

Minutes of the Public Hearing, 18 February 1993, held at the request of Donald and Jeanne Stanton.

The public hearing was called to order by the Royalton Historic District Chairman shortly after 7 p.m. Approximately 10 residents and/or property owners were in attendance.

Mrs. Stanton presented and explained ~~4~~ drawings representing what she called her Plan A which called for a deck across the entire length of the ^{back of the} barn and abutting glassed-in porch, 8 feet deep, with ~~the rest of~~ steps ~~at each end and in the middle~~ and railings. The area between the deck and ground would be latticed in as required by Code. In common with her Plan B, a sliding access door in the rear of the barn and additional ~~fenestration~~ ^{windows} were also called for.

Plan B called for just a platform with steps located at the sliding door, the present existing opening under the barn rear wall to be bricked in instead of latticed.

Several suggestions were offered by attendees none of which was ~~that~~ of any interest to Mrs. Stanton or the Commission.

Of the ~~two~~ ^{three} property owners whose outlook was most ~~affected~~ ^{impacted} visually by the proposed plans, ~~the~~ the Poras, ^{and his wife} were present ^{the Poras} and objected to Plan A. No objection was registered by Natalie Wells. The Joshes favored Plan A.

Attendees who spoke in favor of Plan A did so in terms of the full-width deck unifying the old (bam) and new (glassed-in porch) structures which currently are clearly separate entities.

The public hearing was adjourned at 7:45 p.m.

J. Poon

ROYALSTON HISTORIC DISTRICT COMMISSION
February 4, 1993 - Special meeting

ATTENDEES: John McClure, John Poor, Rick Carrier, Alternate
George Krasowski, Peter Kraniak, Lorraine Casinghino

A special meeting was called in February by Chairman, John McClure to discuss the upcoming public hearing, and was called to order at 7:00 p.m.

The current quorum for the Royalston HDC is 5, which was reduced from 6, some time ago, due to reduced membership. It was suggested that the quorum be returned to 6 again now that attendance no longer presents a problems, but no action was taken to do so.

Lorraine Casinghino brought up the issue of a Chairman voting in an election for commission officers. A set of guidelines adopted in August 82 was resurrected by John McClure that states that a chairman can not vote. Copies of these guidelines will be made for everyone.

The public hearing notice for the Stanton's deck will be posted and published twice before the meeting. During the public hearing Jean Stanton will be required to present the material to the public and answer any questions. No handouts will be provided by the Commission.

John McClure will be notifying Mass Electric of their failure to comply with HDC Bylaws by removing an old style light fixture and replacing it with a newer modern version. Per the Mass HDC, this has apparently happened in other historic districts, but no one can afford to take Mass Electric to court. They suggested we follow the logical chain of command and write letters and if we also receive no results, possibly a class action suit could be filed with other Mass HDC's who have the same issue.

NEW BUSINESS:

The next Selectmen's meeting is scheduled for Tuesday, February 16, Andy West should be advised to write a letter to the Selectmen for consideration of appointment.

Photos of the homes in the Historic District will be photographed by Rick Carrier and John McClure.

The meeting adjourned at 8:00

Respectfully Submitted

February 18, 1993

The meeting was called to order at 7 p.m. An attendance were Chairman McClure and members Kranich, Carnie, Poon, Bandschub, Casimiro and alternates Krasowski and Newton.

The meeting was immediately adjourned so as to hold the scheduled public hearing requested by Donald and Jeanne Stanton.

The meeting was reconvened at 7:50 upon completion of the public hearing, ^{the} same Commission members + alternates present as before.

Old Business

① The Stanton application that was the subject of the public hearing was taken under consideration, commencing with Plan A.

Members who favored Plan A did so essentially because of the unifying effect a full-width deck would have in tying the old barn and new porch together. They were not concerned that ~~this~~ this addition would be highly visible from N.E. Citywilliam Road in the immediate vicinity or from adjoining neighbors' properties. In the latter connection, only the Poon had ~~voiced~~ voiced an objection at the public hearing, and that ^{only} in respect to the full deck in Plan A.

~~Members~~ Members who opposed Plan A did so because of the full-width deck which they considered to be inappropriately modern, ~~that~~ that is, not contemporary with the ~~rest of~~ prevailing neighboring architecture, especially since it could be so readily seen from N.E. Citywilliam.

Road. John Poor objected vigorously to the fact that his property looked onto the Stanton's in such a way that the proposed deck would be visible from ~~his~~ not only his yard but also from every window on the south side of his house.

A vote was taken to approve Plan A, and it was approved 4 for, 3 against. Voting for were Bundschuh, Camjuno, Carrier and Krasowski. Against were Poor, Kranich, McElme. Certificate of Appropriateness # 1-93 was assigned to the approved application.

② There was further discussion of the project to photograph in color all buildings in the HDC to include all elevations of each building so as to have as exact architectural and color details as reasonably possible. This photographic info will become a significant part of the updated historical file of all HDC properties now being ~~constructed~~ compiled by the Chairman. He and Rich Carrier will ~~also~~ do the photographic part of this project if required funding is provided by the Town. A request for such funding has been submitted to the Selectmen for inclusion in the FY94 Budget.

Ultimately, a file on any property in the HDC will contain photos, historic info, applications (approved or disapproved) and references to it from ~~the~~ Commission meeting minutes, and any other pertinent information, so as to make up a complete dossier to refer to as necessary. Funding, permitting, copies of the basic file, i.e.,

photos and historical ~~data~~ information will be ~~be~~ given to the Historical Society and also the Town Library.

(3) In connection with the need to fill the two alternate member vacancies it was pointed out that Jeanne Stanton had requested in writing of the Selectmen that she be appointed an alternate member and that the Selectmen would seek HDC recommendation pro or con.

It was agreed that Mrs. Stanton's request be considered at the next HDC meeting.

Alternate member aspirant Andy West was present, having attended the hearing and stayed for the meeting and he was questioned briefly about his philosophy in respect to the stated goals of the HDC. In essence he allowed that he loved old buildings and would like to get on the Commission.

New Business

Wayne Newton presented two applications on behalf of the Fishers. ~~The first~~ One requested permission to reshingle the milk house to match the barn roof. It was approved unanimously and #3-93 assigned. The ~~second~~ ^{other} application requested that all trim on the new porch be white. That was approved unanimously and #2-93 assigned. (Wayne Newton obtained from voting on both applications.)

Meeting was adjourned about 9:30.

March 25, 1993

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The meeting ^{was} called to order at 7:15 by Chairman MacClare. Other members present were Brundage, Carrier, ^{and alternates} ~~Poor, Masowski, and Newton~~.

~~There being~~ The Secretary being absent, the Chairman read the minutes of the 18 February meeting. It soon developed that there was a problem of merging the public hearing minutes with the meeting minutes, among other things, and as a result the minutes of the hearing and the meeting were tabled so they could be redone prior to the April meeting. The problem of accuracy of minutes in general was discussed, in particular as to why the Historical Society's application for installation of a period side door was not approved. Since the minutes were not available, discussion of that matter was not feasible.

Business

(1) Andy West's application to become an alternate was considered. There being no objections, all present voted in favor of recommending his appointment.

(2) Jeanne Stanton's application to become an alternate was next considered. The Chairman reminded the membership that the Stanton's pool equipment shed unauthorized chimney matter was still unrepaired since early fall last year due to no input from the Stanton's as they were directed ~~to~~ in writing to do. (See letter of). He also alluded to the Stanton's generally uncooperative attitude in their long association with the Commission. Two members expressed their opposition to a non-reck

being a member. No member espoused Mrs. Stanton's cause. All present voted to recommend that the Selectmen not appoint her as alternate.

New Business

① Nancy Newton presented via the Chairman an application for the demolition of the barn at the former Haised Newton property at the south end of the Common. This particular barn was in bad physical condition at the time the Historic District came into being in 1980 and now is falling in on itself to the extent it is dangerous to enter and is a visual disaster. That such a situation ~~has been~~ allowed to exist without corrective action long before now is a matter of local politics that Town authorities chose not to deal with. In view of the foregoing, the application was ~~unanimously~~ ^{5-0, Wayne Newton abstaining} approved with minimum discussion, certificate of appropriateness # 4-93 assigned thereto. Member Benschek requested that photos of the barn be taken for the record before demolition and the Chairman agreed to do so himself the next day.

② Wayne Newton, agent for Alan Bowers, presented an application for permission to replace the east side-door of the Hibbs Bowers house, said door being badly deteriorated and damaged beyond repair. No exact replacement could be had & kept at prohibitive cost, it being a rather peculiar 5-panel colonial-period door considerably earlier than the house from all appearances. The application requested the substitution of a 6-panel door with additional ^{original hardware} beading applied. The application was approved 5-0, Wayne Newton abstaining, # 5-93 assigned.

(3) The Chairman brought up the matter of the 1982 "operating guidelines" copies of which were provided all members recently in view of the fact they had been largely overlooked for a long time even though they were binding. It was agreed that, in view of the lengthy time that has passed since their inception and the practical experience gained during that time period, these guidelines should be reviewed and possibly updated, revised, deleted and presented as required at a public hearing. Accordingly, the Chairman asked members Fox and Banderick to individually review the guidelines so to make recommendations to the Commission at the next meeting. Member Casagrande would also be assigned this task.

Meeting adjourned at 8:15.

J. Fox
Acting Sec'y

ROYALSTON HISTORIC DISTRICT COMMISSION
APRIL 15, 1993 MINUTES

Attendees: Lorraine Casinghino, Patience Bundschuh, John Poor, Peter Kraniak, John McClure, Andy West, ~~ALT~~ George Krasowski

The April 15, 1993 meeting of the Royalston Historic District Commission began at 7:00 at the Town Hall.

Minutes of the public hearing were read by John Poor. During which the discussion came up that in the future opinions not made in person at public hearings are considered "heresay" and should a resident be unable to attend a public hearing, he should state his opinion in writing. The Commission was unsure if even this approach was legal, in the case of a public hearing. It was felt however, that the HDC could accept a letter addressed to the Commission when considering an application for approval.

The minutes were approved as read.

OLD BUSINESS:

George Krasowski was officially approved as a regular member and Andy West as an alternate.

Mr. Russo of Mass Electric spoke with John McClure via telephone and indicated that he would replace the street light brackets with the old Westinghouse brackets "as they become available" but it may take a while. A motion was made and approved unanimously to write a letter requesting this information in writing with a copy going to the Selectmen. John McClure agreed to write the letter.

It was felt that the Selectmen have some leverage, as the Electric Company frequently has to deal with them when requesting to install poles, etc. Also, the ~~ELECTRIC~~ company responded quickly to the negative publicity received when the initial complaint was voiced at the Selectmens meeting and subsequently reported on in the Athol News.

NEW BUSINESS:

It was noticed that the chimney's at the Fisher residence have been altered to include a 3 brick edging and a tin cap over the top. This was done to prevent water in the basement.

When the workers were approached they stated that the original plan called for a metal chimney, or a brick with a cap. ~~Once again, the building inspector should not have issued a permit~~

without an approved application. Lorraine Casinghino agreed to write a letter to the Fisher's stating that they are in violation. It was also questioned as to why the Fisher's would have done this without approval, having been good about it in the past.

John McClure submitted an application for a 10'x10' greenhouse of the northeast corner of his house. This greenhouse would be made of metal and double pane frosted glass. The structure would rest on Landscape Logs and would have louvred ceiling vents.

Some members felt that the glass was plastic in appearance, but that this was necessary to diffuse the light. The style of modern greenhouses give them a distinctly "suburban" appearance, but the commission recognized that the cost of a wooden "period" greenhouse would be prohibitive. It was questioned whether a public hearing was necessary, but no decision was made. The greenhouse would be visible from Northeast Fitzwilliam road at Frye Hill and further on during the winter months.

Patience Bundschuh made the motion to table the application for 10 days to view the site. Members West, Casinghino, Bundschuh were in favor, with Kraniak and Krasowski opposed. The commission agreed to meet on April 29, at 7:00.

The Bundschuh's submitted an application to change their South front porch. During repair, changes would include moving the screens from in front of the porch columns to the back, to allow them to be more visible. Also requested was the addition of an additional column 4' in from the North wall of the house, for stability. The commission felt that the column should be moved in another 3' toward the house for symmetry reasons. Patience withdrew the application and will resubmit it at the April 29 meeting.


John McClure submitted an application requesting the installation of more fencing, a stairway and a trellis to gain entrance to their North field. It was felt that due to the confusing nature of the drawings and the general unfamiliarity members had with the property, that the application be tabled until April 29, at which time the meeting will convene at the McClure property.

The Stanton's submitted an application for a chimney surround on the well house. The application called for a wooden surround, covered with brick face. Andy West suggested a real chimney be installed above the roofline with a curved brick cap. The application was deemed incomplete because of conflicting dimensions and John McClure agreed to write the Stanton's a letter, and also request a sample of the brick face with a more detailed drawing.

It was agreed to discuss the procedural guidelines at the next meeting.

The meeting adjourned at 9:35.

Respectfully submitted,


Lorraine Casinghino
Secretary

ROYALSTON HISTORIC DISTRICT COMMISSION
APRIL 29, 1993 MINUTES

Attendees: Rick Carrier, John McClure, Lorraine Casinghino,
John Poor, ~~John McClure~~, Peter Kraniak, Patience
Bundschuh, Andy West, George Krasowski

The April 29, 1993 meeting of the Royalston Historic District Commission convened at 7:00 at the McClure property. The commission took the opportunity to view the site of the proposed greenhouse and the gate/trellis/steps to the North field. The type of gate to be used was also seen.

The Commission proceeded to the Stanton's house to look at the boxed enclosure on the well house chimney, and various options were discussed.

The Commission then proceeded to the Bundschuh house to view the porch. Patience stated that some columns and supports were being sought and an application for that work would be submitted later, however approval was sought to move the screen back 16".

The meeting began at 8:00 in the town hall.

NEW BUSINESS:

Application 6-93 from the Bundschuh's to move the screen was approved unanimously, although not applicable.

John McClure submitted his application for 10x10 Northern Light green house, to be set up on the Northeast corner of the house, as described in last month's minutes. Application 7-93 was approved with 5 unanimous votes, and John McClure abstaining.

Application 8-93 was submitted by John McClure for additional fencing, an arbor, a 48" gate and stairs going from the upper North yard down to the lower North field. The steps and the platform supports will remain natural to blend in with the stone wall behind it. All else will be painted white. The application was approved with 4 in favor and 1 against. John Poor attempted to vote on this issue and was questioned by Lorraine Casinghino on the ethics of voting on a family members issue. Poor stated that there was no financial gain and Casinghino agreed to get in writing, a legal opinion on the issue.

OLD BUSINESS:

The Fishers felt that no permit was required for their chimneys because they were built from the roof line up. The Fisher's will

be out of town until the end of May.

The Stanton's well house chimney was discussed. Some options would be to put a mushroom cap on top of the chimney, but apparently this would send hot air back down into the system. A box screen could also be used. However, some members felt that a metal chimney was still preferable.

Lorraine Casinghino mentioned that work was starting on Maxine Wilcox's barn and the garage doors had not yet been approved. Andy West agreed to give her a copy of an application to fill out.

The procedures will be discussed at the next regular meeting.

The meeting adjourned at 9:00

Respectfully submitted,

Lorraine Casinghino
Secretary.

Lorraine Casinghino