

Local Historic District Study Committee Meeting
7/6/10 5:30 p.m.
First Floor Meeting Room, Town Hall

PRESENT: Jerry Guidera, James Wald, Tini Sawicki, Phillip Shaver, Bill Gillen; and Nathaniel Malloy (Planning Dept.)

ABSENT: Lynda Faye, Wendy Kohler

GUESTS: Carlton and Nancy Brose (36 Triangle St.) and Tom Ehrgood (94 Lessey St.).

Announcements and minutes:

1. Minutes of 4/13 and 5/11 corrections: 4/13: “_____McMillan” change to Edith MacMullen.
2. Meeting notes of 6/8 and memo of 6/15 were approved unanimously (5-0).

Old Business:

1. Public forum discussion: The forum was well attended by approximately 25 members of the public. Carlton Brose stated he was surprised by the forum and hadn't known about the proposal to make a local historic district, but thought it went well. Tom Ehrgood, who is also a member of the Zoning Board of Appeals, stated he attended the forum to learn how the district affects permitting and if the benefit to the Town outweighs the burden to the residents of the district

Rules & Regulations:

1. Jim Wald said his perception is that at the least, the district's regulations will prevent tear downs without approval.
2. Tom Ehrgood observed that the regulations will need the right balance between protecting resources and being too onerous for applicants, especially since Amherst [citizens and boards & committees] suffers from permit fatigue.
3. When the process for establishing the Local Historic District is complete and the rules & regulations and other supporting documents are reviewed for approval by Town Meeting, they will not be subject to line by line editing. Instead, it will be sent back to the committee to revise/reconsider, if so voted.
4. It was noted that town counsel will review the rules & regulations before review by Town Meeting.
5. A local historic district must have an approved bylaw, which can also reference separate design standards, zoning regulations or other documents used to help review projects.
6. It was determined that a draft of the rules & regulations and preliminary study report must be completed by 10/01/2010 at the latest, if the Local Historic District is to be reviewed by the Annual Town Meeting in the spring of 2011.
7. The committee reviewed the draft rules & regulations as amended and prepared by Phil Shaver.
“Definitions” discussion:
 - a. Electric and gas meters are structures and will be subject to review under the rules & regulations.

- b. The committee discussed the nuances of the definition for a temporary structure, and how to regulate structures that move locations, even if it is just one inch (1"). It was asked if moving a temporary structure 1" would renew its temporary status.
- c. As defined in the sample rules & regulations provided by the Massachusetts Historical Commission, an exterior architectural feature "is open to view from a public way or ways": The committee discussed if this means at the time of application, regardless of the season or whether the leaves are out or not.
- d. It was noted that under 11.2 of the draft rules & regulations, a written complaint by a citizen can trigger review.

New Business:

1. The preliminary study report was briefly discussed. Mr. Malloy said that most items are well developed in the original application for the national historic district.
2. Public outreach: Only one person returned the survey. Mr. Malloy will mail them to the residents.

Meeting Documents:

- a. Local historic district study committee agenda for Tuesday, July 6, 2010, 5:30 p.m.
- b. Minutes of meeting 6/8/10, the last meeting of the historic district study committee.
- c. Notes of the public forum held 6/15 at 7 p.m. at the Amherst Women's club, 35 Triangle St.
- d. Local historic district study committee preliminary study report checklist.
- e. Paper called, "Establishing a Local Historic District Flow Chart."
- f. Draft Amherst local historic district bylaw which was available at the public forum.
- g. Copy of the new open meeting law which comes into effect July 1, 2010, General Laws, Chapter 38, Sections 18 thru 25.

Next meeting: 5:30 p.m. August 3, 2010.

Adjournment: MOVED by Phil Shaver and APPROVED UNANIMOUSLY.

Respectfully submitted,



William Gillen, Clerk