Longmeadow Historic District Commission Meeting
Longmeadow Fire Department Community Meeting Room
44 Williams Street
Tuesday, March 12, 2019
7:00PM

UPDATED AGENDA*

Visitor Comment/Question Period

Old Business:
1. Review/Approve Meeting Minutes of December 11, 2018 and January 8, 2019

New Business:
1. Application 021919 – Bay Path University, 896 Longmeadow St. – Build new matching railings for the porch stairs
2. Review of Proposed Changes to Rules & Regulations
3. Review of Proposed Changes to Design Guidelines

Adjourn

*Agenda subject to change without notice
Proposed Changes to the Design Guidelines of the Longmeadow Historic District Commission

Version 2019.1
Swimming Pools

Current Language

Swimming pools shall not be allowed even if shrubs or fences block its view from a public way.

Proposed Changes

Above ground swimming pools shall not be allowed even if shrubs or fences block its view from a public way.

Current Language

The replacement of historic wood framed windows should be avoided in the District. In many cases, wooden windows can be repaired. The wooden windows in the District have probably survived 100 years or more. With proper restoration and maintenance, windows can do well for another 100 years. If the windows are beyond repair, they should be replaced with new wood windows, or aluminum clad. Recently approved examples are Wood Wright Series. Vinyl, metal, or windows with snap in muntins are inappropriate in the District.

Proposed Changes

The replacement of historic wood framed windows should be avoided in the District. In many cases, wooden windows can be repaired. The wooden windows in the District have probably survived 100 years or more. With proper restoration and maintenance, windows can do well for another 100 years. If the windows are beyond repair, they should be replaced with new wood windows, or aluminum clad. Recently approved examples are Wood Wright Series or the Pella Architectural series. Vinyl, metal, or windows with snap in muntins are inappropriate in the District.
Proposed Changes to LHDC Rules and Regulations

Proposed Version 2019.1
II. Location of the Historic District

Current Language

The Historic District was established in 1973 and includes the Longmeadow Green and surrounding areas. The exact location may be seen on the “Plan Showing Longmeadow Historic District” dated May 1, 1973, scale 1”/200’. The plan is on record at the office of the Town Clerk.

Proposed Changes

The Historic District was established in 1973 and includes the Longmeadow Green and surrounding areas. The exact location may be seen on the “Plan Showing Longmeadow Historic District, Longmeadow, Massachusetts” dated May 1, 1973 June 2012., scale 1”/200’. The plan is on record at the office of the Town Clerk and on the Town website.

(See attached map.)
III. Purpose

Current Language

The purpose of the Commission is to preserve the unique tapestry of the Longmeadow Green, also known as the Historic District, so as to assure the preservation of its historic value to the community.

Proposed Changes

The purpose of the Commission is to preserve the unique tapestry of the Longmeadow Green, also known as the Historic District, so as to assure the preservation of its historic value to the community.
IV. The Historic District Commission

Current Language

A. The Commission shall consist of not less than three, nor more than nine members: seven shall be Regular Members, and two shall be Alternates.

E. Members shall be residents of Longmeadow and shall include where possible at least one member of the Longmeadow Historical Society, a member of the American Institute of Architects covering Longmeadow, a member of the Board of Realtors, and a member of the Bar Association covering Longmeadow.

Proposed Changes

A. The Commission shall consist of not less than three, nor more than nine ten members: seven shall be Regular Members, and two three shall be Alternates.

E. Members shall be residents of Longmeadow and shall include where possible at least one member of the Longmeadow Historical Society, a member of the Longmeadow Historical Commission, a member of the American Institute of Architects covering Longmeadow, a member of the Board of Realtors, and a member of the Bar Association covering Longmeadow.
V. Changes Requiring Commission Approval

A. Architectural Alterations: All changes in the appearance of a building or a building site located within the Historic District and visible from a public way* shall require Commission approval. The following list of examples is provided only as a guide. It does not limit the scope of changes requiring approval.

Architectural Alterations: All changes in the appearance of a building or a building site located within the Historic District and visible from a public way* shall comply with Town zoning by-laws and will require Commission approval. The following list of examples is provided only as a guide. It does not limit the scope of changes requiring approval.
VII. Application for Approval

Current Language

F. The agenda for each meeting shall be posted on the bulletin board at the Town Hall 14 days prior to the meeting.

H. a. Plans, drawn to scale, showing any existing building, and proposed addition or new building dimensions, distance from the street and property lines

Proposed Changes

F. The agenda for each meeting shall be posted on the bulletin board at the Town’s designated posting place(s) Hall 14 days prior to the meeting.

H. a. Plans, drawn to scale, showing any existing building, and proposed addition or new structure or building dimensions, distance from the street and property lines
VIII. Commission's Regular Meetings

Current Language

A. The Commission shall hold regular, open Public Meetings starting at 7:30 p.m. on the first Tuesday of every month unless otherwise posted at the Town Hall.

B. Notice of the date, time and location of these Public Meetings shall be posted at the Town Hall 14 days in advance of said Meetings.

D. Every meeting shall start with the distribution of the agenda for the meeting.

Proposed Changes

A. The Commission shall hold regular, open Public Meetings starting at 7:30 7:00 p.m. on the first second Tuesday of every month unless otherwise posted at the Town’s designated posting place(s) Hall

B. Notice of the date, time and location of these Public Meetings shall be posted at the Town’s designated posting place(s) Hall 14 days in advance of said Meetings.

D. Strike section D and reletter all sections thereafter.
IX. Commission’s Special Hearing

Current Language

C. The time, place, and purpose of a Special Hearing shall be posted at the Town Hall at least fourteen (14) days before the Hearing.

Proposed Changes

C. The time, place, and purpose of a Special Hearing shall be posted at the Town Hall's designated posting place(s) Hall at least fourteen (14) days before the Hearing.
X. Ruling on an Application

Current Language

F. Only seven votes are counted: Alternate members shall vote only if the number of Regular members voting is less than seven. If both Alternates are present and only one Alternate vote is required, the Alternates shall vote alternately.

Proposed Changes

F. Only seven votes are counted: Alternate members shall vote only if the number of Regular members voting is less than seven. If both *all* Alternates are present and only one Alternate vote is required, the Alternates shall vote alternately.