



Town of Reading
16 Lowell Street
Reading, MA 01867

West Street Historic District Commission
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WSHDC MINUTES

Meeting Dated: October 27, 2011

Location: The Berger Room, Reading Town Hall

Time: 7:30 PM

Members: Steve O'Shea, Interim Chair; Virginia Adams; Priscilla Poehler; Everett Blodgett;

Also Present:

Sharlene Reynolds Santo, Associate Member

Kim Saunders, Recording Secretary

Thomas Lynch, 126 West Street

Susan Lynch, 126 West Street

There being a quorum the meeting was called at 7:40 PM

New Business: 126 West Street

The proposed work consists of replacing 3 Tab shingles with Architectural shingles on the house roof. The applicant stated the roof needs to be replaced because of the crumbling of old roof and leakage. It was discussed with the Board why the applicant would not replace the 3 Tab shingles that were originally there. The main reasons were: availability of shingles; 3 Tabs are guaranteed for 10-15 years and Architectural is guaranteed 25-30 years. Ms. Adams reminded the Board new shingles need to meet the Building Inspectors requirements. It was talked about how much roof is showing from West Street and how the house is less than 70 years of age. There was concern how many other residents would need to re-shingle their house. Mr. O'Shea read the definition of the two by-laws the applicant request could fall into:

5.18.9.3 – ordinary maintenance, repair or replacement of any exterior architectural feature within a District which does not involve a change in design, material or the outward appearance.

5.18.9.1.6 - Buildings that are less than 70 years old are exempt from review of Alterations and additions, unless the Alterations affect more than 25 percent of any façade visible from a Public Way or unless any addition visible from a public way increase such Buildings by more than 25 percent.

Mr. Blodgett moved the Commission issue a Certificate of Non Applicability for the work proposed for 126 West Street based on the General By-Law 5.18.9.1.6. Ms. Poehler seconded and the motion carried 5:0:0

(Ms. Adams reminded Ms. Santo's she was able to vote because all members are not present) Mr. O'Shea stated motion allowed. The Certificate of Non Applicability will be issued.

Other Business

The Board discussed the need for another Member. Ms. Adams is going to email Ilene Bornstein, Associate Member, to see if she is still interested. Ms. Adams will check with Town Clerk on the procedure to swear in a new member into the West Side Historical District Commission.

Mr. O'Shea requested a blank Certificate of Non Applicability be emailed to him from the Community Services Department. Mr. Blodgett asked if he can come in to the Community Services Department to update his book on old cases that went before the Board.

Mr. O'Shea would like to have a procedure to screen applicants. Ms. Adams suggested that maybe there should be two Board members screening the applications. If any doubts on an application; a meeting should be called. He suggested the Board come with ideas for the next meeting.

Mr. O'Shea will stay on as interim Chair person. He, however, was concerned about getting to the Town Hall with originals that need to be filed. The other Board members let him know they can be available to come to the Town Hall when needed. Ms. Adams suggested a meeting every two months when no applications are submitted. The difference between the guidelines and by-laws were discussed; it was asked if the guidelines should be rewritten?

***Mr. Blodgett moved to adjourn. Mr. O'Shea seconded and the motion carried 5:0:0.
The meeting adjourned at 8:50 PM.***