

**Meeting of the
Wellesley Historical Commission
5 August 2019 19:00
Great Hall, Wellesley Town Hall | Wellesley, Massachusetts**

1. Call to Order:

Chairman Brown called the meeting to order at approximately 19:02.

Members Present: Brown, Racette (sitting for McNally by designation of the chair), Lilley, Schauffler Carley (sitting for Greco by the designation of the chair), Shepsle

2a. DR-2019-39 – 27 Parker Road

Mr. John Derderian appeared. He indicated that he had a contract to purchase the home. Provided an overview of the history of the house and neighborhood. Provided materials intended to show that there has been a significant number of teardowns and rebuilds in the immediate vicinity of the home and in the neighborhood.

Mr. Racette offered comments indicating that there has already been a significant amount of teardown and rebuild activity in the neighborhood and that there did not appear to be any information to indicate that the home itself was historically significant or that historically significant individuals had lived there.

Chairman Brown and Ms. Shepsle echoed those comments.

Ginger Braccia, neighbor at 11 Parker, spoke. She asked about the prospective owner's future plans. Chairman Brown indicated that the future plan was not ripe for discussion at this point in the procedure, but gave an overview of future approval processes and encouraged the prospective owner to reach out to neighbors.

Racette moved that the building NOT be preferably preserved. Seconded Lilley. Unanimous in favor. No delay was imposed.

3. Waiver Hearings

3a. DR-2019-28: 11 Woodland Road

Attorney Larry Shind appeared on behalf of owner, Joe Fleming of JT Builders, who also appeared.

Atty Shind introduced the proposed plan. Mr. Fleming provided some additional information about the proposal.

Ms. Strawbridge appeared, gave the 11 Woodland Road and a PO box as her current address, and offered comments opposing the redevelopment plan.

Steven Fogg, 17 Woodland Road, appeared and questioned the appropriateness of granting a waiver.

Chairman Brown explained the waiver process.

Mr. Carley expounded upon the waiver process discussion and also asked questions about where the other center entrance colonials on the street were, the massing of the proposed structure with respect to the historic fabric of the neighborhood, and the incongruous left side.

Debbie Daniels, 19 Ingersoll Rd. also spoke. She commented on the fact that Ms. Strawbridge is allegedly willing to buy the house back as is. She expressed wetland concerns. She indicated that there are people who want to move to town who do not want to live in a mansion.

Chairman Brown commented upon the possibility of renovation and that no evidence had been offered to show that had been seriously considered.

Mr. Lilley echoed Chairman Brown's comment, and also added that given the lot size, the house seemed like a prime candidate for renovation.

A discussion of significant length ensued concerning the preservation of the existing home, and a potential renovation off of the back without disturbing front of the home. Several Commission members indicated that the front of the home contributed to the historic character of the neighborhood.

Lilley made some recommendations as to how a historically sensitive renovation might be approached.

Racette moved to continue until the September 9 meeting. Shepsle seconded. Motion carried unanimously.

3b. DR-2019-10: 35 Clifford St.

Mr. Racette moved to continue the hearing; Shepsle seconded. Unanimous in favor.

3c. DR-2019-11: 40 Old Farm Rd.

Mr. Racette moved to continue the hearing; Shepsle seconded. Unanimous in favor.

4. Minutes

The minutes of the June 10, 2019 and July 8, 2019 meetings of the Commission were considered.

Shepsle moved to approve the June 10 minutes and July 8 minutes as edited; Racette seconded. Unanimous in favor.

5. New Business

There was a discussion of potential new members and a change in the status of some existing members.

Motion by Racette to recommend to the Board of Selectmen that Mr. Greco be elevated from an Alternate Member to a Member of the Commission; and Mrs. Connell be appointed to the Commission as an Alternate Member; seconded Schauffler. Unanimous in favor.

6. Project Updates:

Ms. Shepsle provided an update on the initiative in the Belvedere Estates to create a Historic District. Indicated that Ms. Maitin is moving ahead with coordination of activities at the Historic District Commission.

Ms. Johnson provided an update on the Morses Pond Bathhouse project.

323 Washington St. has a study committee evaluating a Single Building Historic District, which is being chaired by Ms. Johnson.

Ms. Johnson provided an update on some of the goings on with respect to some procedural matters and hiring efforts within the Planning Department and for Commissions and other entities within the purview of the Planning Board.

7. New Business

Mr. Lilley made some comments concerning how the Commission is perceived and how some of the business before the Commission is viewed.

There were several suggestions that the Commission schedule another retreat to discuss some of these matters.

8. Chairman Brown adjourned the meeting at 20:52.