

Acton Historic District Commission
Meeting minutes, 2/04/08



Kathryn Acerbo-Bachman, Tom Peterman, Scott Kutil, Ellie Halsey, Aaron Moore, Anne Forbes, David Honn, Michaela Moran, Terra Friedrichs, and Brian Bendig (8:00) in attendance.

Minutes from 1/22/08 meeting were accepted as corrected.

Both Terra Friedrichs and David Honn were welcomed to the commission as alternate members, having been appointed by the Selectmen since the last meeting.

KA bought two copies of "Get Your House Right" for reference. Both copies will be at the library. One will circulate, the other will be for the reference section and will not circulate.

There were no appointments for this meeting.

BB reported a 40B project is planned for the SE corner of Arlington and Spruce, just outside the WAHD. Two older homes are slated for demolition to make way for the construction. The demolition delay bylaw should apply. The developer contacted Brian Bendig in error re the demolition delay process. Two other projects (related to each other) are in planning stages to be built on Central St. across from the wet lands. BB will notify Peter Grover of the HC as to the Arlington situation.

BB reported respecting 81 River St. Joe Levine told BB the tenant was to blame for the collapse of the cantilevered section of the mill. He claimed that the tenant had stored a lot of stuff in the section which had a compromised roof with much water penetration. Joe said the owner fully intends to repair to prevent the exposed structure from further damage. He reported a structural engineer and a member of the building department has inspected the building since the collapse and declared it sound. No report is yet available. JL also noted that Dan Barton of Mauge Arch. is working on the plans for the second phase which will involve full rehabilitation of the mill building. JL mentioned that an emergency order of some kind was issued by the conservation commission for the removal of debris from the brook, no mention of an order/permit issued by the building department. BB and DH are planning to meet JL at the site on Saturday to view the situation.

BB proposed the HDC enact a regulation to govern the way demolition by neglect or by Acts of God is treated by the HDC. BB will draft the initial version.

BB reported that the Route 27 traffic study which was to be presented was postponed because the presenter was in a car accident and not able to attend the BOS meeting on the appointed night. The plan/study is available on the town docushare.

AF reported that the CPC gave recommendations for going forward with the West Acton Citizens library and Theatre III projects. The Committee is moving slowly toward a way to allow CPC funds for some of the renovation/restoration of Exchange Hall.

BB said West Acton Citizens library will be making an appointment soon to present their plans.

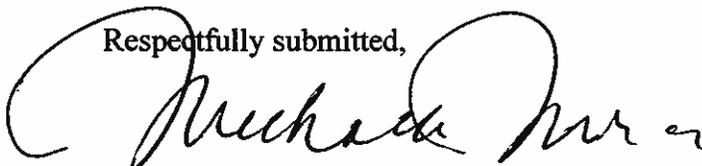
The HDC discussed a draft Article to amend the Zoning Bylaw to allow a municipal exemption to certain zoning requirements. There may be threats to the historic properties owned by the town in this proposed zoning bylaw amendment. DH noted that by expanding the special permit process/laws, the municipal exemption would not be necessary. TF reported from the BOS meeting that evening that the idea had been shelved.

Isaac Davis Trail and Main St. sidewalk project-It is thought that the project must go to town meeting for approval due to the easement changes necessary.

AF conveyed a request for a letter of support for the Towne (Old High School Commons) rehab. Project, and said that the Iron Work Farm will also be requesting a support letter for their Mass. Preservation Projects Fund grant application for the Faulkner House. MM will provide a sample letter for the MPPF application, TP will write a letter of support for the Towne building project.

Meeting adjourned at 9:30pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Michaela Moran". The signature is written in black ink and is positioned above the printed name.

Michaela Moran,
Secretary