

**Subject to Approval**

**HISTORIC DISTRICT COMMISSION  
Regular Meeting, Monday, July 27, 2020  
7 p.m. at Madison Town Campus  
Meeting Room: Zoom Online Webinar**

MEMBERS present: Chairman John Lind, Vice Chairman Thomas Boyle, and Commissioners Eric Berg, and Eileen Banisch.

MEMBERS absent: Susan Cartledge.

ALTERNATES present: Peter Clement and 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 7:08 p.m.
2. **20-02. 908 Boston Post Road.** Demolition Delay.

This demolition delay is for The General's Residence, and discussion would focus on whether the Historic District Commission felt it would be necessary to write a letter to impose a 90-day delay or have the 45-day delay; it only takes one letter to initiate a 90-day delay, according to Chairman Lind. The Madison Historical Society has taken the initiative to find a qualified historian to evaluate the structure; one has been chosen, and she will do a survey of the existing building as well as the historical evaluation, according to Chairman Lind. There will be an evaluation of what structures should remain, and this will become a part of the historical record of The General's Residence in the Madison Historical Society, according to Chairman Lind. This historical review will evaluate what historical items may be used in the new building or salvaged and used elsewhere. Once the historical record and evaluation is completed, a recommendation would be developed to say how the building should be replicated, and a decision could be made on which period to base the replication, according to Chairman Lind. The developers were under the impression the building did not require a demolition delay, and they were trying to move forward with demolishing the structure, but after a series of discussions between all parties, the outcome is that the demolition delay is required, and the application for the demolition delay was filed a week ago, according to Chairman Lind. To assist in the process, 400 photographs taken inside the structure will be made available to the Madison Historical Society and the newly selected historian, according to Chairman Lind. Director of Planning and Economic Development David Anderson explained that it was originally thought that because the town building official had determined that the structure is unsafe, the demolition delay would not be required. However, a removal of that requirement would only take place on an emergency basis, through the building official's emergency order for demolition—for instance, if the structure had caught fire, according to Mr. Anderson. The building official did not issue an emergency order for demolition, but, instead, recommended that a fence be installed around the structure, according to Mr. Anderson. Therefore, that created the outcome that the demolition delay is required. If no letters are written by anyone in the town requesting a 90-day demolition delay, then the delay will comprise only 45 days, according to Chairman Lind. It was the intention of the Madison Historical Society and its selected historian to begin the historical evaluation in July, but now it is the end of July, so they are ready to start right away, according to

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Chairman Lind. It is not anticipated the full 90 days will be needed for the historical evaluation, according to Chairman Lind. Mr. Anderson stated that there is a cooperative effort to make sure that everyone's needs are met, which includes the developers and the historian; the Historic District Commission does have another meeting mid way through the 45 days, wherein everything may be re-examined. Mr. Anderson stated that they want to have a good, positive relationship with the developers. Vice Chairman Thomas Boyle stated that he has no problem waiting until the next Historic District Commission meeting to reexamine the matter. In the final analysis, any citizen in town could ask for a delay and it would be granted, Vice Chairman Boyle stated. The town has reviewed a hold harmless agreement for the Madison Historical Society and the historian, Mr. Anderson stated. At the Aug. 24, 2020 meeting of the Historic District Commission, the historian's progress would be discussed, according to Chairman Lind.

**Chairman Lind made the motion to table the demolition delay of 908 Boston Post Road, until the next meeting in August; it was seconded by Commissioner Peter Clement and unanimously approved.**

Vote to table the demolition delay of 908 Boston Post Road passed 5-0-0.

IN FAVOR: Chairman Lind, Vice Chairman Boyle and Commissioners Eileen Banisch, Eric Berg, and Clement.

OPPOSED: None.

ABSTAINED: None.

### 3. **Approval of Minutes ~ June 22, 2020**

**Commissioner Banisch made the motion to approve the June 22, 2020 minutes as submitted; it was seconded by Commissioner Berg and unanimously approved.**

Vote to approve the June 22, 2020 minutes as submitted passed, 5-0-0.

IN FAVOR: Chairman Lind, Vice Chairman Boyle and Commissioners Banisch, Berg, and Clement.

OPPOSED: None.

ABSTAINED: None.

4. **Correspondence/New Business:** Carol Snow stated that she and Director of Planning and Economic Development David Anderson attended a Zoom meeting on the Vibrant Community Initiative, and they plan to seek a \$25,000 grant for a study to help bridge the east side of town with the west side of town—this would include the buildings on the east side, such as Academy School, and the library buildings on the west side. She stated that it is a three-page narrative that she drafted and has submitted to Mr. Anderson for review; the idea is to bring in a lot of stakeholders and to have consultants come in to help, such as an architect and a landscape architect. The idea is to find someone who is able to assist the town in developing a campus concept for the Academy School, Memorial Town Hall, and the Deacon John Graves House, according to Mr. Anderson, adding that he looked at one of the buildings as a potential community center. It is hoped that someone could help the town in providing a vision for that and the two buildings by the library, according to Mr. Anderson. It seems like it will be a competitive grant application. One thought for the old post office building, which was built around 1860 and has a covered front porch, is to use it for art exhibitions, according to Ms. Snow.

5. **Adjournment**

**Vice Chairman Boyle made the motion to adjourn at 7:40 p.m.; it was seconded by Commissioner Clement and unanimously approved.**

Vote to adjourn passed 5-0-0.

IN FAVOR: Chairman Lind, Vice Chairman Boyle and Commissioners Banisch, Clement, and Berg.

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,  
Marlene H. Kennedy, clerk