



Historic District Commission (HDC)

Virtual Meeting, online due to Covid-19

-April 5, 2021, Meeting Minutes

Present: Brenda Lovering, Deb Taverna, Debra Belden, Jack Handley, Donna Ready

Ms. Lovering called the meeting to order at 7:03 pm.

Public Input: Mike Rigney-19 Billerica Road, asked to speak about the continuation of the public hearing. Ms. Lovering explained that there would be a discussion on that subject coming up in scheduled business, re: the continuation of the public hearing. Mr. Rigney deferred his comments until that part of the meeting.

Scheduled Business:

MOTION: Ms. Belden moved to suspend the HDC April 5, 2021 meeting and open the Continuation Public Hearing, seconded by Ms. Taverna. Roll call vote, Mr. Handley recused himself, 3 Yes, so moved, Motion carries.

1. Continuation of Public Hearing- Certificate of Hardship-1 Billerica Road-Fiske House-Stonegate Construction Corp. and S-BNK Chelmsford Central, LLC
Ms. Lovering asked Mr. Faust to speak on this subject. Mr. Faust noted that the application from Stonegate Construction Corp, et al has been withdrawn. Ms. Belden asked about the Fiske House's condition, noting that the fence, shutters and exterior was deteriorating and were there any plans to make updates as it is in the center of town and should look nice. Mr. Faust noted that there were plans for spring clean-up of the landscape, and that he would bring to the attention of owners the need for inspection and update of the exterior.

MOTION: Ms. Belden moved to close the public hearing, seconded by Ms. Taverna. Roll call vote, 3 yes. So moved, motion Carries.

MOTION: Ms. Belden moved to approve the withdrawn application of 1 Billerica Road-Fiske House, seconded by Ms. Taverna Roll call vote, 3 yes, so moved, motion carries.

MOTION: Ms. Belden moved to return to the regular meeting and re-open the continuation of the public hearing seconded by Ms. Taverna, Roll call vote, Mr. Handley recused himself, 3 yes, so moved, Motion carries.

2. Continuation of Public Hearing- Addendum to Certificates of Appropriateness 1 Billerica Road/44 Central Square- site plan-Stonegate Construction Corp., Odd Fellows Project, LLC and S-BNK Chelmsford Central, LLC.
Ms. Lovering asked Mr. Faust to share information re: The Odd Fellows project. Mr. Faust noted that a letter of request was sent to the Chair, and clerk (see attachment) requesting the continuation of the Public hearing be continued at the

HDC May 3, 2021 meeting. As of April 14, 2021, the proponents were adjusting ownership of the Odd Fellows and had plans to attend the Planning Board to explain that the group would be dropping the plans for the Condominium project and adjusting the plans for the Odd Fellows building. There was to be no change to the Odd Fellows building plans but that some adjustments would be needed for parking, passage, and handicapped access. The main focus will be to preserve the Odd Fellows Building. Ms. Belden asked for some clarification; since there were no changes to the original approved Certificate that gave the Odd Fellows until 2022 to finish, it was just the addendum to certificate of hardship site plan that needed approval, would it be better to withdraw the application and submit a new application with a new site plan. Another option would be to continue the public hearing with an amended site plan. Mr. Faust noted that a new plan would be forthcoming after the planning board. Mr. Rigney asked that there be public notification of Public Hearing and that he was satisfied with what he had heard and that it being only another month he had no objections. Ms. Stansfield noted that there may be a need to re-advertise the Public Hearing with a new site plan, she would ask Town Counsel. Mr. Faust noted that a new site plan would be submitted. It was the request of the HDC that there be sufficient time to review before the May 3, 2021 meeting.

MOTION: Ms. Belden moved continue the Public Hearing to review the new site map, at the May 3, 2021 meeting, seconded by Ms. Taverna. Roll Call vote. 3 yes. So moved, motion carries.

MOTION: Ms. Belden moved to close the public hearing and return to the regular HDC April 5, 2021 meeting, seconded by Ms. Taverna and so voted, motion carries.

New Business-

1. Ms. Lovering noted that there was a new Building Inspector; Mr. Jose Negron. It would be a good idea to send him a letter of welcome. Once the committee can meet in person it may be a good idea to invite him to a meeting. Ms. Lovering asked the clerk to compose the letter.

Unfinished Business

1. Ms. Lovering noted that she had sent to the members the link to take the Conflict-of-Interest course required every 2 years and that the deadline was April 9, 2021 if anyone needed to have it done, it takes about 30 minutes.

2. Center Village Master Plan Implementation Committee Update- Mr. Handley noted that they were waiting for word on Cushing Place, he thought that it may be scheduled for June.
3. Ms. Lovering noted that the 2-family requested for Crosby/North Road had been denied by the Planning Board because of the zoning for that area. They were directed to take the request to Town Meeting for rezoning.

Correspondence and Telephone Calls-

Ms. Belden noted that she had heard from Mr. McHugh regarding changing the windows in his building. She explained she had sent him the application and information.

Meeting Minute Approval

1. **MOTION:** Mr. Handley moved to accept the minutes of the March 1, 2021 meeting, seconded by Ms. Belden and so voted. **Motion carries.**

Meeting Schedule- Next meeting April 5, 2021 7:00 PM

- Ms. Lovering noted that the Continuation of Public hearing would be on the agenda.

MOTION: Ms. Lovering moved to adjourn the meeting seconded by Ms. Ready and so voted.

Ms. Lovering closed the meeting at 7:38.

Respectfully Submitted

Judy A. Metz, Clerk