and to allow for a waiver or exception process that would include review by the HPC. We reviewed an outline he prepared that summarized a possible path. Further work is needed to integrate the two approaches, refine the possible process and test out on examples of permitting.

Peter indicated the Planning Commission is still organizing their efforts and will identify the people that are interested in working with the HPC

3.3 Corrections to Architectural Survey

Bob will locate the Word document file of the Architectural Survey. David will add the information provided by residents and will send a copy to each resident that responded.

3.4 Additional Border Committee signs

New Washington Grove Signs: There was further discussion of Mimi Bolotin's email to Peter Nagrod about the wording on the gateway signs. The proper description should say "A National Register Historic District". Wendy will transmit this to Peter who indicated that the Gateway Committee would be open to the change

New Avenue Signs: Peter reviewed a list of new signs he has requested from Susan at areas along the edges as well as within the town. Mimi reviewed the spreadsheet she developed with Susan to keep track of all the signs. She will distribute an updated version to the members.

3.5 Bulletin Material

A series of articles based on excerpts from Robinson & Associates' Historic Context Report is planned. The September bulletin entry did not make it in so will be in the October one. It will include a piece about the establishment of the Washington Grove Camp Meeting Association. Links to the full Historic Context report will be included for those who wish to read more.

3.6 Planning Commission Meeting

Bob attended part of the September PC meeting.

There was discussion of getting a newer aerial photo for the wall at the Hall.

The Commission is still reviewing the existing zoning ordinances to see whether they are sufficiently protective of and flexible for the historic houses. It was noted that most of the lots in RR2 are much less than the minimum lot size of 7500 sf. They will devote their mid-month work sessions to further defining what they feel is needed. Peter endorsed the mutual examination to strengthen our regulation. PC will advise when their review is complete so that a joint meeting with HPC can be scheduled.

3.7 Town Council Meeting

Darrell had distributed his report on Town Council actions, and there were no questions.

New Business

4.1 Cherry Avenue Review

The issue was raised of whether the HPC should review the Cherry Avenue ordinance that requires it to revert to a walkway when there is a change of ownership of the last house that uses it for access to their garage. It was felt that there was no further useful context the HPC could bring to the issue, so a simple statement of such will be transmitted to The Mayor and Council.

4.2 House parts storage

Sandy Klinenberg asked whether the HPC and Town could set up a used parts resource to preserve windows, doors and other details from Grove houses. She volunteered to manage

it. A location for storage is needed. The Maintenance Shed is likely full. The possibility of the Town purchasing 311 Grove Avenue that is recently vacant was raised. The lot and house are so small that it may not be a reasonable sale. It is also in poor condition so would need to be renovated.

4.3 Coverage of PC Meetings

October – Mimi, November – David, December – Bob, January – Marilynn, February – Jeff, March - Wendy

Adjournment

The next meeting will be Tuesday, October 18, at 7:30pm via Zoom.