



Rebecca Zha – Chairman  
Mike Bowie – Vice Chairman  
Matthew Carlson – Secretary



# CHARLTON HISTORICAL COMMISSION

• LOCAL HISTORY ROOM • CHARLTON PUBLIC LIBRARY • 40 MAIN ST • CHARLTON MA, 01507 •

## Stated meeting March 27<sup>th</sup> 2023 MINUTES

- Meeting called to order at 3:31 p.m.

### New Business

- **487 Stafford St**
  - It was brought to the attention of the Commission that a newly built property at *487 Stafford St Charlton MA, 01507* was in violation of historic district bylaws. This was brought to the attention of the Commission by Curt Meskus as soon as the problem was noticed.
  - The building permits were approved despite the violations because it was not noticed that the property lies within a historic district.
  - The owner of the property has not requested a Certificate of Completion from the town of Charlton. It is likely that it would be denied anyway, now that the violation is known.
  - Known violations are as follows:
    - Poured concrete
    - Vinyl siding
    - A-Frame doors
    - Simulated stone
  - The property owner will be able to apply for a Certificate of Hardship, this would be the best path forward, as it would not place the property owner in further financial hardship; furthermore, this would create a paper trail of this isolated incident so that it does not become precedent.
  - Supposedly, there are many conflicting versions of historic district maps that exist for the Town of Charlton. Having one official version for town use would remedy this so that it is not an ongoing issue.
  - A **vote** was taken to notify the property owner that, though he is in error, he can apply for a

certificate of hardship. This vote was motioned, seconded, and passed.

## **Old Business**

- **#2 Schoolhouse**
  - Though it is still vague precisely under whose authority the #2 Schoolhouse lies, the Commission expressed interest in the upkeep of the property; perhaps we could get volunteers to help clean it up.
  - In the 1980s, Bob Odette and the *Friends of the #2 Schoolhouse* did do much to take care of the property.
  - The Town of Charlton Historical Society had been asked to be the property's custodians.
  - There was also a grant provided to have a report done, the results of which verified known issues to the property and made it legally required to maintain historical nature of the building.
  - The structure sill requires further evaluation and a lot of work to repair and maintain.
  - Reports indicate that the slate on the roof of the building would not be cost-effective to salvage.
  - There have not been any bids made yet, as any repairs are still in the discussion phase. Despite this, it is estimated that repairing the roof alone would cost over \$100,000.

Meeting adjourned at 4:51 p.m.  
Next meeting planned for April 10<sup>th</sup>, 2023.