



Location: Merritt Center

Date: March 20, 2024

Time: 6:30 P.M.

Lynnfield Historical Commission Meeting Minutes

Commissioners: K. Erin Hohmann, Robert MacKendrick, Kirk Mansfield (Chair), Steve Todisco (Vice Chair)

Attendees: Alan Dresios, Caroline Figucia, Joe Figucia, Mike Touchette

Meeting called to order at 6:30 p.m.

Robert's Rules

- Mansfield asked for a motion to bypass the reading of Robert's Rules. MacKendrick made a motion, seconded by Hohmann.

Demolition Request for 231 Salem Street

- Mansfield stated there was a barn on the property, but the previous Commission members (Nan Hockenbury, Linda Gillon, Faith Honer-Coakley, and Steve Richard) gave permission on May 18, 2013, to be demolished. Mansfield stated the new owner of the property, Mike Touchette, is seeking permission to demolish the house built in 1910. Touchette presented the house and explained why he believes it should be demolished and rebuilt. Mansfield asked if he considered restoring the house, but Touchette stated that it would cost more than the house is worth. Hohmann what the intention is once the house is demolished and Touchette stated that he wants to build a four-bedroom Colonial. Touchette explained the new house will stay within the footprint of the existing house and it will face towards Salem Street, unlike the current house. Todisco asked Touchette if he would be willing to work with the Commission regarding covenants, similar to those attached to 244 & 258 Main Street, as well as the homes on Tuttle Lane. Touchette stated that he is willing. Mansfield stated that he will connect Touchette with Todisco. Touchette will present again at the April meeting. Mansfield asked Caroline and Joe Figucia if they were abutters and wanted to speak. The Figucias stated they were not abutters, just residents who were curious about the meeting and wanted to attend.



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Hohmann made a motion to continue the meeting, seconded by Todisco. All were in agreement.

Demolition Delay Bylaw (Proposed Properties):

- Mansfield stated that he received an email from Bob Curtin. The current owners of 244 Main Street have requested to replace the front doors because the current doors are of poor quality and there is a water leak above the door. Todisco stated the new owners need to present a “cut sheet” (design) to the Commission before they can make a decision. All were in agreement. Mansfield stated he will contact Bob Curtin. Caroline Figucia inquired a why new construction home would have covenants placed on it. Mansfield and Todisco stated the owner willingly agreed in order to keep consistency in the neighborhood and on Main Street.
- Mansfield stated that the management company overseeing the property located at 1394 Main Street sent an email stating they want to demolish the house. Mansfield stated that he replied and gave them information on how the process works.
- Mansfield stated that the owner of 93 Locksley Road (recently placed on the DDB list) has applied to demolish the house, and Mike Touchette will be the builder. Mansfield stated Touchette and the homeowner will present at the April meeting.
- Mansfield stated that he continues to send the DDB information package to the realtors and the response has been positive. Most of the realtors would like to see the Wills homes preserved.
- The Commission reviewed the following homes and voted to have them placed on the Demolition Delay Bylaw list.
 - 33 Apple Hill Road
 - YEAR: 1958
 - REASON: Age/Architecture/Builder (Wills)
 - Todisco made a motion, seconded by MacKendrick. All were in agreement.
 - 41 Brook Drive
 - YEAR: 1950
 - REASON: Age/Architecture (Cape Cod)/MACRIS
 - Todisco made a motion, seconded by MacKendrick. All were in agreement.
 - 5 Canterbury Road
 - YEAR: 1937
 - REASON: Age/Architecture (Cape Cod)/MACRIS
 - Todisco made a motion, seconded by MacKendrick. All were in agreement.
 - 2 Dunstan Road



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- **YEAR:** 1952
- **REASON:** Age/Architecture/Builder (Wills)/MACRIS
- **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **12 Dunstan Road**
 - **YEAR:** 1953
 - **REASON:** Age/Architecture/Builder (Wills)/MACRIS
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **160 Forest Hill Avenue**
 - **YEAR:** 1928
 - **REASON:** Age/Architecture (Dutch Colonial)/MACRIS
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **4 Hunting Road**
 - **YEAR:** 1955
 - **REASON:** Age/Architecture/Builder (Wills)/MACRIS
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **6 Hunting Road**
 - **YEAR:** 1956
 - **REASON:** Age/Architecture/Builder (Wills)/MACRIS
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **30 Locksley Road**
 - **YEAR:** 1961
 - **REASON:** Age/Architecture/Builder (Wills)/MACRIS
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **48 Locksley Road**
 - **YEAR:** 1952
 - **REASON:** Age/Architecture/Builder (Wills)/MACRIS
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **57 Locksley Road**
 - **YEAR:** 1948
 - **REASON:** Age/Architecture/Builder (Wills)/MACRIS
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **115 Locksley Road**
 - **YEAR:** 1952
 - **REASON:** Age/Architecture/Builder (Wills)/MACRIS
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **135 Locksley Road**
 - **YEAR:** 1959



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- **REASON: Age/Architecture/Builder (Wills)/MACRIS**
- **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **136 Locksley Road**
 - **YEAR: 1955**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **140 Locksley Road**
 - **YEAR: 1953**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **171 Locksley Road**
 - **YEAR: 1952**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **176 Locksley Road**
 - **YEAR: 1962**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **178 Locksley Road**
 - **YEAR: 1950**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **6 Longbow Road**
 - **YEAR: 1952**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **10 Longbow Road**
 - **YEAR: 1952**
 - **REASON: Age/Architecture/Builder (Wills)**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement with the exception of Hohmann.**
- **16 Longbow Road**
 - **YEAR: 1952**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **465 Main Street**
 - **YEAR: 1952**



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- **REASON: Age/Architecture/Builder (Wills)**
- **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **6 Robin Road**
 - **YEAR: 1956**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **7 Robin Road**
 - **YEAR: 1956**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **9 Robin Road**
 - **YEAR: 1956**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **11 Robin Road**
 - **YEAR: 1956**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **14 Russett Lane**
 - **YEAR: 1957**
 - **REASON: Age/Architecture/Builder (Wills)**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **45 Walnut Street**
 - **YEAR: 1940**
 - **REASON: Age/Architecture (Dutch Colonial)**
 - **Todisco made a motion, seconded by MacKendrick. All were in agreement.**
- **23 Wing Road**
 - **YEAR: 1958**
 - **REASON: Age/Architecture/Builder (Wills)/MACRIS**
 - **Todisco made a motion, seconded by Hohmann. All were in agreement.**

***House is listed in the Massachusetts Historical Commission Inventory (MACRIS=Massachusetts Cultural Resource Information Center)**

- **Mansfield stated that he spoke with several realtors in town who were not aware of the Demolition Delay Bylaw list, so it provided a copy to them. They still had many questions, so he wrote down the questions, along with the answers, and sent them to Attorney**



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Thomas Mullen for approval. Once approved and returned, Mansfield provided a copy to the Commissioners for approval. All were in agreement. Mansfield stated that realtors will receive a warm and positive letter from the Commission, along with a copy of the Q&A, and a copy of the Demolition Delay Bylaw list. This will be an ongoing educational project.

- Caroline and Joe Fugicia questioned the significance of the Wills properties. Mansfield and Hohmann explained who they are/were and why the homes fell under the Demolition Delay Bylaw. The Fugicias appeared excited to learn the history.

Historic Cemeteries Update:

- Mansfield stated that Kilgore presented to the Select Board, and they were impressed. They will look into the budget and reconvene with the Commission.

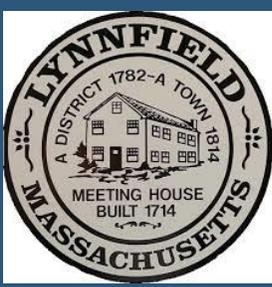
Historic Signs/Projects Update:

- Hohmann stated that the Commission should consider installing the second “Meeting House Common District” sign appearance purposes. All were in agreement and will vote at the next meeting.
- Mansfield stated the Commission needs to start thinking about installing more signs. Mansfield recommended starting with the two historic cemeteries on Main Street. All were in agreement. The Commissioners agreed they did not want to use the same style throughout the common, yet signs that will complement the existing. Mansfield presented a photo given to him by Kilgore (grey sign with the cemetery name, dates, rules, etc.). Todisco stated that he will need to speak with Signverse for a quote. MacKendrick made a motion, seconded by Hohmann. All were in agreement.

Meeting House:

- Mansfield reviewed the rentals and income/profit.
- Mansfield stated that he had been contacted by Jennifer Welter (Planning Board/Conservation Commission) who stated that on the last day of being permitted in the town hall, she located (4) framed town maps on the walls of the Assessor’s Office. The maps are not original. Welter asked Mansfield if the Commission would hang them in the Meeting House, to which Mansfield agreed. Mansfield also stated that he requested Welter to write a statement to be kept on file so the Commission cannot be accused of stealing. Welter agreed.

Minutes/Administrative:



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- MacKendrick made a motion to accept the minutes, seconded by Hohmann. All were in agreement.

Adjournment:

- Mansfield asked for a motion to adjourn the meeting. Todisco made a motion, seconded by MacKendrick. The meeting was adjourned at 8:12 p.m.