

Minutes
Watertown Historical Commission
Thursday, February 18, 2014
Watertown Lower Hearing Room
7:00 p.m.
Adopted March 13, 2014

Historical Commission Members Present: David J. Russo, J. B. Jones, Marilynne K. Roach, Thomas Melone, Elisabeth H. Loukas, Susan T. Steele

Member(s) Absent: Donald Berg, Patricia Mihelich

Staff Present: Christopher J. Hayward,

David J. Russo chaired. The meeting opened at 7:00 p.m.

1. Public Hearing Continuance– 50 Church Street – One year demolition delay was issued on 11/14/13. Applicant/Owner: Carl Attardo, Sr.

Attardo, Sr. and Bob Bibbo, a licensed Land Surveyor with Bibbo Brothers & Associates, presented the cost breakdowns that were requested by the Commission. Loukas questioned where the numbers were actually coming from. She noted that there is not much difference in the remodel cost vs new build. Bibbo responded that the actual difference is in the resale value of the finished product.

Jones noted that the continued debate and delay will not change the fact that the new owner's intention is for complete demolition. The owner has stated multiple times that he will wait out the remainder of the delay if that is what is necessary.

Vote: Jones motioned to lift the 12-month delay, Melone seconded. Vote was four in favor of lifting the delay, two against. Motion approved. For: Jones, Melone, Russo and Steele; Against: Loukas and Roach.

2. Public Hearing – 80 Elm Street - Demolition permit application submitted for a two-story block/concrete building in deteriorating condition, space to remain vacant for the time being. Jon Wardwell, JW Construction, Applicant; Alice Migell, owner.

Bill Dillon, 80 Elm Street Real Estate Trust, presenter. 80 Elm Street was the home of Atlantic Battery and had been in business for 80 years. The site is listed as a 21E site (Hazardous waste) due to leaking battery acid and petroleum which has made its way through cracks in the concrete floor. Presently there are no plans in place for after the demolition.

Vote: Melone motioned that 80 Elm Street is not preferably preserved, Jones seconded, all in favor for the demolition.

3. Public Hearing – 270-274 Palfrey Street – Demolition permit application submitted for an existing three-story wood frame residential building to be replaced with new four unit, wood frame

residential building. Stephen Corbett, SPC Construction, applicant; 270-274 Palfrey St Realty trust, owner.

Stephen Corbett, SPC Construction presented that the proposal is to demo a 2 ½ story building and replace with a 4 family. Even though the site is zoned Limited Business the applicant is keeping the building residential to be consistent with the neighborhood. A neighborhood meeting was held and according to Corbett, no conflicts or negative comments were heard. The Watertown Planning Board unanimously approved to allow the project.

Russo's research on this house found that it was built sometime between 1890-93.

Vote: Melone motioned that 270-274 Palfrey Street in not preferably preserved, Russo second, all in favor for the demolition.

4. January Minutes – Approved

5. Discussion on adding historical information to Town's GIS database.

Hayward worked with Gideon Schreiber, Senior Planner for the Town of Watertown, to produce draft documents utilizing MACIS maps to build on their information with Watertown's GIS program. A meeting was suggested with Schreiber, Russo and Steele to continue the process.

Meeting adjourned at 8:30 p.m.