

Newburyport Historical Commission

June 9, 2022

Online Meeting

Minutes

1. Call to Order

Chair Glenn Richards called an online meeting of the Newburyport Historical Commission to order at 7:01 p.m.

2. Roll Call

In attendance were members Joe Morgan, Glenn Richards, Christopher Fay and Andrew Bernhardt. Malcolm Carnwath and Marc Cendron were absent. Also in attendance were Planner Katelyn Sullivan and note taker Gretchen Joy.

3. General Business

a) 344 Merrimac Street

Preservation Restriction Review

Nick Cracknell said he has incorporated into the draft preservation restriction the changes the Commission requested. Joe Morgan pointed out that the restriction for 342 Merrimac Street, which has been used as a template for other restrictions, contains a clause that was not included in the restriction for 344 Merrimac Street. Clause 29 states that the grantor agrees not to enter into or permit other mortgages, leases or liens affecting the property prior in right to this restriction. Included in the clause is an exhibit from the mortgagee that attests to the subordination of the mortgage to the restriction. Mr. Morgan said this clause would offer additional protection to the preservation restriction. He said he would not vote to approve the draft document until all of the recommended changes have been made. The item is on the Planning Board agenda for the June 15 meeting. Glenn Richards will inform the Planning Board that the Commission has not yet approved the draft preservation restriction. The scope of work is acceptable, but the legal language has not been finalized.

b) 30 Carter Street

The Commission imposed the Demolition Delay at the May 26 meeting. Haley McLane said the plans have been changed with regards to the dormer proposed for the south side of the structure. It would no longer be flush with the exterior wall. In order to obtain the desired amount of interior space, the revised dormer would be larger and would extend further towards the street. The revised proposal would meet the guidelines.

Ms. McLane said she prefers the earlier version of the plans and asked the Commission members to reconsider their prior vote. She provided examples of other structures with dormers in the neighborhood. Christopher Fay responded that he would not change his position on the dormers. A vote was not taken, as it was apparent that the four affirmative votes needed to lift the Demolition Delay were not present.

Glenn Richards said the applicant could proceed with the revised plans. He said she could alternately be asked to be added to the agenda for an upcoming meeting, when more voting members might be present and she might receive the four votes needed. Ms. McLane said she would ask to be added to the agenda for an upcoming meeting.

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4. Minutes

Andrew Bernhardt moved to approve the minutes of the May 26 meeting. Christopher Fay seconded the motion. Joe Morgan requested that the minutes include an explanation that four affirmative votes are needed for the approval of a motion in order that members of the public reading the minutes would understand the failure of the vote on 30 Carter Street. The motion was approved by 4-0 vote (Glenn Richards, yes; Joe Morgan, yes; Christopher Fay, yes; Andrew Bernhardt, yes).

5. Adjournment

Christopher Fay moved to adjourn the meeting at 7:45 p.m. Andrew Bernhardt seconded the motion. The motion was approved by 4-0 vote (Glenn Richards, yes; Joe Morgan, yes; Christopher Fay, yes; Andrew Bernhardt, yes).