



WELLFLEET HISTORICAL COMMISSION

The Wellfleet Historical Commission met in the Wellfleet Library on Wednesday, April 3, 2019. Members present: Merrill-Mead Fox, Anne Freyss, Luke Manning, Carol Ubriaco and Lydia Vivante. Members absent: Thomas Siggia and Nicholas Watkins. Also present: Jeremy Young, Justin Post, Trevor Pontbriand and Peter Comeau.

Chair Vivante opened the meeting at 5:01 with a welcome to new member Merrill Mead-Fox.

1. 140 Commercial Street: Anne Freyss read the written opinion of Sarah Korjeff regarding this proposal. Subsequently, Carol Ubriaco moved to approve 100% demolition of "The Lodge" a the rear of Holden Inn property overlooking Holbrook Avenue, contingent upon documentation of the building and assurance that new construction shall be as described in the application. Freyss seconded the motion; Manning abstains with no objections. The motion passes on 4 yes votes.
2. 156 Pleasant Point Road: the plans for cupola renovation, window replacement and the addition of a skylight were presented by Trevor Pontbriand. Merrill Mead-Fox made a motion to approve the revised proposal with 1 and 1/4 simulated divided lights on the diamond windows and the addition of the skylight as presented. Vivante seconded the motion. The motion passed 3-2.
3. 114 West Main Street: Peter Comeau, Peter E. Comeau Builders, Inc., representing the owners of 114 W. Main, presented the proposal for an addition. Carol Ubriaco moved to accept this proposal as presented, Anne Freyss seconded the motion and the vote was unanimous in favor.

Anne Freyss, secretary, had to leave meeting early. Carol Ubriaco substituted as secretary and began taking minutes at 5:55 pm.

1. Lydia Vivante shared her notes from the Roundtable Meeting on Demolition Delay Bylaws. The roundtable discussed demolition by neglect properties and looked creatively at partial demolition. Mr. Biggert of Provincetown is willing to give us another tour of Provincetown. We may also attend a Provincetown Historic District Commission meeting.
2. Lydia Vivante discussed several points from the Open Meeting Law Meeting, which was two hours long. Meetings must be clearly posted, although there is more flexibility in the 48-hours ahead posting time than previously thought. Assemblies of committee members may not discuss business. Members, however, may do site visits together but cannot deliberate.
3. We will look at the Provincetown guidelines as a starting point for our discussion of window, door and dormer guidelines for Wellfleet.
4. Form B contract with Eric Dray has been signed. The next 50 properties are chosen.
5. Preparations for the Town Meeting and the presentation of Warrant Article 32 were made. We must begin discussion of our future workshop.
6. Historical Commission reorganization must be discussed at a future meeting.

7. Merrill Mead-Fox will investigate Chatham's procedures for an Historic Preservation Award.
8. Minutes of March 3, 2019 and March 25, 2019 were approved.
9. The balance reported in the Treasurer's Report was \$2,113.75
10. Correspondence: CD of the most recent 50 Form Bs was submitted by Eric Dray.
11. Carol Ubriaco volunteered to put the new Form Bs in the new binders.
12. It was moved and seconded to adjourn the meeting at 6:28 pm.

Respectfully submitted,
Carol Ubriaco, Substitute Secretary

Respectfully submitted,
Anne Freyss, Secretary

HC: Anne Freyss (Secretary), Luke Manning, Tom Siggia, Carol Ubriaco,
Lydia Vivante (Chair), Nicholas Watkins

