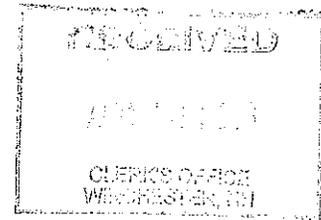


**Historic District Commission
Meeting Minutes
13 June 2016**



Meeting called to order at 7:00 pm by Chair Denis Murphy.

Members present:

Denis Murphy, Chairman
Mike Doherty (Representing the Planning Board)
Herb Stephens (Representing the Board of Selectmen)
Julia Ferrari
Mike Coope - Secretary

Members not present:

Valerie Cole – Alternate (Excused)

Reading of Agenda

Opening Statement by Chairman:

Denis Murphy announced that this public meeting was called to fulfill the requirements of the Historic District Ordinance as it pertains to an application for demolition of the building at 14 Michigan Street.

The Chairman also informed all those in attendance, that despite rumors of a vote taken to allow for the demolition of the building, that no such vote was taken.

The only vote taken was to accept the application upon fulfillment of the structural survey as required by section 'M' of the HDC guidelines.

Approval of Minutes

Discussion of minutes from the 23 May 2016 meeting. Topic centered around the motion to re-consider the vote on not requiring a historical inventory of the property at 14 Michigan Street. When asked by Mr. Marsh why the meeting was called on 23 May 2016, the chair responded that the town might be sued, since the requirement was not part of section 'M' of the HDC guidelines.

Request was made to notify board members by phone of meetings called on short notice. References to the letter from the town attorney were used for clarification on why a new application had to be made to the commission, dated 19 Feb 2016.

- Motion: By Herb Stephens to approve the minutes for 23 May 2016, seconded by Mike Doherty.

Vote: 3 in favor, 1 abstention and 1 recusal.
Resolved: Motion carried.

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Public Hearing and Comments

Public comments were accepted by the following speakers:

Chris Thompson:

Challenged the structural survey to the extent that all homes in the Historic District are not up to code. Asserted that all residents of the Historic District purchased their homes at a time when the home was within the Historic District, and that if they let their homes run into a state of disrepair they should suffer the same consequences as people outside of the Historic District. And if a building is in such a state of disrepair, that no economic reason for demolition would be acceptable. He did acknowledge the fact that the HDC has no power to force someone to fix their building, however the HDC has an obligation to protect the integrity of the Historic District, by not allowing a modern looking structure to replace the building at 14 Michigan Street (Map 26, Lot 89).

Mike Coope (HDC Member, recused)

Responded to Chris Thompson's assertion that all residents of the Historic District purchased their homes at time when these were in the Historic District, they knew what they were getting into, and should suffer the same consequences as everyone else. He explained that he as well as others had purchased their homes long before the Historic District was formed. And that although he does protect the integrity of his property, there is no Zoning ordinance that he is aware of that requires someone to 'paint their house'. It's a matter of pride. Some folks would rather use the building for rental income, and not bear the expense of keeping it in good shape.

Daniel Berry, Global Montello Group:

Stated that he was in attendance to ask the commission for permission to raze the building at 14 Michigan Street (Map 26, Lot 89).

Mr Berry was asked if he knew at the time Global Montello Group purchased the property from Peterborough Oil, that the property (Map 26, Lot 89) was in the Historic District, and he responded yes. Mike Doherty asked when did Global Montello Group purchase the property from Peterborough Oil, and he responded 'in 2008'.

Ben Kilanski (Resident/Selectman):

Asked Mr. Berry if he was aware if the building (Map 26, Lot 89), was a rental property and if there were tenants living in it.

Mr. Berry responded 'Yes'.

Julia Ferrari (Commission Member):

Asked Mr. Berry if he had agreed to the historical survey, and he responded 'Yes'. Asked if he had accepted the choice of Mae Williams to perform the historical survey, he responded 'Yes'.

Ben Kilanski (Resident/Selectman):

Suggested that any building of historic significance whether it is in the Historic District or not, should have a historical survey performed.

Paul Dobbs:

Mr Dobbs suggested that it would be difficult to know the complete history of the building (Map 26, Lot 89), and its cultural contributions to the town without a historic survey. He stated that the buildings in the district are a great resource for promoting public appreciation of the town's Historic District.

Jack Marsh (Resident/Selectman):

Mr. Marsh asked the Chair Denis Murphy if the applicant had agreed to the historical survey, and if at a subsequent meeting of the HDC, a vote was taken to not require the historical survey. Chairman Murphy responded 'Yes'. Mr. Marsh asked where Mr. Murphy had received the advice to not require the historical survey, and Mr. Murphy replied "From the Town Administrator". Mr Marsh replied that he would have been more comfortable if the advice in question had come from the town attorney.¹

Paul Dobbs:

Mr. Dobbs suggested that there can be no value or cost to rehabilitate the building until the historical survey was complete.

Ann Goodrich Bazan:

Read a statement from Robert and Patty Spruill into the public record, requesting a delay in the vote until the RED Committee can reach an agreement that benefits Mr. Mike's and the town of Winchester.

Chris Thompson:

Suggested that the HDC 'see through' the fact that Global Montello purchased the property at 14 Michigan Street (Map 26, Lot 89) originally as rental property, and now wants to demolish it for expansion.

Ben Kilanski (Resident/Selectman):

Suggested that it was the fault of the HDC for not requiring Global Montello, or Peterborough Oil to maintain their building at 14 Michigan Street (map 26, Lot 89). Also he suggested that if the HDC was only using the structural survey and not including a historical survey, that the members of the HDC did not belong on the commission.

¹ The advice of the Town Administrator resulted in a meeting called by the Chair of the HDC to re-consider the vote on requiring a historical survey on 23 May 2016.

Robert Leustek (Chair Winchester RED Committee):

Read two documents into the public record, and requested that the HDC delay a vote on the approval of the demolition of the building at 14 Michigan Street (Map 26, Lot 89) until talks have been concluded between the RED Committee and Global Montello for the acquisition of the bank building (Map 26, Lot 88).²

Chris Thompson:

Suggested that the town might be sued by residents if the board failed to abide by the items in the historic district ordinance.

Barry Montgomery:

Suggested that the HDC delay any vote on the demolition of the building at 14 Michigan Street (Map 26, Lot 89), until such time as the Planning Board can complete an economic impact study at the expense of Global Montello.

Chairman Denis Murphy entertained a motion to have Mae Williams perform a historical survey of the property at 14 Michigan Street (Map 26, Lot 89).

So moved by Julia Ferrari, seconded by Mike Doherty.

Vote: 4 in favor, 1 recusal.

Resolved: Motion carried.

Chairman Denis Murphy entertained a motion to continue the hearing until July 11, 2016

So moved by Herb Stephens, seconded by Julia Ferrari

Vote: 4 in favor, 1 recusal.

Resolved: Motion carried.

Meeting adjourned at 20:44 13 June 2016.


Chair HDC

² The letters read by Mr. Leustek from the RED Committee are attached.

Memorandum

6-8-16

From: Winchester Revitalization and Economic Development Committee

To: Winchester Historic District Committee

We have reviewed Global's plans for demolition of the Historic Structure that it owns on Michigan Street. It is our opinion that both the historic structures Global owns in downtown have been subject to years of neglect by Mr. Mikes's successive owners over the years.

We have asked Global, in a letter attached, to donate the Historic Bank to a local non-profit to take over the building, maintain it and continue the important work of developing and preserving our economic and architectural resources. We understand that Global's plans before the HDC do not involve the bank, but their track record with Historic District property requires that RED and HDC link this request with the future of our Historic Bank and the economic development of our town.

Therefore, the RED committee requests that the HDC defer on voting on Global's proposal at the upcoming public hearing to allow time for Global to come meet with us, the RED committee, and work out an arraignment regarding the Old Bank.

Robert Leustek- Chair Winchester RED committee

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6-13-16

Town of Winchester Revitalization and Economic Development
Town Hall
1 Richmond Rd
Winchester, NH 03470

Global Partners LP
800 South Street, Suite 200,
P.O. Box 9161, Waltham, MA 02454-9161

Dear Global Partners LP,

The Winchester Revitalization and Economic Development Committee (RED) is aware of your plans for the demolition of a property owned by you on Michigan Street in the Winchester Historic District, that we understand is for the future expansion of your business. The committee is charged with helping and assisting businesses as well as continuing to make downtown a safe and attractive place for residents and visitors alike.

The Committee welcomes improvements to the downtown and are optimistic that Global can be a more effective partner in the economic development of our Historic Downtown. Therefore, the committee proposes that Global LP donates the Old Town Bank and the land it sits on, which is an important architectural asset, to a local non-profit charged with economic development. By donating our Historic and Architecturally significant bank back to our community, Global would show the people of Winchester that it believes in and shares in our hopes for revitalizing our downtown while preserving its Historic integrity for generations to come.

The Committee requests that representatives of Global LP make time to meet with the committee to discuss your plans for the future of the properties that you own and how best to support the economic revitalization of Winchester's downtown.

Robert Leustek Chair Winchester RED

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