

**Town of Fitzwilliam
Historic District Commission
Meeting Minutes
November 8, 2018**

Members Present: John Fitzwilliam, Chairman; Ken Beckwith, Vice Chairman; Bill Davis and Marcia Camden, Members and Nancy Carney, Select Board Representative.

Others Present: Dorothy Zug; and Laurie Hayward, Land Use Administrative Assistant (LUA).

Call To Order: The Chairman opened meeting at 4:00

HDC Permit for Marilyn Ortega: The Chair opened the discussion of the application to paint a house, which is in the Historic District, on Marilyn Ortega's property at 50 Upper Troy Road, Tax Map 33, Lot 16, in the Historic and Residential Districts. It was noted that the applicant was not at the meeting.

The Applicant had provided color chips. Camden suggested that the color is a bit dark. Davis felt that it was not a "historically accurate color and suggested colors from the Benjamin Moore paints historic paint collection might be useful for the Applicant. He suggested that the Applicant be directed to reapply after checking for more historically accurate colors. There was also some discussion about the cut-and-paste graphic representation included in the application. Commission Members did not believe the representation was the house in question and wondered why a walkway was added to the representation. The Applicant was not there to answer their questions. The Chair asked the LUA to contact the Applicant and ask her provide another or other possible colors after checking chart(s) on historical colors, to complete another application, and to appear at the next meeting.

HDC Permit for Farris application to 1. Demolish and remove a portion of the rear of building, 2. Repair/replace the rear siding, 3. Paint the same color as current, and 4. Replace side and rear windows with vinyl windows. The property is the former Post Office which is in the Historic District, at 45 Route 199 West, Tax Map 32, Lot 46, and is proposed to be Retail Sales and Storage. The Chair stated that he walked the property this afternoon. Nancy Carney stated that this property has been vacant for a while and the Select Board issued a cease and desist and is still looking for an Application for Construction Permit.

The Chair explained his objection, explaining that, although original windows are desirable, it may be better to just keep one original upper story window. Davis questioned whether the proposed siding will be natural clapboards or vinyl. There was a discussion about materials and agreement that the application is not clear. The question came up whether they should consider recommending old style windows with storm windows to have it look more appropriate. Davis also

explained that it would be useful to know what brand of window as, even within the same manufacturers, quality can be very different. Davis did note that the front of the building, specifically the porch, has been improved by their efforts. The Chair asked the LUA to write a letter and to be sure to note that the Commission Members do appreciate the work put into the porch. The LUA asked if it is the Members' intention to approve the demolition portion of the request but not approve the clapboards and siding portion. **Members voted unanimously to approve permitting the demolition of the rear section and pass that approval on to the Select Board and have Applicant complete a new application with detailed information regarding the windows and siding and to appear at the December meeting. It was noted that the Applicant must also get the necessary Construction Permit.** The Chair directed that the LUA draft letters to the Applicants of both cases reviewed at this meeting and send the drafts out for member review.

New Business: Dorothy Zug consultation regarding Meadowood. Dorothy Zug stepped forward. She explained that she has come to tell the Historic District Commission about a task force that she is putting together to study the possibilities for the Meadowood property. She reminded members that a town study done some time ago found three items that there was general agreement that Fitzwilliam should concentrate on, two of the three are now complete, bringing High Speed Internet to the town and developing a Natural Resource Inventory. The remaining crucial item is to develop a recreational area in town. Dorothy explained that she sees Meadowood as the recreational opportunity that would fulfill that missing third item. She explained that she is trying to put together a task force to evaluate the property. She has already spoken to the Select Board. Zug asked if any members are interested. She noted that the proposal would involve answering some complex questions. Camden and Davis asked Zug questions including whether she had a budget. The answer is that she is just beginning and has questions and people; but, there currently is no budget.

Camden suggested that she really should have someone from the recreation committee and or the school. Davis said that he feels that a clear and specific charge from the Selectmen to support the task force is important and, without it, there is a significant possibility that the effort will go nowhere. He noted that it sounds like a great idea and he agreed that the town could really use the facility. Davis stated that there should be someone from the Select Board and from the Planning Board involved. Davis asked Carney, a Select Board Member and Fitzwilliam Fire Chief, for her thoughts. Carney gave a description of some of the problems and the history of Meadowood which has long been a property used extensively to provide a place where fire department personnel are trained. Carney stated that there is contamination and there is a questionable dam. She explained that there are two pieces of property. Carney explained that the Recreation Department has investigated the property and could see opportunities; but, they did not have the funding or the time and people to take on the project. Questions discussed include: whether the town would take the property and whether there is adequate time at this point to put something on the Warrant before Town Meeting.

Carney stated that contaminates are not just in the water; but, more so in the ground. There is soil contamination. Carney mentioned that there is a question of need and what the actual level of use

there would be when people already use the new hall in Troy which is just down the road and larger. She also noted that the Meadowood building is the only current possibility to be used as a shelter. Davis asked Carney how expensive to mitigate the pollution. Carney said that she is not saying no and she does have reasons to wish that the property could be saved. Carney said the state is currently testing. The most obvious source of pollution is the foam that fire departments used for many years in training firefighters. Davis and Carney discussed the question of whether they could actually manage to use the property even if the town took it on due to possible state requirements. Carney explained that the Meadowood Board of Directors are fast running out of money and options. Zug said, and Carney agreed, that the pollution is not on the surface which makes to use as recreational fields less problematic.

Zug thanked Commission Members for their time and attention. Camden stated that she feels it is a very good location and safer than many for children especially. Carney stated that there is value in having a task force investigate this so that they can discover if this is something that people want and support.

Minutes from the previous meeting: The Commission agreed that the Minutes of September 13, 2018 would be reviewed at the next meeting.

There being no further business, **it was moved; seconded and unanimously voted the meeting be adjourned and it was voted unanimously that the meeting adjourn** at 5:13PM. The next meeting will be held December 13, 2018 at 4:00 PM.

Respectfully submitted,

Laurie Hayward
Land Use Administrative Assistant