

SWAMPSCOTT HISTORICAL COMMISSION
MEETING MINUTES

MEETING LOCATION: Virtual Meeting
Thursday, July 13, 2023
6:30 p.m.

<u>MEMBERS PRESENT</u>	Nancy Schultz, Jonathan Leamon, Brad Graham, Ryan Judkins, Justina Oliver, Richard Smith, Franceska O'Reilly, Kim Barry
<u>OTHERS PRESENT</u>	James Cipoletta, Jerry Snierson, Ken Shutzer
1. <u>MEETING CALLED TO ORDER</u>	N. Schultz called the meeting to order at 6:30 p.m.
2. <u>53 PURITAN ROAD</u>	<p>Property owner J. Snierson was invited to address an issue over the height of the garage on the property. The Commission had previously found the garage to be historically significant, but had allowed certain limited changes to the structure.</p> <p>J. Cipoletta, an attorney representing J. Snierson, provided an overview of his client's renovation of the garage. According to J. Cipoletta, the garage became unstable during renovation, requiring a rebuild of a significant portion of the structure. The building commissioner revoked the building permit after finding that the rebuilt height was excessive (~20 feet). The garage has been made weather-tight but otherwise construction has stopped.</p> <p>J. Snierson offered the following with respect to the garage project: (1) all work was done pursuant to permit; (2) the building department denied him access to prior plans/documents for the property; (3) he was unsure about the historical nature of the garage, and indicated that on his building permit applications; and (4) he believed that the Commission's previous decisions regarding</p>

the garage only required him to put in place a historical plaque.

J. Leamon questioned whether the work was done pursuant to permit, as the building department rejected two permit applications pertaining to the garage.

J. Leamon and R. Smith challenged J. Snierson's claim that he was unaware of the historical nature of the garage. The Commission informed him of the historical significance during its prior deliberations, and in a 2019 letter from J. Oliver approving certain modifications. J. Oliver and R. Smith confirmed that the Commission did not approve changes to the walls and roof, and that J. Snierson was specifically instructed to seek the Commission's approval for any further work.

R. Smith prepared architectural drawings of the garage for a prior owner of the property, which indicate that the roof height at that time was approximately 17'. R. Smith stated that current zoning rules provide for a maximum height of 15', but that the 17' height would have been allowed as an existing, non-conforming structure. By demolishing and replacing the structure, arguably the 15' limit now applies. R. Smith would favor returning the garage to the 17' height with the original roof pitch, as that is a part of the structure's historical character.

K. Shutzer, an attorney representing an abutting property owner, provided his client's views, including: (1) the building permit applications were deficient; (2) the building permit applications included falsehoods; and (3) the plans submitted to the building department did not indicate the garage height. His client believes the garage should be returned to its original height and appearance.

	<p>J. Snierson indicated his desire to complete the garage project quickly, and suggested that he would be willing to return the garage to its 17' height.</p> <p>J. Cipoletta informed the Commission that J. Snierson would be appearing before the Zoning Board of Appeals on July 18. B. Graham reminded the Commission that the Commission and the ZBA are governed by different bylaws, and that the two can proceed separately.</p> <p>N. Schultz stated that the Commission would inform the ZBA of its finding that the garage's original height was 17', by sending a letter to that effect prior to the July 18 meeting. Potential penalties for J. Snierson's actions with respect to the garage will be discussed at a future meeting.</p>
<p>3. <u>CHAIR'S REPORT</u></p>	<p>N. Schultz reported that the Glover Regiment will be holding an encampment in Marblehead on July 15. N. Schultz will have a table there to offer information about efforts to preserve the Glover House, and will seek public support for a petition to save the house.</p> <p>The town, in conjunction with Structures North, is obtaining a cost estimate for preserving the Glover House.</p> <p>N. Schultz is pressing the site developer to have the MACRIS form completed, which will allow the Massachusetts Historical Commission to assist with preservation efforts.</p> <p>N. Schultz met with Wolfe house moving company to discuss the Glover House. If the house remains on its current site, it might need to be lifted to allow for foundation repairs, according to Wolfe.</p> <p>Negotiations are continuing with respect to the house at 35 Pitman Road. There are two</p>

	<p>sites potentially available for moving the house (7 Hillside and end of Stetson Avenue). N. Schultz met with the Affordable Housing Trust, which is supportive and willing to advance funds for the house move. N. Schultz met with Habitat for Humanity to discuss alternative partnership opportunities, if the original plan to convert the house to multi-family affordable housing is not workable. Cost of moving the house is \$60,000 or more; Wolfe will finalize quote.</p>
4. <u>APPROVAL OF MINUTES</u>	<p>J. Leamon moved to approve the minutes of the June 1, 2023 meeting as drafted. R. Judkins seconded. Unanimously approved.</p>
5. <u>TREASURER'S REPORT</u>	<p>R. Judkins reported that the fiscal year 2023 general fund has a remaining balance of \$80. The Commission authorized J. Leamon to spend those funds in fiscal year 2023, so those funds can still be spent as authorized.</p> <p>The revolving fund had a balance of \$3047.24, with a pending payment of \$300.00 to Lisa Mausolf.</p> <p>The Commission received a \$3000 deposit for fiscal year 2024. Per N. Schultz, the town administrator confirmed that the Commission's budget would be \$4000 (despite the town warrant indicating the budget would be \$3000). N. Schultz will follow up with the town administrator.</p>
6. <u>TOWN HALL EXHIBIT</u>	<p>K. Barry has printed all photos that will be used for the exhibit on fishing, and J. Leamon has started on the informational placards. K. Barry is working on the podcast.</p> <p>K. Barry submitted the year-end report for the Essex Heritage grant. She believes the Commission must wait two years before seeking another Essex Heritage grant.</p>
7. <u>PLAQUE PROGRAM</u>	<p>N. Schultz raised concerns over the plaque program, which needs regular attention. The</p>

	<p>Commission needs to have a point person to oversee the program.</p> <p>This month, two residents paid for a house history report, but their properties already had MACRIS reports. N. Schultz suggested the Commission should issue reimbursements. R. Judkins suggested the house history reports are more substantial than the MACRIS reports, so perhaps the Commission should contact the residents to see if they want the more detailed reports before issuing reimbursements.</p>
8. <u>BLYTHSWOOD</u>	B. Graham provided a brief overview of the 2011 conservation restrictions placed on the Blythswood estate. The restrictions potentially allow for the Commission to have some involvement in the preservation of the main house, which the Commission should explore.
9. <u>NEXT MEETING</u>	Thursday, August 3, 2023, at 6:30 p.m.. The Commission has agreed to continue to meet virtually via Teams.
	Meeting adjourned at 8:43 p.m.

Respectfully submitted,



Brad W. Graham, Secretary
Swampscott Historical Commission