

HISTORIC DISTRICT COMMISSION: MEETING MINUTES

June 2, 2008



Present: Kathryn Acerbo-Bachmann, Brian Bendig, Anne Forbes, Terra Friedrichs (8:15), David Honn, Scott Kutil, Aaron Moore. **Absent:** Ellie Halsey, Michaela Moran, Tom Peterman.

The meeting was called to order at 7:40 p.m. by Chairman Brian Bendig in Room 126, Town Hall.

No minutes were reviewed.

Certificates issued since the last meeting: #0803 – 43 Windsor Ave.; #0805 – 52 School Street.

Review of applications for certificate:

#0807: 34 School Street – re-roofing. Continuation of review: Applicant Karl Mecewitz presented additional information with his roofer, Mark Roberts, in attendance. Mr. Mecewitz had sent an email with the address of a property in Framingham where the shingles he would like to use have been installed. Several commission members did not receive the email, but a photo of the Framingham buildings was submitted to illustrate their appearance. A sample of the GAF/Elk Timberline Prestique shingle was also presented. Mr. Mecewitz said that he would now like to propose a “Smart Vent” rather than the drip-edge vent examined at the last meeting. He showed an example of the product and submitted a manufacturer’s information sheet on this vent system, which features a horizontal air-intake channel positioned underneath the shingles several inches above the drip edge. A conventional aluminum drip edge is now planned, finished in white to blend with the house trim. There will be no soffit vents.

After a brief discussion, BB moved (AF seconded) to approve the application, with the additional 6/2 submittals, for Timberline Prestique architectural 50-year shingles with the “Smart Vent” ventilation system, with one condition - that the valleys shall be cut rather than woven. The motion included the following findings: (1) The shingles will be Hunter Green; (2) Given the dark color of the roofing, the slope of the house roof, and the distance of the garage from the street making it not particularly visible, the roofing material is approvable in this particular situation; (3) On this house the “Smart Vent” system should be less obtrusive than either a drip-edge vent or conventional soffit vents; (4) The existing roof vents are to be removed; (5) The air intake vent proposed for the shingle course approximately 15” from the lower roof edge location will be minimally visible from the public way (due to the dark color of the shingles and the average thickness of their lower edges, the edge of the vent intake will blend in with the rest of the roof); (6) The ridge vent will be low in profile and extend all the way to the gable ends; (7) The drip edge will be white. The motion was approved 4-2 (TF did not vote).

#0812: 81 River Street was discussed briefly, in anticipation of the upcoming 6/16 public hearing on the rehab. of the Lothrop Factory. AF noted that *The Beacon* did not print the legal notice as requested, but instead agreed to publish it in the 6/2 *Metrowest Daily News*, which will meet the notice requirements. AF is scheduled to meet with architect Dan Barton on 6/4, and asked the board for any questions that should be raised. Members requested that the applicant provide street addresses where the proposed windows have been installed. Additional submittals that would be helpful include a ground plan showing adjoining neighborhood buildings, and at least a few sets of 11 x 17” plans and elevations.

Outstanding issues regarding the new houses at 83, 85, and 87 River Street were also discussed. It has been observed that the house now under construction, 83 River Street, is showing some differences in fenestration from what was approved in COA # 0720 including: front (east) door position altered; different and/or additional windows on west side; possibly other window changes. Although certificates for the window units and front door designs were approved at the last meeting, it was agreed that they will not be issued until after 6/16 when we can meet with the developers to discuss the discrepancies.

Announcements

BB announced that the 6/16 meeting will be video-taped for a teaching documentary being made by MHC.

HDC **oversight meeting** with the BoS is scheduled for Monday, 7/14. BB asked that members think of any issues that need to be raised.

The septic system at 77 Nagog Hill Rd. has been installed; the applicant will be reminded to contact the HDC to see if screening may be required.

The **Comprehensive Community Plan** team has scheduled three meetings with town boards, on 6/25, 6/26, and Sat. 6/28. It will be important to have the HDC represented, and the board attendee(s) should be prepared to give a 5-minute overview about the HDC's mission, duties, concerns, etc.

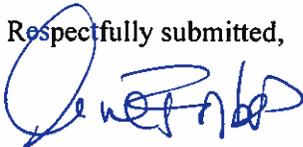
AF, TF and DH attended the second Visioning Session on the **Comprehensive Community Plan** on 5/31 and gave a brief report. Among the concerns raised by the attendees were traffic, safety, and convenience, but the retention of the town's character, including its rural aspects, was also a recurring theme that was raised in the break-out groups they attended. TF and K A-B, who are on the steering committee, pointed out the ongoing need to check any written reports for accuracy and for reliable interpretation of data. It will also be important to watch for any preliminary results that are presented as final.

AF has obtained some copies of the revised MHC **Guidebook for Historic District Commissions** for the recently appointed HDC members, and she agreed to get more for the members who don't have the updated 2006 version.

The proposed **Charlotte Sagoff Memorial Garden** is to be located at the main entrance on the rear of the library, so it appears that it will not be seen from Main Street and thus will not be within the HDC's jurisdiction.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,



Anne Forbes,
Acting Secretary