

Subject to Approval

**HISTORIC DISTRICT COMMISSION
Regular Meeting, Monday, Oct. 26, 2020
7 p.m. at Madison Town Campus
Meeting Room: Zoom Online Webinar**

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

MEMBERS absent: Chairman John Lind.

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:** Acting Chairman Thomas Boyle called the meeting to order at approximately 7:08 p.m.
2. **20-01. 10 Tuxis Road.** Demolition Delay.

This demolition delay looks like it is for a recent purchase, with a demolition in mind, according to Acting Chairman Thomas Boyle. It is a typical beach cottage on Tuxis Road, and while the commission may hate to see such places go, Acting Chairman Boyle stated that he does not see a real issue with the demolition.

Commissioner Eric Berg made the motion to take no action on the demolition delay of 10 Tuxis Road; it was seconded by Commissioner Eileen Banisch and unanimously approved.

Vote to take no action on the 10 Tuxis Road demolition delay passed, 5-0-0.

IN FAVOR: Acting Chairman Boyle, and Commissioners Berg, Banisch, Susan Cartledge, and Peter Clement.

OPPOSED: None.

ABSTAINED: None.

3. **20-02. 634 Boston Post Road.** Demolition Delay.

This is the Guilford Savings Bank structure that will be replaced with a Chase Bank. Commissioner Banisch stated that the original house on the property was a Dutch Colonial between the two gas stations. About 25 years ago, it was renovated, with most of the addition taking place at the front, obscuring the original structure, which was built in 1926. Acting Chairman Boyle stated that what remains there now looks nothing like what was on the site in 1926, and there are no problems with having a demolition.

Commissioner Banisch made the motion to take no action on the demolition delay of 634 Boston Post Road; it was seconded by Commissioner Clement and unanimously approved.

Vote to take no action on the 634 Boston Post Road demolition delay passed, 5-0-0.

IN FAVOR: Acting Chairman Boyle, and Commissioners Berg, Banisch, Cartledge, and Clement.
OPPOSED: None.
ABSTAINED: None.

4. Discussion of Waiting Period for Demolition Delay of any building or structure that is 500 square feet or larger that is more than 60 years old.

Director of Planning and Economic Development David Anderson stated that he and Chairman John Lind had discussed this, and Mr. Anderson thought it would be good to recommend that the ordinance be changed to reflect a preference for a demolition delay of any building or structure that is 500 square feet or larger that is more than 60 years old become stated to say any building constructed prior to 1960. Acting Chairman Boyle stated that there are some modern mid-century homes built between 1950 to 1960 that should be saved. Commissioner Banisch stated that she does not recall any great examples of any mid century modern architecture in Madison. But there may be some, according to Acting Chairman Boyle. Commissioner Berg stated that the Historic District Commission did discuss this, but he thought the commission preferred 1950 or World War II. Acting Chairman Boyle stated that he would prefer having the ordinance read a number of years, rather than a date, so he suggested that the commission wait for the return of Chairman John Lind to continue this discussion.

Commissioner Clement made the motion to table the discussion; it was seconded by Commissioner Banisch and unanimously approved.

Vote to table discussion passed, 5-0-0.

IN FAVOR: Acting Chairman Boyle, and Commissioners Berg, Banisch, Cartledge, and Clement.
OPPOSED: None.
ABSTAINED: None.

5. Review and approve minutes: July 27, 2020.

It was agreed to table action on approval of the July 27, 2020 minutes until the return of Chairman John Lind.

6. Correspondence/ New Business.

Alternate Commissioner Carol Snow stated that the Historic District Commission submitted documentation for and received the certified local government status through the state Preservation Alliance. This will enable the commission to apply for and be awarded grants, once the documentation reaches the federal level; the expectation is that confirmation is expected by the end of the year. Commissioner Berg congratulated Commissioner Snow for her good work in this area. Further activity in this area would be creating a preservation plan, which would update those from the 1970s, and putting together a group of stakeholders, such as the library, Deacon John Graves House, and the Historical Society, among others, in order to pursue grants. Director of Planning and Economic Development David Anderson stated that work on the preservation plan could begin right away. Cultural heritage and native sites could also be updated, according to Commissioner Snow. The vibrant communities grant of \$25,000 was not awarded to Madison, because other towns had greater needs, Commissioner Snow stated.

7. **Adjournment.**

Commissioner Berg made the motion to adjourn at 7:28 p.m.; it was seconded by Acting Chairman Boyle and unanimously approved.

Vote to adjourn at 7:28 p.m. passed, 5-0-0.

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

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk