

Medfield Historical Commission

May 5, 2021 Meeting

Minutes

Location: Virtual Zoom Meeting

Members present: co-chair David Temple; Peter Fletcher; co-chair Seth Meehan; Kirstin Poler;

Doug Whitla

Members absent: Maria Baler; Joe Opiela

Others present and participating: Sarah Raposa

7:32 pm – Meehan called the meeting to order and read the following notice:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Medfield Historical Commission is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to or view this meeting while in progress may do so by following the instructions on the agenda and meeting notice. This meeting is being recorded.

Bylaw discussion

Members engaged in a discussion of the current demolition delay bylaw in relation to the actions taken at 78 Harding Street. Fletcher offered to collect related materials from select towns for the commission to review later with an eye towards developing a proposed bylaw for the 2022 annual town meeting

78 Harding Street

Temple will contact Mike Molyan, owner and applicant of 78 Harding Street, and the building commissioner to note that, based on Moylan's exchanges and promises via email, that Moylan can proceed with the project. Temple's note follows

-- David Temple, May 5, 2021: By vote tonight of the Medfield Historical Commission, Mike Moylan (Western Professional Builders of Westwood) is authorized to proceed with his project at 78 Harding Street. The main core building from the mid 19th century is not to be demolished but is rather to be integrated into a new structure, as shown in the plans Mr. Moylan presented. The extra gable on the third level over the new entrance will be eliminated. Windows will be 2 over 1 and will have shutters, though shutters are not shown on the drawings. There will be corner boards at the roof edge, though they're also not shown on the drawings. In the note below, Mr. Moylan says there will be gable overhangs. There will also be returns, though these are not shown in the drawing, but we expect him to keep his word and include the returns as a condition of this release.

-- Mike Molyan, April 26, 2021: Yes the gable will have overhangs which are showing on drawing ,they will have returns in front which are not on drawing. It will look like existing
Thanks, Mike

-- David Temple, April 24, 2021: Below are the key points that I believe you, Seth, and I agreed to in last night's discussion. Please check them over and confirm my notes about shutters and corner boards that were not shown on the drawings. Let us know if you have

any other questions, comments, or areas of disagreement. If not, I'd say you're good to go on the project - but I want to give Peter and Doug one more opportunity to comment, since they couldn't be with us last night

- The extra gable on the third level over the entrance will be eliminated, but there will be no dormers in that roof.
- Windows will be 2 over 1 and will have shutters, though shutters are not shown on the drawings.
- There will be corner boards at the roof edge, though they're also not shown on the drawings.
- Garage doors will stay as shown in the plans - too hard to move them without disrupting other elements.
- You said the architect had drawn a ridge line that was lower than the one shown on the drawings, but doing so required the pitch to be reduced, and it could not be made to look right...so the two main roofs will be at the same height.
- The back of the house, which is not visible from the street, will remain as on the drawings.

ZBA requests

The commission received two notices from the ZBA, but the commission will not offer comment as there is no action needed for either project. Members were still generally supportive of the projects at the Baptist Church and at 99-101 North Street, however.

1999 Preservation Plan

Temple raised the possibility of obtaining a grant for a revised historical preservation plan. The window for state grants will open in the winter. Meanwhile, members were encouraged to explore the existing plan for possible projects.

Minutes

Approval of the minutes for the March 31 and April 5 meetings were tabled until the next meeting

Adjournment

At 7:55 pm, the members voted unanimously to adjourn until June 9 at 7pm.