

Subject to Approval

**HISTORIC DISTRICT COMMISSION
Regular Meeting, Monday, Dec. 28, 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, Eileen Banisch, and Susan Cartledge.

MEMBERS absent: None.

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 7:03 p.m.
2. **20-03. 168 Middle Beach Road.** Demolition Delay.

Chairman Lind shared photographs of the house, which was built in 1918. It was purchased in August 2020 for \$1.565 million, and is 2,800 square feet, according to Vice Chairman Thomas Boyle. It is not in the historic district.

Commissioner Eileen Banisch made the motion to take no action on the demolition delay for 168 Middle Beach Road; it was seconded by Commissioner Eric Berg, and unanimously approved.

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

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

OPPOSED: None.

ABSTAINED: None.

3. **20-04. 63 Middle Beach Road.** Demolition Delay.

This house was built in 1948; it is 72 years old, 2,400 square feet, and it is not in the historic district, Chairman Lind stated. It's a perfectly good house that somebody wants to tear down, and there is not much the Historic District Commission can do, according to Vice Chairman Boyle. It was purchased in June 2020 for \$1.295 million, but the tennis court was not included in that sale, according to Vice Chairman Boyle. Chairman Lind shared photographs of the house. It is a perfectly satisfactory house, but it is not an architectural gem, Chairman Lind stated.

Vice Chairman Boyle made the motion to take no action on the demolition delay for 63 Middle Beach Road; it was seconded by Commissioner Cartledge, and unanimously approved.

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

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

OPPOSED: None.

ABSTAINED: None.

4. **Review and approve minutes: May 20, 2020, July 27, 2020 and Oct. 26, 2020**

May 20, 2020: Action on the May 20, 2020 minutes was tabled until the next meeting.

July 27, 2020:

Commissioner Berg made the motion to approve the July 27, 2020 minutes as written; it was seconded by Vice Chairman Boyle, and unanimously approved.

Vote to approve the July 27, 2020 minutes as written passed, 5-0-0.

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

OPPOSED: None.

ABSTAINED: None.

Oct. 26, 2020:

Commissioner Berg made the motion to approve the Oct. 26, 2020 minutes as written; it was seconded by Vice Chairman Boyle, and unanimously approved.

Vote to approve the Oct. 26, 2020 minutes as written passed, 5-0-0.

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

OPPOSED: None.

ABSTAINED: None.

5. **Review and approve the 2021 meeting schedule.**

Vice Chairman Boyle made the motion to approve the 2021 Historic District Commission meeting schedule; it was seconded by Commissioner Cartledge and unanimously approved.

Vote to approve the 2021 meeting schedule passed, 5-0-0.

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

OPPOSED: None.

ABSTAINED: None.

6. **Correspondence/New Business** (Commissioner Banisch left the meeting prior to the discussion, below.)

In reviewing past meeting minutes, Chairman Lind sought discussion on adopting a waiting period for demolition delay of any building or structure that is 500 square feet or larger that is more than 60 years old. Currently, the regulation is a demolition delay on a structure that is 60 years old. Commissioners discussed whether to keep the regulation as is, with a structure being at least 60 years old, or making the regulation have the year the structure was built. Director of Planning and Economic Development David Anderson stated that creating some kind of cut-off date makes sense, *Page 2 Historic District Commission Dec. 28, 2020 Regular Meeting*

because the land use office has been experiencing an influx of houses at least 60 years old, that are now requiring a demolition delay, and that would comprise structures built in 1960 or earlier. Commissioner Cartledge stated that having the year built makes sense to her, and Commissioner Carol Snow stated that the size of a structure should also be a factor. Once the Historic District Commission comes to an agreement on this issue, the matter would go before the Board of Selectmen, according to Mr. Anderson. Chairman Lind stated that he is a little bit torn on this issue, as to whether to go back to a period of time or to pick a date. One option is to set the date at 1960 and the size at more than 500 square feet, he stated. Commissioner Snow stated that she is a little bit uncomfortable with this, giving as an example the fact that a house she grew up in was actually built in 1910, renovated by her parents in 1964, and then it was demolished, because the date on the town property card said 1964 on it, and not 1910; the dates in the property cards may not be accurate. It is important for the Historic District Commission to get out there and identify those houses, Commissioner Snow stated, asking if there is any gem that the Historic District Commission knows about that was built after 1960? Vice Chairman Boyle stated that he worries about missing houses, too. In looking around Madison, newer houses built in the 1970s and 1980s are typically builders' houses; some of the more modern houses from the 1970s to 1980s are not often visible from roadways, so people cannot necessarily see them and say they are worth saving, according to Chairman Lind. Commissioner Snow stated that she would like to be able to hire someone who could date the houses in Madison; she pointed to approval of the town's Certified Local Government document as becoming a funding source for the dating, if that document is approved by the state. Whether that document has been approved by the state is uncertain, and Commissioner Snow asked Mr. Anderson if he could check the status of it. Mr. Anderson stated that he would do it tomorrow. Although the land use office is seeing an increase in demolition delays, it can continue to process them, if the Historic District Commission wants to wait until funding is secured to update the ages of houses in town, according to Mr. Anderson.

Commissioner Snow made the motion to table making a decision on determining demolition delay dates; it was seconded by Commissioner Cartledge and unanimously approved.

Vote to delay making the demolition delay decision passed, 5-0-0.

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

OPPOSED: None.

ABSTAINED: None.

7. **Adjournment**

Commissioner Berg made the motion to adjourn at 7:55 p.m.; it was seconded by Vice Chairman Boyle and unanimously approved.

Vote to adjourn at 7:55 p.m. passed, 5-0-0.

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

OPPOSED: None.

ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk