

STONEHAM HISTORICAL COMMISSION

June 2, 2014 - Meeting Minutes
Stoneham Public Library

Present: Paul Foley, Joan Quigley, Stephen Rotondi, Margaret Warren, Marcia Wengen

Absent: Joanne DiMambro, Robert Shannon

Guest: Jim Sullivan, resident

The meeting was called to order at 7:00 p.m.

1. North School

- Last summer's subcommittee was re-appointed to resolve any North School issues over the coming summer. Appointees were Margaret Warren, Joanne DiMambro, Joan Quigley, Marcia Wengen.

2. Meeting Minutes

- The minutes of May 6 were approved.

3. Treasurer's Report

- Joan reported \$309 in the operating account and \$1,160 in the donation account.
- Members agreed to the purchase of a lateral file for Historical Commission projects such as fire station, OBG, Tidd sign, etc. in the Library's Stoneham Room. A 30' wide file is \$430 + filing rails \$50 = \$480. The balance will come from the Donation Account. Possible reimbursement from the FY 2015 (beginning July 2014) operating account will be discussed at our September meeting. Marcia & Margaret will work out the details with the W.B. Mason representative.

4. New Business

- a. The 2014-14 meeting schedule was distributed. The next meeting will be September 8. Marcia will check on the Library availability.
- b. Town Day is Saturday September 13. Steve, Paul, Joan and Margaret all have other commitments. Marcia will check on the availability of Joanne and Robert before sending in the application.
- c. Jack Bracciotti is interested in donating the garage at 19 High Street to either the Historical Commission or Historical Society. The 22' long x 14' wide building was once the candy shop Henry Rubin located at the east corner of Pine and Pleasant St. The building is too small to house the Col Gould 1891 Amoskeag steamer should it ever be for sale. Members should keep Jack's offer in mind in case other opportunities present themselves.
- d. The telecom facility on the roof of the old hospital building at 5 Woodland Road seeks an upgrade to its wireless antenna. Marcia will investigate and send a letter over the summer.
- e. The Board of Health issued a sanitary violation report on 12 Tremont St dated 5/12/2014. A new roof has been added to reduce water damage.
- f. Having had no response to David Ragucci's request for a member to represent the Historical Commission at the Stoneham Center Project Advisory Committee, Marcia attended the first meeting on May 29th. This grant from the Mass Area Planning Council (MAPC) will create a Stoneham Town Center Vision and Action Plan due by December. The purpose is to develop and prioritize economic goals and strategies while prioritizing new opportunities for retail, housing, office space and improve transportation connections in the town's center.

5. Demolition Delay

- Resident Jim Sullivan discussed his concerns regarding the aging housing stock that is often of interest to developers pursuing tear down strategies to create new housing.
- Some properties are historic as was the ca. 1870 Second Empire property on Pleasant Street (listed in the [Massachusetts Cultural Resources Information](#)

System ~ MACRIS~ as STN.97). Locally it was known as Alliance House. It was destroyed by fire on Nov 28, 2013 when a recent buyer, Saraceno Construction, was renovating it for four luxury condominiums.

- In his February 24 letter to the Selectmen Jim questioned why Saraceno Construction needed Board approval to renovate this site but not to erect entirely new buildings after the fire.
- Jim offered three suggestions to further protect historic properties: require an appearance before the Selectmen, create historic districts with demolition moratoriums of at least 6 months and require developers to post a bond equal to the value of the structure.
- Jim noted that in a previous meeting, Town Counsel commented that no underwriter would support such a bond, a historic district would be voluntary and that personal property 'as of right' development do not require Selectmen approval. He further opined that a well written demolition delay bylaw could be successfully put before town meeting.
- Marcia noted that a previous warrant article for demolition delay ended in withdrawal as citizens lined up to amend the article by excluding their own properties. She cannot support a bylaw without a significant educational effort and Selectmen approval in advance.
- Jim offered to survey the Selectmen to see where they might stand on the demo delay bylaw issue.

6. Old Business

- a. Website – nothing new
- b. House Marker Program – the following requests will be submitted to Gamit Signs: Stoneham Theatre, 12 Tremont St, 12 Cottage Street, 12 Beacon Street
- c. Burial Ground – no progress
- d. Tidd Gateposts – contractor removed most of the graffiti, owner considering painting the white portion of the sign post, dedication to be scheduled after Cambridge Tire reopens
- e. Civil War Grant – no progress on Col. Gould sign; a decision is needed on the contents and location of the marker in Lindenwood Cemetery
- f. Weiss Farm – nothing to report
- g. Open Meeting Law/Conflict of Interest Law – outstanding: State Ethics on-line training ~ Paul Foley

The meeting ended at 8:55 P.M.

Respectfully submitted,

Marcia M. Wengen, Co-Chair & Secretary