

Acton Historic District Commission
Meeting Minutes 7/7/08



Aaron Moore, Anne Forbes, Terra Freidrichs, David Honn, Kathy Acerbo-Bachmann, Ellie Halsey, and Michaela Moran were in attendance. Tom Peterman and Scott Kutil were not in attendance. The meeting called to order by Vice-Chair AF at 7:40pm. Brian Bendig joined the meeting at 7:43 pm.

Minutes of the 6/16/08 and (special) 7/1/08 meetings were approved as corrected.

8:00pm Lou Levine, Bud Flannery, Ed Flannery, and Dan Barton appeared for continuation of the public hearing on application. # **0812, for rehabilitation, restoration and reuse of the old mill building at 81 River St.(the Lothrop Factory)**. DB presented the project for the developers. The intent is to remove the one story portion of the mill building to the west. The west side of the building has had changes since the last informal presentation: a bump out has been added to simulate the building which was removed. Some changes were made to stairways which will not be seen from the public way. All windows rendered in grey on the main plans are existing openings. On the east elevation 83, 85, 87 the door will be replaced, the grey windows are original in origin. Continues the roofline to include new staircase at the rear. Added design layout for parking structure. North elevation of that building is designed to have a door way with Victorian hood. Doors-exterior doors have been changed over time, with the exception of one or two. The front of the building on River St. are some older doors. A Simpson door which approximates the style of the older doors has been proposed. Proposing the use a trim-line replacement system which uses a jamb liner installed from inside out. Exterior casing will remain as possible. The parting bead and inside of the jamb will be visible from the outside. Wood Jeld wen window sash was chosen with permanently attached muntins both inside and out, a one inch reduction over all, with a ½ inch reduction in glass. The window sash is placed in the same location as the original sashes. Trim-line is the company, ultrafit is the unit name of the window. wood interior and exterior muntin with 5/8th inch profile. Screen to be determined later. Last sheet of the set of plans has a mock-up of the trim profiles and wall details. Roof for garage is to be membrane or rolled roofing due to the pitch of the roof. AF asked to confirm that the mill building is on its own separate parcel. The parcel of the mill building was confirmed by Dan Barton to be on its separate parcel that is 29,231 sf plus or minus. Wetlands questions wetlands behind 65 River St. will remain but are relevant only to later, separate construction of westerly single-family houses to be built on their own parcels. When the time comes, trees along that 65 River St. parcel 65' from the western border toward the east, should remain. BB moved to approve the application as amended by the material and submissions provided tonight, including the confirmation that the mill building and parking structure sit on a parcel of less than 30K square feet, but by request of the applicant the application excepts and excludes the windows and masonry chimney. The following items shall be conditions on the approval: that the BoS approve the site plan, the number of bays in parking structure be reduced to eight, and any change to the fenestration rhythm shall be submitted. The siding and trim to be existing or replaced in kind. AF seconded and

motion carried unanimously. The applicants shall return respecting the windows and masonry chimney.

9:15pm. Presentation of revised conceptual plan for **Massachusetts Ave.** parcels from former St. Elizabeth's church (now the office of Michael Rosenfeld) to the Bowdoin house (blue, mansard roof house, the last house in the W. Acton village). Michael and Matthias Rosenfeld presenting. The plan for the village includes a theater, 66 space parking lot, moving of several buildings along Mass. Ave, and construction of courtyards and connections between the historic buildings. KA-B that the design could emphasize the historic nature more. DH thought that the theater should have a public 'face' which is not evident on the elevation, and that the project could offer a greater presence to the street and the village. TF recommended to the Rosenfelds to include more residents in the design process earlier rather than later. Site visit suggested for the West Acton village for this weekend either Saturday, July 12, at 1pm. on Mass. Ave., at Gardner Field.

460 Main St. barn. BB reported that localized structural repairs are needed-- the building is not nearly falling down. BB met with the owners, saw the conditions and recommended some barn specialists for them to contact re: repairs.

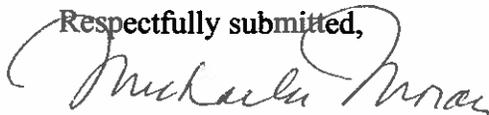
Membership: Tom Peterman has resigned and Anne Forbes' last meeting is tonight. There is no immediate quorum problem, but we obviously need to replace these members. Our bylaw states the Commission is to include one of two nominees from the AIA, and one of two nominees from the Acton Historical Society. If the respective boards do not respond within 30 days, then the BoS is free to appoint whom they deem fit to serve. Terra Friedrichs intends to continue on the commission as an alternate member. BB is concerned about sunseting of commission members. BB's term is up in 2009, MM's term is through 2010. AF, who has been shouldering much of the Commission's production burden, will inform the commission on all of the forms, certificates, and other pending work of the HDC.

Vacations: EH will be away 8/18 and possibly 8/4, MM will be away 8/18, SK is away until 9/08.

BB moved to deny the Getsick application due to inactivity. EH seconded and motion carried unanimously. BB will notify them.

Meeting adjourned at 11:10pm.

Respectfully submitted,



Michaela Moran, Secretary