

Subject to Approval

**HISTORIC DISTRICT COMMISSION
Regular Meeting, Monday, April 26, 2021
7 p.m. at Madison Town Campus
Meeting Room: Zoom Online Webinar**

MEMBERS present: Vice Chairman Thomas Boyle, and Commissioners Susan Cartledge and Eric Berg.

MEMBERS absent: Chairman John Lind

ALTERNATES present: Carol Snow.

OTHERS PRESENT: Director of Planning and Economic Development David Anderson. The meeting was available on and recorded through a Zoom online webinar.

1. **Call to Order:** Chairman John Lind called the meeting to order at approximately 7:03 p.m.
2. **21-4. 722 Durham Road.** Demolition delay.

Acting Chairman Thomas Boyle stated that the house was built in 1790, it is under 2,000 square feet, and he knows for a fact that it is not in good condition. The house is right on the road, and in reviewing a letter as part of the file, Mr. Boyle stated that two historic preservation contractors were retained, and they felt that due to multiple renovations, the house has no value; in fact, one of the preservationists is removing the floorboards. Commissioner Susan Cartledge stated that the house almost looks as though it will topple into the road. Commissioner Carol Snow stated that it is sad to see an 18th Century building be demolished. She also asked that it be entered into the record that 722 Durham Road is known historically as the Orrin Foster House, and it is on the state list of historic houses in Madison.

Commissioner Snow made the motion to take no action on the demolition delay of 722 Durham Road; it was seconded by Commissioner Cartledge and unanimously approved.

Vote to take no action on the demolition delay of 722 Durham Road passed, 4-0-0.

IN FAVOR: Acting Chairman Boyle, and Commissioners Cartledge, Snow, and Eric Berg.

OPPOSED: None.

ABSTAINED: None.

3. **21.5. 132 Twin Coves Road.** Demolition delay.

Commissioner Cartledge stated that the house is really right on the water; it is a very insignificant looking cape. It is a waterfront house, and it is easier to demolish it, according to Acting Chairman Boyle. It was built in 1953; there is an association beach in front of the house, Acting Chairman Boyle stated.

Commissioner Berg made the motion to take no action on the demolition delay of 132 Twin Coves Road; it was seconded by Commissioner Cartledge and unanimously approved.

Vote to take no action on the demolition delay of 132 Twin Coves Road passed, 4-0-0.
IN FAVOR: Acting Chairman Boyle, and Commissioners Cartledge, Snow, and Berg.
OPPOSED: None.
ABSTAINED: None.

4. **21-6. 110 Bradley Road.** Demolition delay.

Commissioner Snow stated that this application has come before the Planning and Zoning Commission, and plans are to build a 30-unit apartment building on the site, which is a better use. Two lots consisting of several buildings are being combined, and she believes this is the last one that will be demolished, according to Commissioner Snow. There is no architectural reason to keep the structure, according to Commissioner Snow.

Commissioner Snow made the motion to take no action on the demolition delay of 110 Bradley Road; it was seconded by Commissioner Berg and unanimously approved.

Vote to take no action on the demolition delay of 110 Bradley Road passed, 4-0-0.
IN FAVOR: Acting Chairman Boyle, and Commissioners Cartledge, Snow, and Berg.
OPPOSED: None.
ABSTAINED: None.

5. **21-7. 58A Kelsey Place.** Demolition delay.

Commissioner Cartledge stated that she drove down to view the house, and Kelsey Place consists of tiny, little houses—four houses in a row. Director of Planning and Economic Development David Anderson stated that one was built in 1946, which predates zoning. Acting Chairman Boyle stated that 58A Kelsey Place has 768 square feet and was purchased in 2004 for \$200,000.

Commissioner Snow made the motion to take no action on the demolition delay of 58A Kelsey Place; it was seconded by Commissioner Berg and unanimously approved.

Vote to take no action on the demolition delay of 58A Kelsey Place passed, 4-0-0.
IN FAVOR: Acting Chairman Boyle, and Commissioners Cartledge, Snow, and Berg.
OPPOSED: None.
ABSTAINED: None.

6. **21-8. 58B Kelsey Place.** Demolition delay.

This structure has about 1,100 square feet, according to Acting Chairman Thomas Boyle; the applicant is the owner of both 58A and 58B Kelsey Place.

Commissioner Cartledge made the motion to take no action on the demolition delay of 58B Kelsey Place; it was seconded by Commissioner Berg and unanimously approved.

Vote to take no action on the demolition delay of 58B Kelsey Place passed, 4-0-0.
IN FAVOR: Acting Chairman Boyle, and Commissioners Cartledge, Snow, and Berg.
OPPOSED: None.
ABSTAINED: None.

7. **Review and approve minutes:** a. May 20, 2020. b. December 28, 2020. c. January 25, 2021
d. February 22, 2021.

Action on this has been postponed to the next Historic District Commission meeting.

8. **Correspondence/New Business.**

Acting Chairman Boyle stated that he has not heard anything about The General's Residence, and he would like to stay on top of that. Mr. Anderson stated that Architect Duo Dickinson plans to be going forward to the Historic District Commission to discuss the design. Either six or seven out of nine units have been sold, and the developers are moving forward on those, according to Mr. Anderson. Remaining is The Carriage House and The General's Residence, which, as of a couple of weeks ago, had not yet sold, according to Mr. Anderson. They do have floor plans and a line drawing of what the outside will look like, and it's subject to change, Acting Chairman Boyle stated. The units are not to exceed 2,250 square feet, according to Mr. Anderson.

Acting Chairman Boyle stated that the Historic District Commission is short one member, and anyone who is an alternate now, might want to give an application to become a regular member. Commissioner Snow and Commissioner Peter Clement are the two alternates. Commissioner Snow stated that she would be interested in applying, and she would also favor having Commissioner Clement apply, if he is interested. Mr. Anderson suggested that having someone from Liberty Street would be a good idea, and commissioners suggested a vacant alternate seat could be filled with someone from Liberty Street. Mr. Anderson stated that he would communicate to the selectmen the commission's preference to have one of its alternates become a regular member.

9. **Adjournment.**

Commissioner Snow made the motion to adjourn at 7:29 p.m.; it was seconded by Commissioner Berg and unanimously approved.

Vote to adjourn at 7:29 p.m. passed, 4-0-0.

IN FAVOR: Acting Chairman Boyle, and Commissioners Cartledge, Snow, and Berg.

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk