

# *Royalston Historic District Commission*

*Royalston, Massachusetts, 01368*

## Meeting Minutes

Date: October 18th, 2012

Attendees: Peter Kraniak (Chair), Celt Grant, Bob Casinghino, Clarence Rabideau, Ken Lively, Pierre Humblet (Secretary), Rick Carrier, (late). All were active voters.

At 7:40 PM Peter opened the Public Hearing on the guidelines for solar energy systems in the Historic District. The proposed text had been posted on the HDC web site. The meeting had been posted and advertised both in the Athol Daily News and in the Royalston Library Newsletter but no member of the public was present.

Ken Lively remarked that the proposed guidelines would make it virtually impossible to erect solar panels on most historic building and that few properties have enough open space for self-standing installations. This last point was debated; most properties seem to have sufficient large back lots to allow them, although some clearly don't. As many members are of the opinion that large solar panels disfigure historic buildings, the rules discourage this type of mounting in favor of self-standing installation with screening to make them inconspicuous.

The members worked on refining the language. Most of the changes were minor edits. A new clause was added about considering new technologies on a case by case basis. It was also stipulated that future owners would have to take down the system at the end of its functional life. It was unclear how this could be enforced if it was not filed against the deed and it was not decided how we intended to act in this respect.

At 8:25 Celt motioned to close the public hearing. Rich seconded. The motion passed unanimously. Peter closed the public hearing and opened the regular meeting.

### Proposed guidelines

Peter asked for a motion on the guidelines for solar energy systems in the Historic District as they were presented in writing from a digital projector. Bob motioned to approve them as amended. Pierre seconded. All voted in favor except Ken who voted against. As specified in the HDC Rules and Procedures a final vote on this matter must be taken at the November meeting.

### Minutes:

The members read the minutes from the September 20 meeting and corrected several typos. Celt made a motion to approve them as amended. Bob seconded. All voted in favor except Ken who abstained as he was not present in September.

### Internal HDC matters

No correspondence nor financial matter were discussed

### Other commission matters:

Historic District boundary signs: Nothing to report.

### Town hall elevator

Using a projector, Pierre showed plans for the 3 current options prepared by the architect: In options 1 and 2 an outside walkway (without railing) would extend for about 100 ft from the driveway of # 11 to the platform at front door of the Town Hall, which would be raised to the interior floor level and enlarged. The current front steps would be moved forward. The ground level at the bottom of the

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steps would be raised by about a foot compared to the current grade. Handicapped parking is still positioned in the center of the U.

In option 1 there is a lift in the NW corner (kitchen) to the 2<sup>nd</sup> floor hallway and a secondary lift to the speaking platform in the NE corner on the 2<sup>nd</sup> floor.

In option 2 there is a lift in the NE corner of the building leading from the 1<sup>st</sup> floor both to the 2<sup>nd</sup> floor and to the platform. The select board office is ~~amputated~~ truncated to create a hallway to the lift.

In option 3 a building extension is created in the N side of the back to contain the emergency steps and an elevator leading from the ground to the 1<sup>st</sup>, 2<sup>nd</sup> and stage floors. The current emergency doors on the 1<sup>st</sup> and 2<sup>nd</sup> floors are reused; there are very few interior changes and no changes to the front. In all options the existing non-conforming ramp in the front is removed.

In his transmittal e-mail the architect had given pros and cons for the various options. These and others were discussed at length.

In the end all members preferred option 3, while not ruling out the others at this stage of the project. The commission members composed a letter to the Select Board giving feedback on the various options and stating that they preferred option 3. Pierre will type it, circulate it for comments and Peter will then sign it and send it to the Select Board.

Common renovation: Clarence reported nothing had happened since last month.

### Meeting adjourned

Rick made a motion to close the meeting. Celt seconded. It was unanimously approved. Peter closed the meeting at 10:10 PM.

Respectfully submitted,



Pierre A. Humblet,  
Secretary