

9/25/06-6

Maryjane Kenney

From: Anne Forbes
Sent: Friday, September 22, 2006 1:36 PM
To: Board of Selectmen
Cc: Garry Rhodes; Historic District Commission
Subject: HDC draft approval of 124 Main Street parking lot improvements

9/22/06

To the Selectmen:

As we discussed with Selectman Rosenzweig at the 9/18 HDC meeting, in preparation for the opening of your Site Plan Special Permit hearing on the parking lot development at 124 Main Street, I am attaching the HDC's *draft* decision on the owner's application for a Certificate of Appropriateness, which was reviewed at a Public Hearing held on September 5. Some aspects of the decision are explained in the cover letter to the applicant, which we expect will be revised as a result of the site plan approval process. As further background, the Secretary will be forwarding a copy of the draft minutes of the 9/5 HDC meeting and hearing, which should reflect something of the discussion that took place.

The HDC review of the plans, most sheets of which were dated 6/30/06, was limited to the above-ground alterations which fall under our jurisdiction. Some things were deemed not visible from Main Street, and others, such as any changes to the existing shed, were not presented to us for any alteration. We also found some of the small sheets submitted to us to be nearly illegible, but we felt that we could discern most of the information that was significant to the HDC review. The comments from staff were very helpful, although of course they, too, dealt with many items that were outside of our purview.

The commission members consider the preservation of the historic cucumber magnolia tree to be paramount in considering any changes to the parking lot, and we encourage the Selectmen to keep its importance in mind during the site plan review.

We plan to have at least two HDC members present at your 9/25 hearing, at which time we will be prepared to offer further comments and to address any questions you may have for our commission.

Anne Forbes, HDC

9/22/2006

**TOWN OF ACTON
HISTORIC DISTRICT COMMISSION**
472 Main Street, Acton, MA 01720

CERTIFICATE: DRAFT 9/21/06

Pursuant to Chapter 40C of the General Laws of Massachusetts and the Historic Districts Bylaw of the Town of Acton, the Acton Historic District Commission hereby issues a

CERTIFICATE OF APPROPRIATENESS

for the work described below.

Applicant (or owner) Frank Chen Telephone 978-287-4435
frank@goodschoolrealty.com

Address 124 Main St., Acton 01720

Location of Work 124 Main Street District: Center West
No. Street South X

Description of Proposed work:

Parking lot development.

Conditions, requirements, recommendations:

CONDITIONS: (1) Stone retaining wall: If an alternative material or design is desired, applicant must return with an amended design and (2) if any part of the wall is higher than 8 feet, applicant must return with an amended application. (3) Grade-level planting areas: If as part of the site plan approval process it is required that planting areas be raised more than one foot above the surface of the ground, applicant must return with an amended design. (4) Bench proposed will be substantially similar to the existing benches at the front of the building.

The work outlined above must conform in all particulars to the submittals and conditions approved on September 13, 2006. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Site Plan Special Permit, as well as a Building Permit or Sign License where required. This Certificate is valid for work commenced within one year of the date of issuance. An extension of the Certificate will be granted at the discretion of the Commission. If a property changes ownership during the time the Certificate is in force, a new owner who wishes to continue the authorized work must apply to have a new Certificate issued in his or her own name.

Application received 6/6/06; extension granted 8/----- Date of Public Hearing 8/21/06; 9/5/06

Certificate approved by _____ Date 9/--/06
for Historic District Commission

Copies to: Applicant, Building Commissioner, Town Clerk, Town Manager/BoS, HDC File

DRAFT

September --, 2006

Frank Chen
124 Main Street
Acton, MA 01720

Dear Frank:

Enclosed is a copy of Certificate of Appropriateness #0616 for the development of the parking lot at 124 Main Street. As you know, the application was unanimously approved with four specific conditions and was further conditioned on approval by all other concerned boards and departments. Our vote took place at a public hearing on September 5, 2006.

In its decision, the commission found that the proposal to us as shown in the application and additional submittals provided to us by that time will be compatible with the property and the surrounding South Acton Historic District. Other findings noted as part of the decision were: (1) as indicated on the plan, the highest part of the mortared stone retaining wall will be no higher than eight feet and (2) the pressure-treated guard rail is necessary for safety, is not historic in character, and as such is appropriately left unpainted.

The commission also noted that apart from Page SP (landscape plan), the plan reviewed has not been updated to show that the raised landscape planter in fact has been omitted from the design.

Good luck with the work. If anything in the plans should change during the course of the Site Plan Special Permit Review, please let us know. Such information relates to a condition of our approval.

Sincerely,

Anne Forbes
Cc: Garry Rhodes, Building Commissioner
Town Manager/BoS

BOS
Agenda

Maryjane Kenney

From: Lauren Rosenzweig
Sent: Tuesday, September 19, 2006 3:13 PM
To: Historic District Commission
Cc: Board of Selectmen; Garry Rhodes
Subject: 124 Main Street Site Plan

Hi Brian:

Just to summarize the discussion at your HDC meeting of 9/18/06:

- 1) Anne Forbes will forward the HDC's Draft decision to the Board of Selectmen (bos@acton-ma.gov) so it can go into our packet for Friday 9/22/06 (cc: to Garry Rhodes as well), so that we can review it prior to our meeting on 9/25/06. I understand it contains language that indicates that approval is contingent on site plan approval by the Board of Selectmen and has already been voted on by the HDC.
- 2) You will provide written comments on the updated site plan that you reviewed last night, and that Brian Bendig the chairperson will be at the Selectmen hearing on 9/25/06 to answer any questions we may have.
- 3) You will provide a copy of the meeting minutes for our information as well.

Thank you very much for all your efforts to help coordinate the efforts of the HDC and the Selectmen in reviewing this Site Plan for the South Acton Historic District/South Acton Village Zoning District.

Sincerely,

Lauren S. Rosenzweig

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