Holyoke Historical Commission
Meeting Minutes
November 13, 2017

Attendance:
Richard Ahlstrom (Chairperson), Paola Ferrario (6:45pm), Olivia Mausel, Ali Puffer (6:33pm),
Frances Welson, Dan Fitzgerald, James Sheehan, Chris Gauthier
Absent: Jean Jonker, Joe Paul,

Municipal Staff: Debbie Oppermann (OPED), Barbara Bou (OPED)

1) Call to order: Richard Ahlstrom called the meeting to order at 6:30pm and stated that the
meeting is being recorded.

2) Review of 10-4-17 minutes: James Sheehan made a motion to approve the regular meeting
minutes of 10-4-17, Frances Welson seconded the motion and it was passed unanimously.

3) Demolition Application – 207 Elm Street: Richard Ahlstrom had the applicant of the demo
application introduce himself to the commission and to present his case. Mr. Marty Dunn who
is representing One Holyoke CDC explained that this property has been vacated and boarded
up for a long time. Before being vacated this space was used for offices. The property was
bought by River Valley Counseling, but they were unable to develop this property. One
Holyoke CDC bought this property back in 2015 for $24,000. Mr. Dunn stated that this is a
great location near the library and One Holyoke CDC saw an opportunity with this site. This
building would be costly to renovate, so Mr. Dunn explained that there plan is to knock down
the building and use the entire parcel to create affordable housing. The commissioners
decided to have a public hearing for this property on December 6, 2017 at 6:30pm to decide if
the demolition shall be deemed either detrimental or not detrimental.

4) 120 Walnut Street demolition alternatives/update: Debbie Opperman stated that there is
currently

5) Mater Dolorosa Update: Debbie Opperman updated the board on Mater Doloroso. Mrs.
Opperman stated that there is no update as of yet. The Mayor has been in discussions and
negotiations with Mater dolorosa. At this time there is no follow up on the church.

6) Nueva Esperanza letter/discussion: meeting with Latino Community to discuss - The
Historic Commission will send a letter to the Board of Directors at Nueva Esperanza
recognizing them for improvements on their building. The Commission will also be organizing
a meeting with residents of So. Holyoke, the Flats and Springdale, in order to solicit concerns
and suggestions for protecting historical resources in those neighborhoods. Paola Ferrario
drafted the letter that will be sent to Nueva Esperanza. The Historic commissioners reviewed
it, and approved it as amended.

7) Demolition hearing procedures discussion: Frances Welson stated that the commissioners
should start researching how other communities are dealing with demolition hearing procedures.
Richard Ahlstrom asked if the commissioners are interested in doing a subcommittee to discuss procedures. Commissioners are creating a subcommittee to discuss the procedures further, and will get back to the commissioners with their findings.

8) Old Business
   a. Community Preservation Committee Update: No Update
   b. Holyoke Historic Preservation Plan: Debbie Opperman stated that Historical Commission finished work on the plan in August. As of right now the Planning Department is reviewing the Plan. Marcos is still reviewing the plan as well. There will be an update at the next meeting.

9) New Business:
   a. 174 Lyman Street: Paul Galvin spoke regarding 174 Lyman Street. This is a property that was vacant when Mr. Galvin purchased it. Mr. Galvin stated that he has tried to clean up this property, but the building clean up has become overwhelming and Mr. Galvin stated that the building has become undoable. According to Mr. Galvin, he received a letter currently from the building department stating that this building was a blighted building and is currently being fined. Mr. Galvin is looking to speak to someone in the economic development office. Debbie Opperman stated that she will have John Dyjach, the assistant director of Economic Development contact Mr. Galvin.
   b. 37 Appleton: Debbie Opperman stated that 37 Appleton has been purchased in March 2017. There is no demolition application for this building, but she believes that we may be seeing a demo delay application for this property.
   c. ADHOC fact finding committee: Olivia Mausel updated the Commissioners regarding the fact finding for an archeological site here in Holyoke. Mrs. Mausel also shared some photos taken at the site. She is working with Radar Solutions who performed a Non penetrating radar to see underground. Mrs. Mausel stated that Radar Solutions will be returning to the site to do a seismic Reading in the near future. Mrs. Mausel will update Commissioners with Radar Solutions findings.
   d. Cemetery update: Mrs. Mausel stated that the committee has been very busy. The committee had a session in June and also in September 2017. They are currently on break and will resume workshops in the spring 2018. The workshops were regarding Cleaning and repairing Cemetery gravestones.
   e. Survey and Planning Grant Program: Debbie Opperman stated that she will be applying for the Massachusetts Historical commission Survey and Planning grant. This grant is a federally funded, reimbursable, 50/50 matching grant program to support Historic Preservation planning activities. The goal of the grant is to support efforts to identify and plan for the protection of significant historic buildings, structures, archaeological sites and landscapes of the Commonwealth. The due date for the Pre-application is November 20, 2017.

10) Next Meeting: December 11, 2017

11) Adjournment: With no other business in Regular Session, a motion was made to adjourn at 8:12 p.m.

12) Executive Meeting: In accordance with M.G.L. Chapter 30A, Section 21(a) of the open meeting law, the Holyoke Historical Commission will enter into Executive Session at this time (being that an open session would be detrimental to the negotiating position of the Board) in order to pursue the
purchase, exchange, lease or value of real property. The Board entered into Executive Session at
8:13 p.m.

Submitted by,

Barbara Bou