



## Chelmsford Historical Commission (CHC)

### January 22, 2019 Meeting Minutes

Present: Deb Taverna - Chairman, Linda Prescott, Fred Merriam,  
And Brian Stripp

Absent: Bill Nolan - Vice Chairman, James Geraghty,  
and Will Arvidson

Mrs. Taverna called the meeting to order at 7:30 pm.

### Historic Preservation Zoning

The commission members reviewed Article 18 presented at the Fall Town Meeting in October 2018. Although this article was not approved, the CHC feels that with changes this article should be brought forward again.

The failed article was reviewed section by section. Changes and discussion follows:

Section 195-148 - No changes needed.

Section 195-149 a. - The CHC feels ½ acre is too small for 3 units. A buildable lot of 40,000 sq. ft. is required for more than 3 units. An historic house could be 2 units and a barn/carriage house could be 2 additional units.

Section 195-150 e. - It is acceptable to add a new kitchen or bath.

Section 195-150 f. - The CHC wants all parking off street and shielded from view.

Section 195-150 g. - The lot size remains 40,000 sq.ft.

Section 195-150 i. - The occupancy of the main dwelling and the accessory structure can each contain 2 units ... cannot exceed 4 units.

Section 195-151 b. - Change size to less than 20,000 sq. ft.

Need to work on wording or adding an exception when an accessory building is a large barn. The historic house can contain 2 units. If the barn or accessory structure is greater than 2500 sq. ft., up to 4 units may be built provided all other restrictions and regulations under this article are met.

### Façade Program

Ms. Prescott gave an update on the proposed façade program. The program would begin in July 2019 with \$100,000 (\$50,000 for the Center and Vinal Square). Ms. Prescott called the state

CPC and the following was discussed: Only exterior restoration would qualify for funds. Photos determine restoration. A handicap accessible door is covered only if a handicap accessible bathroom is inside. All changes must be restoration – no rehabilitation. A 5 year preservation restriction is not long enough. The Community Preservation Committee has not voted on the presentation to Town Meeting yet. Tenants cannot apply, only building owners. The Historic District and the CHC would be the administrators of the program. The documents must state these 2 entities as the administrators.

Meeting Adjourned at 9:55 pm.

All documents referred to herein are on file with the CHC.

Respectfully submitted,

Deb Taverna