

Acton Historic District Commission
Meeting Minutes, July 21, 2008



BB called the meeting to order at 7:45 pm.

Brian Bendig, Ellie Halsey, David Honn, Kathy Acerbo-Bachmann, Michaela Moran, and Terra Friedrichs in attendance. Scott Kutil and Aaron Moore absent.

BB reported on the 7/14/08 BoS oversight meeting.

BB drafted a letter to the Getsicks to close the application which has been open for 14 months.

8 p.m. appointment: Burke and Linda Lazaro with Tom Peterman for 53 River St. to present a conceptual plan for development with a FAR of .33 for the site. On the 6 acre parcel, there are 24 projected condominiums in a basic Queen Anne style, 10' min and 20' max set backs; 2 curb cuts, with garages hidden for the most part. The project would utilize an existing foundation, existing bridges, and attempt to preserve greenspace. The intent is to dress up the streetscape, and install a sidewalk along River Street. Possible green space walk way on the south side of Fort Pond Brook. The plan is to attempt to reduce the amount of paving on the street while trying to hide the bulk of the buildings from the street. Conceptual elevations show two to two and a half stories, one common style and details, although a structure along the brook might take on a mill building style and possibly would be of masonry. Details of a typical unit include wood trim, wood doors, and wood painted windows. Outdoor spaces would be at grade, a terrace area rather than deck. A representative perspective elevation of the street was shown. Stone piers at driveway entrances, wood fencing possible, arbors. BB noted the vast improvement over the previous iterations. KA-B noted that the units at either end of the site at their current proposed height would dwarf some of the 1.5 story homes along River St. and suggested that the units on the edges of the site could be reduced in height to soften the transition. BB suggested using the proposed nw corner units configuration for the proposed ne corner units configuration, to help with the transition. BB noted the likelihood of the need for recusal of certain members as abutters as the matter proceeds to the formal stage later.

8:45 appointment: 83-87 River St, App. 0810-A, Eddie Flannery and Joe Levine with two options for garage door designs. Wayne-Dalton Model 6100, 'Springfield' and/or other repeated raised panel design. KA-B stated that she would like to see a photo of the doors in situ or an address to drive by so that the door could be seen in context. EH noted that she feels that garage doors should be as unobtrusive as possible so that ornamentation should be minimized and thus deemphasized. BB noted that there are two regular members missing tonight and two Alternates who will be voting on the motion. BB moved to approve app 0810-A, the wayne-Dalton 6100 'Ashburn' for the garage doors 83, 85 and 87 River St. finding: 1. the application is for 3 garages, two of which will be substantially hidden or distant from River St, 2. this is new construction for each of the buildings, and 3. Applicant has brought finished specimen of a dark treatment.

Conditions: 1. No hardware showing, 2. matte dark paint which obscures the steel surface, 3. mock -up of finish be viewed and approved by BB prior to finish. BB and EH in favor, DH, MM, TF and KA opposed. Joe Levine expressed his frustration with the decision. Dan Barton will contact DH to try to narrow down which doors will be in their price point which could be favorably received.

9:30 appointment: Appl. 0804, Irene Elsinovsky, 71 River St. porch enclosure. Vintage doors G120, painted wood windows from Anderson 200 series P3555 and p4055. BB moved to approve appl. 0804 with supplemental information of the doors and windows. Door solid wood G120 by Vintage doors, 'gardenia model' screen door in front of the wood door. Anderson 200 windows model p3555-all wood single hung will be used for the front two windows and p4055 will be used for the side windows. Clapboards will be painted wood to match existing design to match existing porch on west side of building as indicated on the application, KA-B seconded. Finding: standard clear glass to be used for the doors and windows. Motion passed unanimously.

Wright-Holden Farmhouse brainstorming session is Wednesday night, 7/23, rm 204. at the ATH.

South Acton parking garage-. 8/11/08 meeting of the BoS. MBTA has funds from the big Dig to use for transportation area needs and wishes to gauge the town's reception to the idea of a parking garage.

BB will issue the COA for 71 School St. BB is working with 70 School St. owners for repair and replacement in kind damage to a roof and soffits and Abby Litman, 524 Mass Ave. rotted rails and balisters, for replacement-in-kind.

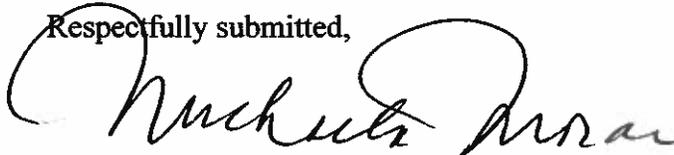
Written statement of two denials to Flannery for the garage doors to be issued.

BB stated letter to building department re the FAR was sent out last week. No response has been received.

BB noted that Rose Hickey has sent a letter re the possibility of expansion of her house. BB will guide her to speak with the zoning office.

Meeting adjourned at 11:00 pm.

Respectfully submitted,



Michaela Moran,
Secretary