

# HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



*The Harvard Historical Commission is chartered "...to preserve and protect the historic assets of Harvard, its buildings, structures, places, sites, and surrounding settings of historical or architectural significance."*

Those wishing to record any or all of the meeting must alert the chair prior to the start of the meeting and the chair will make an announcement, in accordance with The Massachusetts Open Meeting Law.

Following are the **minutes** of the regular meeting and public hearing of the Harvard Historical Commission, held via Zoom, on **August 3, 2022 at 7 pm.**

Submitted by Richard Cabelus, Secretary.

## **MEMBERS IN ATTENDANCE:**

George Triantaris (Chair)  
Pam Marston (Vice Chair)  
Richard Cabelus (Secretary)  
Emanuel Lindo  
Steve Nizus  
Matthew McRae

## **MEMBERS IN ABSENTIA:**

None

**AUDIENCE: Nick Boyton, Pat Jennings, Seth Trotz**

## **TOPICS:**

### **CALL TO ORDER:**

**7:00 pm**

### **REVIEW/APPROVE MINUTES OF LAST MEETING:**

The minutes of the June 2022 and July 2022 minutes. The Commission voted to approve the June 2022 minutes, but The Chair indicated the July 2022 Minutes had some issues and needed to be revised and revisited at the next meeting. The Commission voted unanimously to approve the June 2022 minutes.

### **PUBLIC HEARINGS:**

- 1. Resumption of Public Hearing: Harvard Advisory Committee on behalf of the Town of Harvard – replacement of streetlights in the Harvard Common Historic District – ON HOLD**  
The Chair indicated that this project is on hold awaiting more information from David Fay and the Harvard Advisory Committee.
- 2. Retroactive Application: 16 Ayer Road – Famino – Installation of a new roof – ON HOLD**  
The Chair indicated this is on hold as homeowner was away and could not timely pull the abutters list to allow for proper notice to issue to abutters.
- 3. Retroactive Application: 5 Old Littleton Road – Boyton – Installation of air-conditioning system and new parking spots**  
The Chair called this public hearing to order at 7:05 pm. Pam made a motion to open public hearing and start presentation. Commissioners voted unanimous to open the hearing. Mr. Boyton then began to present his application. Mr. Boyton pointed the Commissioners to the site plan as an overview of the project. Mr.



Boyton stated that he put an air conditioning system in the house. Mr. Boyton indicated there needed to be an area to place the condensing unit for the system. Mr. Boyton pointed to where the unit was placed. Mr. Boyton pointing out the piping for the unit and asked Commissioners for input as to what color the piping should be painting. Mr. Boyton then showed pictures of the unit to Commissioners and asked for suggestions as to painting to help conceal visibility. Mr. Boyton then showed a picture of the new parking area he stated he "improved". Mr. Boyton stated that he shares parking with Five Sparks and parking is difficult, and he leveled the ground in a new area fronting on Old Littleton Road for parking. Mr. Boyton indicated there were no plans to hot top the parking spots. Mr. Boyton then dropped off Zoom for about one-minute. He would reestablish intermittently. The Chair then indicated that he thinks the Commission has the thrust of the application and turned to Commissioners for fact-based questions. Matt then shared his concern with the Applicant as to whether the condensing unit was in fact on his property. Mr. Boyton then stated he was certain the unit was on his property. He indicated he had a certified plot plan and was confident it was entirely on his property. The Chair then asked whether the parking spots were covered with stone dust. Mr. Boyton confirmed it was. At this point the Commission voted to open the meeting to public participation. Pat Jennings spoke in favor of the parking spots and indicated she was pleased and in complete favor of this. Seth T stated he lives across the street and the parking spots seem minimally intrusive and perfectly appropriate. Manny moved to close public participation. The Commission voted to close public participation. The Chair then reviewed the application. The Chair reminded Commissioners this is a retroactive application. The Chair pointed there were 2 issues mainly the driveway and air conditioning unit. Steve stated he would suggest the white pipe be painted the color of the house. Steve stated he would have liked the unit further back, but now it is installed he would like it covered with fencing. Manny stated he agreed with Steve but would prefer an organic screening. Manny also agreed with painting of the piping. Richard stated he agreed with Steve and Manny, and would like the unit to be screened with shrubby and agreed with painting the piping the same color of the house. Pam agreed with the painting same color of the house, and the shrubbery, as Pat Hatch did on her similar application a few years before. With respect to the parking Richard inquired as to grade level, or slope of the driveway. Mr. Boyton indicated the parking spot and made sure the slope was no more than 8 percent. The Chair indicated the spots are low impact in his opinion, and could be reversible. Steve made a motion to approve the parking, it was approved unanimously. Matt made a motion to approve location of unit compressor, painting the trim in like kind of the house, and evergreen shrubby to shield the unit. Motion was approved unanimously. The Chair then lightly admonished the Applicant to make sure any changes to the outside be brought to the Commission prospectively and not retroactively. At 7:25 Matt motioned to close hearing and it was closed at 7:25 pm.

4. **11 Fairbank Street – Fairbanks Condominium Association – Nigzus – replacement of walkways**

At 7:26 pm The Chair introduced this application and indicated he had an interest as did Steve. Pam, as Vice Chair, would have to run the hearing. The Public Hearing was opened at 7:26 pm with Steve and The Chair abstaining. Steve then presented the Application in the capacity as Applicant for the Condo Association. Steve indicated that concrete on the walkway has been chipped out and needed to be replaced to code, 36 inches. Steve indicated water infiltration on North side of the house needed to be replaced and widened from 2 feet wide to 3 feet wide. Steve indicated this was a safety issue. Matt motioned to open hearing. The Commission voted to open to the public with Steve and The Chair abstaining. Seth T had a comment regarding if a grade level sidewalk would require approval. The Chair indicated that was an outdated rule that had been changed. They were exempt in the past but not now. Being no other public comments Pam moved to close public comment. Commissioners voted to close public comment with The Chair and Steve abstaining. Matt spoke out in support of Application. Pam said she supports as well. Richard said he is as well. Matt motion to approve the application, Manny seconded. The Commission voted to approve the application, with The Chair and Steve abstaining.

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## 5. **Harvard Historical Commission – Proposed addition of Bromfield House to Harvard Common Historic District.**

The Chair then introduced this Hearing. The Chair indicated the report was prepared. The planning board was notified, as was the Commonwealth. The Chair indicated that an additional requirement is to hold a public hearing, although the Commission would not vote on the application however, that would be left to the Town at Town meeting. The Chair then went over the highlights of the report as to why this change is needed and the historical significance of Bromfield House. The Commission moved at 7:33 to open the public hearing for public participation. The hearing was open. No public commented and the hearing was closed at 7:34 pm.

**ONGOING APPLICATION: None.**

**NEW APPLICATIONS: None.**

**NEW APPLICATIONS APPROVED: None.**

### **NEW BUSINESS:**

1. Chair's updates and project progress report review  
Chair indicated that at a future meeting the Commission should go over some of the exemptions and guidelines that were revised 2 years ago should be revisited.

### **ON-GOING BUSINESS:**

1. Historic Preservation Easement – Shutt Barn – John Lee – On Hold
2. Shaker Herb House Grant Application follow-up (ML)  
The Chair indicated he worked on a letter with Manny and this should be held until September.
3. Bromfield House – proposed addition of Bromfield House to Harvard Common Historic District (PM, GT)  
The Chair indicated a warrant article would need to be drafted. The Chair asked Richard what the Planning Boards thought were, Richard indicated there was no official endorsement. Pam presented it to the Planning Board and Richard indicated he spoke out in favor as well. The Chair indicated it would be good going in to Town Meeting to go to different boards to garner support. Steve said that was a good plan and he agreed.
4. Commissioner Vacancies (full and alternates)  
The Chair indicated Seth Trotz will need to attend a Select Board meeting to be appointed as a Commissioner and the Chair will be happy to introduce him.
5. Project currently on hold:

Demolition Delay (GT)

Town Center lighting and power lines (GT)

Harvard Narrative History – historical surveys 1993 and 1994 (GT)

Certificates of Appropriateness – upload historical records on website (GT)

Possible expansion of historic districts (GT and RC)

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## **CORRESPONDENCE:**

None

## **REPORTS FROM COMMITTEES AND LIAISONS:**

1. Monument Committee (MM)

Nothing to report

2. CPC (PM)

No reports.

3. Transportation Advisory Committee (PM)

No reports.

4. Planning Board (RC)

No reports.

5. Devens Committee (RC)

No reports.

## **PUBLIC COMMENTARY:**

None.

## **EXECUTIVE SESSION:**

None.

## **SET DATE FOR NEXT MEETING:**

September 7, 2022

**MEETING ADJOURNED: The Commission voted to adjourn at 7:39 pm**