

**Local Historic District Study Committee Meeting**  
**12/7/2010**  
**First Floor Meeting Room, Town Hall**

PRESENT: Jerry Guidera (Chair), James Wald, Phillip Shaver, Linda Faye, Wendy Kohler, Tini Sawicki, Bill Gillen, Nathaniel Malloy (Planning Dept.)  
Member of the public: Tom Ehrgood

**1. Announcements and minutes:**

- A. No announcements.
- B. Handouts: Minutes of Nov. 11 meeting, ZBA Rules & Regulations, Planning Board Rules & Regulations, Discussion Draft Rules and Regulations of 12/7/2010, Amherst Local Historic District Bylaw (undated)
- C. Minutes of 11/9/2010 were duly adopted.
- D. Public comments: Tom Ehrgood asked the committee to identify the preservation threats which are motivating this committee. He advised that his comments are being passed on to Atty. Peter MacConnell. James Wald responded: In accordance with the state recommendations, a good time to initiate a historic zone is when there are no immediate threats. This permits the committee to calmly consider the bylaw and its effects. Tom asked when his written public comments would be responded to. Answer: it would be appropriate to respond at the next public forum which should be in mid January. Tom was invited to submit his comments.

**2. Old Business:**

- A. Continuing review of draft Rules and Regulations with the changes below were duly adopted:
  - 1) Phil Shaver noted that in several places in the Rules & Regulations and the Bylaw he has changed "Chairman" and "Chairperson" to read, "Chair.
  - 2) 3.3, Review and Hearing Procedures: Reinstall 3.7 procedure regarding withdrawal of application.
  - 3) 3.4, Site Visits, Additional Info: Delete second sentence, "Members of the Commission may view the premises and obtain additional information concerning any application before arriving at a decision."
- B. Review of Amherst Location Historic Bylaw:
  - 1) Linda Faye suggested that hardship be defined per 7.9.
  - 2) Par. 7.9: After the words "...detriment to the public welfare" add "or the District.
- C. Chair Guidera proposed to send the drafts to town counsel for review.

### 3. NEW BUSINESS

#### A. Comments by Tom Ehrgood:

- 1) The process is involved and requires coordination with ZBA, planning board. Does one go to the ZBA first then to Local Historic District or vice versa?
  - 2) He wished the project would be simpler. It is getting complicated and bylaws might not pass Town Meeting. He recalled that a complicated zoning bylaw change proposed at last Town Meeting which failed.
  - 3) Tom likes Article 9 (the exclusions) very much.
  - 4) Tom thought that the long list of guidelines referred to in 3.7 of the Rules & Regs is intimidating and promotes a sense of a higher level of historic restoration than is either expected or desired. Bill Gillen adds that perhaps simply a list of links would be appear more friendly and useful.
4. Next meeting: January 11, 2011, 5:30 p.m.
  5. Meeting was adjourned at 6:45 pm.

Respectfully submitted,



William V. Gillen, Clerk  
RJ;237 mtg 12-7

cc: Committee  
Nate Malloy