

**WEYMOUTH HISTORICAL COMMISSION MEETING**  
**MEETING MINUTES**  
**JANUARY 10, 2006**  
Town Hall – Kelly Room

**PRESENT:** Chairman – Ted Clarke; Tom Curtis, Mary Dorey; Richard Pattison; Steve Puleo, Jody Lehrer

**ABSENT:** Jody Purdy Quinlan; Ed Walker

Ted Clarke called the meeting to order at 7:00 p.m.

- I. **Chairman** – Ted Clarke reported to the commission that Mark Fontecchio from the Patriot Ledger should be contacted about the recently awarded historical grant.
- II. **Minutes** – No minutes were available from the December, 2005 meeting; item tabled.
- III. **Reports** -
  - a. **Sea St.** – Jody Lehrer reported on and provided the commission with a letter from the Massachusetts Historical Commission indicating approval for designation in the historic register (handout attached). The next step in the process includes Ryder Corp.
  - b. **Archival Consultant** – Jody Lehrer reported that the contract for consulting is in process. It is out to the contractor and due back to be signed by the various town departments. Once executed, a meeting should be set up for kick off. Jody Lehrer will send a notice to all town departments about the kick off meeting. There was some discussion on whether the kick off meeting should part of the next meeting. The commission was agreeable to waiting until the next meeting.
  - c. Prior to addressing the next item on agenda, 660 Middle St., which Ted Clarke said may be lengthy; he brought up a discussion of a **request from Atty. Dan Affsa** petitioning for signoff by the commission to an addition on his office property on Broad St. in Jackson Square. A copy of the building plans was passed around for viewing; the addition to the building is not visible from the street, and Jim Clarke has indicated to the commission that he viewed it and recommended favorable action. Motion was made by Steve Puleo, seconded by Tom Curtis to approve signing off on the addition. UNANIMOUSLY VOTED.
  - d. **660 Middle St.** – Ted Clarke reported that so far response for a buyer or mover for the building on the property has been unsuccessful. It is now 30 days into the six month period, and the Cignarella family has had an offer of \$700,000 to commercially develop the property. There was some discussion about emails back and forth with Mass Historical and Form B

being inadequately prepared. Jody Purdy Quinlan had volunteered at the last commission meeting to update the paperwork. There was further discussion on other towns looking for similar direction. A **motion** was made by Dick Pattison to make the completed FORM B an inclusion with the minutes from the December meeting. Steve Puleo reminded that if the form was incomplete. There was a broad discussion as to what part of a meeting should become an inclusion, and the functions of a recording secretary; Dick Pattison asked if every item that involved a discussion should then be in writing for that purpose. Tom Clarke said that it makes sense that if there were a written report on a subject germane to a discussion that it should be available for inclusion. The consensus was to include a copy of the FORM B when it is completed.

- IV. **Discussion- CPA** – Ted Clarke opened discussion on the commission's role and seating on the new Community Preservation board. Tom Curtis noted he was an ardent supporter of the Act, while Steve Puleo noted he was not and would recuse himself from any vote, but that a member of the commission should be a sitting member on the new board. Dick Pattison reminded that ultimately the makeup of the board will be at the Mayor's direction. There was a humorous mention of Jim Clarke serving on the board, but that there wouldn't then be enough time for him to also serve on the Historic Commission.

There was further discussion of the new Town Councilor recommending using funds from the CPA to purchase Tirrell Woods from Ryder Corp., as well as what CPA will encompass – repair/maintenance vs. preservation. If town has already approved funding for a project, the CPA cannot then be applied to it.

Jody Lehrer will check with Jim Clarke for more information so the commission can begin to prioritize a list this year of projects that could be included. Dick Pattison said this could include several sites along the Greenbush line. Steve Puleo said that in addition to the funding, some of these may factor into the CPA eligibility.

- V. **Discussion- Demo Delay** – Tom Curtis opened the discussion with his concerns from the meeting in which K. Delaney was present, that they commission should have some idea of the homes and properties which are to be considered. He explained that for historical significance the 100-year timetable is a movable target. A buyer may purchase an 85-year old property without knowing it will become a historic property in fifteen years because of the 100 year designation, and that buyers shouldn't find out after the purchase that there may be impediments to making changes to the configuration of a property because of its (now) historic designation.

Dick Pattison noted that there are legal notifications involved in designating a property. Tom Curtis questioned whether the commission's ruling is final, or if a designation may be challenged, and Dick explained that there is an appeal process, which has been tested.

Ted Clarke also explained there is also a form the seller of a property fills out prior to sale which would disclose any current designation; that there are legal mechanisms in place to protect the buyer.

He added that is incumbent on the commission to add to and update the list regularly, and that maybe there could be grant funding for that?

There was further discussion that there should be grant writing ongoing. Jody Lehrer said she did not believe there was a grant writer currently working for the town. Mary Dorey added that the School Department does have a writer on staff, Jane Killinger. She offered to call her.

Jody was asked if CDBG funding could be used for any of this. Her response was that funding was generally not provided for historical preservation because of the difficulty of meeting low/moderate income national objective.

- VII. Other Business – Dick Pattison reported on a program currently airing on WETC, featuring the recent renovation to the train depot on Pond Street. Ed Walker narrates a portion of the program, giving background on the property as a historic site. The focus is on John Iredale, who successfully bid for the property and oversaw renovations. (He also owns and has renovated two other historical properties on Iron Hill St..) Dick Pattison made **a motion**, seconded by Tom Curtis, to nominate John Iredale for the Chester Cabot award, to be presented in May, with appropriate town/press coverage; UNANIMOUSLY VOTED.

Dick Pattison briefly explained the Cabot award is not a monetary award, which is given in recognition of a significant contribution to historic preservation. It is usually awarded annually; it was not last year).

Dick Pattison will talk to Jim to coordinate details- ordering the plaque, date, location, publicity, etc..

At 7:55 p.m., **a motion** was made by Dick Pattison, seconded by Tom Curtis, to adjourn. UNANIMOUSLY VOTED.

**Next Meeting** – February 14, 2006 at 7:00 p.m.

Respectfully submitted:

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Ted Clarke, Chair  
Mary Briggs, Recording Secretary