

1                                    Historic District Commission Meeting – Final Minutes

2                                    November 14, 6 pm

3                                    Meeting House

4    Members

5    Kevin Bragg, (Chair), Kent Ruesswick (BOS rep), Anne Emerson, Jeffrey Leidinger,  
6    Lois Scribner (secretary/alternate)

7    Members absent

8    Ginger Laplante, Harry Kinter

9    Others present

10   Alex Young, prospective member

11   Agenda

12        1. Call to Order

13   Kevin Bragg called the meeting to order at 6.02 pm.

14        2. Previous Minutes

15   It was agreed to table the September 19 Minutes until Kevin had time to process  
16   them on his computer. With regard to the October 25 minutes, Jeffrey Leidinger  
17   had requested that the word 'zoning' be added to 'map' for clarification. That  
18   change was made. Jeff moved to accept the Minutes of October 25 and Anne  
19   Emerson seconded. All members present voted in favor.

20        3. Report back from Select Board October 2

21   Kevin reported back from several members attending the Select Board meeting on  
22   October 2. They had indicated they did not necessarily agree with everything the  
23   town attorney said but understood the Select Board following his counsel. So, in  
24   light of that the HDC proposed two zoning amendments to tackle just two of the  
25   issues they had been working on. One was to replace the metes and bounds legal  
26   language describing the two historic districts with the reference to the current  
27   zoning map instead. The second was to institute the power of a waiver for  
28   situations that were not substantial enough, did not impact abutters in particular,

and did not require the full hearing process. The BOS gave their blessing to both proposals. Members agreed that it had been a very positive and productive meeting.

#### 4. Next steps for preparing the zoning amendments

Jeff had shared two draft texts for the amendments. (See attached document). He had tried to be succinct and brief. These will be on the ballot for the first session of the Town Meeting. For the power of a waiver, he had been explicit that the criteria must include that the proposal from a resident would not impact the abutters, thus protecting both sets of property owners. The language of the text should also include the fact that the Select Board were in support of the changes.

Kent Ruesswick asked if all the explanations would be on the ballot since it would take a lot of space. It was agreed that the HDC would have a separate sheet with the rationale for the zoning amendment changes, and that would be available in town in advance of and during the Election Day which will be Tuesday March 12.

There is a tentative plan for the HDC members to attend the Planning Board meeting, a public meeting in the Town Hall, on Tuesday December 12, at 6 pm ahead of the main session at 7 pm to present these zoning amendments and secure Planning Board acceptance. Thereafter a public hearing will be scheduled and noticed.

**Jeff said he would give the draft text to Ken Folsom tomorrow, Thursday November 16, for the next BOS meeting. The explanations can be eliminated for this.**

**Kevin made a motion that the HDC propose the two amendments as written in Jeff's draft and follow the process to get on them onto the warrant as proscribed. Anne seconded that and all voted in favor.**

**Kevin will look at past emails regarding the zoning map issue, to see what was in the last communication with Greg Meeh, Planning Board Chair. That should show what is next needed in terms of getting corrections made on the zoning map. There is a version of the zoning map in the Meeting House dating from 1999 that is correct, but later ones have not shown the Shaker Historic District correctly versus the Shaker Museum Preservation District on the legend of the map. It should be an easy fix.**

61        5. Other Business

62        Alex Young was introduced as a prospective member. The HDC currently has 2  
63        alternates, but Alex could come regularly as an observer and be in place when  
64        there is a change in commission membership.

65        6. Adjournment

66        It being 6.30 pm, and some members needed to be at the Historical Society  
67        meeting, Kent moved to adjourn, Jeff seconded, and all were in favor.

68        **Next meeting should be 6 pm Tuesday 12 December at the Town Hall with the**  
69        **Planning Board.**

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71        Respectfully submitted.

72        Lois Scribner, secretary