

WHDC Meeting
August 16, 2018
Senior Center, Wayland Town Building

Present: Gretchen Schuler (presiding), Caitlin Ahern, Margery Baston, Marji Ford, Kathie Steinberg

Others present: Doug Sacra (architect) for Amanda Ciaccio (at 221 Boston Post Road), and Barbara Buell (43 Cochituate Road).

Public Comment. Barbara Buell spoke of the proposed demolition of 47 and 51 Cochituate Road by the Trinitarian Congregational Church for additional parking or green space. Barbara lives next door to 47 Cochituate Road. There have been offers to buy and rehab the houses. Barbara said that if they left the house next to her, she would fund the full cost of a golf cart that could be used to take congregants from the town parking lot to the church. Gretchen pointed out that some on the church board do not want to see the church become a landlord or to continue with the maintenance costs of the two houses. There was some discussion of the HDC writing a letter to the Town Crier, pointing out recent developments that might persuade the church members to reconsider the demolition of the two houses.

The minutes of July 19, 2017 were amended and accepted (5-0-0).

321 Boston Post Road - Kirkside. Doug Sacra, the architect for this project, presented for informal review the plans to expand the garage/shed at the rear of the property. Changes will be barely discernible from the public way. The new roof will be metal (like the new section of roof at the First Parish). The three-part building will have gabled roofs and the existing gabled roof will be slightly higher at the ridge. The footprint of the existing garage section will be expanded by about 6 feet. The roof changes and expansion will provide enough space for three cars, plus additional space. The walls will be stucco or clapboard painted yellow (to match the house).

Progress on Projects in the Wayland Center Historic District.

Margery reported on the driveway and parking project at the Wayland Museum. Permeable pavers (to satisfy the Aquifer Protection District Bylaw) have been set down by hand for parking behind the Wayland Museum. An asphalt driveway with a French drain (to satisfy the Storm Water Run-Off Bylaw) will be installed in the next week or so.

Gretchen reported that Ian Harper will shortly begin work to restore and preserve the Mellen Law Office. The preservation work at the Depot will begin after the work at the Mellen Law Office is complete -- and at that point the CPC sign will move from the Mellen Law Office to the Depot.

Gretchen reported that the fence at the First Parish is falling down. One of the granite posts is broken. The contractor working with the help of CPC funds on West Plain Street for the Castle Gate pillars (dating from 1882) will work on the restoration of the one granite post at the Cochituate Road driveway entry. Barbara's husband, Paul Langner helped care for the fence prior to the construction of the new intersection at Route 20/27 and was willing to provide some assistance when the fence renovation begins. (Kathie reported that when the fence was taken down for the new intersection, each piece was numbered and carefully stored.) The First Parish will be responsible for restoring the fence and it is likely that they will apply for CPA funding.

Possible discussion of Special Act to expand role of Town Administrator. Mary Antes is our contact on the BoS. The HDC members felt they needed more time to consider this proposal.

The next HDC meeting is scheduled for September 20th.

Letter to the Town Crier regarding the proposed demolition of historic houses, 47 & 51 Cochituate Road. A letter was written to the Town Crier in 2015 about this issue -- but additional solutions have developed since then -- and what has transpired since 2015 is what needs to be brought to the fore. One of many solutions considered is affordable housing in both, town offices in the white house and possibly the blue one. These uses if renovations were paid for by a third party would require long-term leases. It would be ideal if the congregation could be provided with an updated array of possibilities; so that they might reconsider demolition. A motion was made to have Gretchen and Alice Boelter write a letter to Crier from the HDC. This motion received a unanimous, favorable vote. (5-0-0)

The HDC meeting adjourned at 9 pm.

Respectfully submitted,
Margery Baston