



## Town of Sherborn

SHERBORN, MASSACHUSETTS 01770

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November 18, 2020

To: Sherborn Zoning Board of Appeal

To: Sherborn Select Board

From: Sherborn Historical Commission

The Commission hereby notifies your boards that we believe the proposed development project at 41 N. Main Street, the Whitney Paul Tavern property, requires notification and review by the Massachusetts Historical Commission (MHC) as set forth in MA 950 CMR 71.00 Protection of Properties Included in the State Register of Historic Places. 41 North Main St. is such a property. All the buildings are on the State Register individually as well as collectively representing a rare survival- an 18th/19th rural tavern landscape.

Specifically, we believe that the state statute requires the developer of this proposal, which is otherwise known as The Pines Residences, to file a Project Notification Form which initiates MHC review of any state or private project that requires a state license or funding and in which the local Commission is a partner providing local input to MHC. You may remember that the 40B project at Whitney Farms several years ago required the full MHC process in which we consulted. We include the State Register form numbers below and refer you to our full comments on the project in a letter to the Select Board dated December 14, 2019 with further comments on February 5, 2020. Both letters are attached.

The Whitney-Paul House, a local landmark, was recommended for listing on the National Register of Historic Places with the 5+ acres of its farmstead, including barns and outbuildings. See Massachusetts Cultural Resource Information System (MACRIS) numbers SHR 94, 285, 286 and 287 online. Massachusetts state law charges local historical commissions with using this information and the local Assets Survey forms to assist and advise local boards such as the Select Board and the Planning Board.

We suggest and request the assistance of Town Counsel as needed to require the developer of The Pines Residences to initiate the MHC review process by filing the Project Notification Form.

Regards,

Susie Wheelwright, co-chair Sherborn Historical Commission

Peggy Novak, co-chair Sherborn Historical Commission

Gene Goldfield

Jim Guarino

Adam Redbord

Ron Steffek