

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

RECEIVED & FILED
DATE May 16, 1995
Edward J. Kelly
TOWN CLERK, ACTON

CERTIFICATE

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 in the accompanying Application and listed exhibits.

Applicant (or owner) Carol and David Emerson Telephone _____

Address HC 32, Box 464, Sebasco Estates, ME 04565-9515

Location of Work 14 Newtown Road District: Center X West _____
No. Street South _____

Description of Proposed work:

Replacement of septic system; with new septic vent.

Condition:

The vent pipe, if visible from the street, shall be as low in height as possible, and screened with appropriate landscaping.

When completed, the work outlined above must conform in all particulars to the Application approved on May 6, 1995. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Building Permit or Sign License where required. This Certificate is valid for work commenced within one year of the date of issuance. 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 April 2, 1995 Date of Public Hearing N/A

Certificate approved by [Signature] Date 5/16/95
for Historic District Commission

Copies to: Applicant
Town Clerk

Building Commissioner
HDC File



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

May 16, 1996

Carol and David Emerson
HC 32, Box 464
Sebasco Estates, ME 04565-9515

Dear Carol and David:

Thank you for sending along the application fee for your Certificate of Appropriateness from the Historic District Commission. As we expected, the ten-day waiting period for abutters to call for a public hearing on the application ran out with no responses. I have enclosed a copy of the certificate, and have given one to both the Building Commissioner and Health Director.

We wish you all the best as you start life in Maine, and good luck with the sale of your Acton house. We also thank you again for all your cooperation with our procedures, and for sharing what you learned in the course of installing the new septic system. It is certainly information that we can use to help other applicants in the future.

Sincerely,

Anne Forbes, Chair

RECEIVED & FILED

DATE April 2 1996

Barbara Brown
TOWN CLERK, ACTON

TOWN HISTORIC DISTRICT COMMISSION
2 Main Street, Acton, MA 01720

APPLICATION FOR CERTIFICATE

Applicant (owner) BILL & CAROL EMERSON Telephone 263-5610

Address 14 NEWTOWN RD, ACTON, MA 01720

Location of work 14 NEWTOWN RD District: Center West
No. Street South

Pursuant to Chapter 40C of the General Laws of Massachusetts, application is hereby made for issuance of a Certificate for work within a Local Historic District. The certificate is requested for:

- new construction alteration demolition removal
- addition/expansion re-siding re-roofing landscaping
- repair/replacement porch/deck sign(s) other (specify) Septic

Description of work proposed:
(see instructions for additional information required) See plans

The undersigned hereby certifies that the information on this application and that any plans submitted herewith are correct, and constitute a complete description of the work proposed.

Signature of Property Owner Carol Emerson Date 3/2/96

Do not write below this line

Application received by [Signature] Date 4/2/96

Certificate approved by [Signature] Date 5/16/96
Historic District Commission

Certificate of Appropriateness not required (Certificate of Non-Applicability issued) _____

Application # 9606 Historic District Commission

TBM HYD
TOP SPINDLE
ELEV. = 242.83

.27'

5' OVEREXCAVATION
SEE NOTE 5

100' BUFFER ZONE

75' BUFFER ZONE

NEWTOWN

100' (75' MIN.)

98' (75' MIN.)

ROAD

VENT

6 OUTLET
D. BOX

2" SDR21
L=8

1,500 GALLON
PUMP CHAMBER

GRADE AROUND
12" PINE

EXISTING
5 BEDROOM
HOUSE

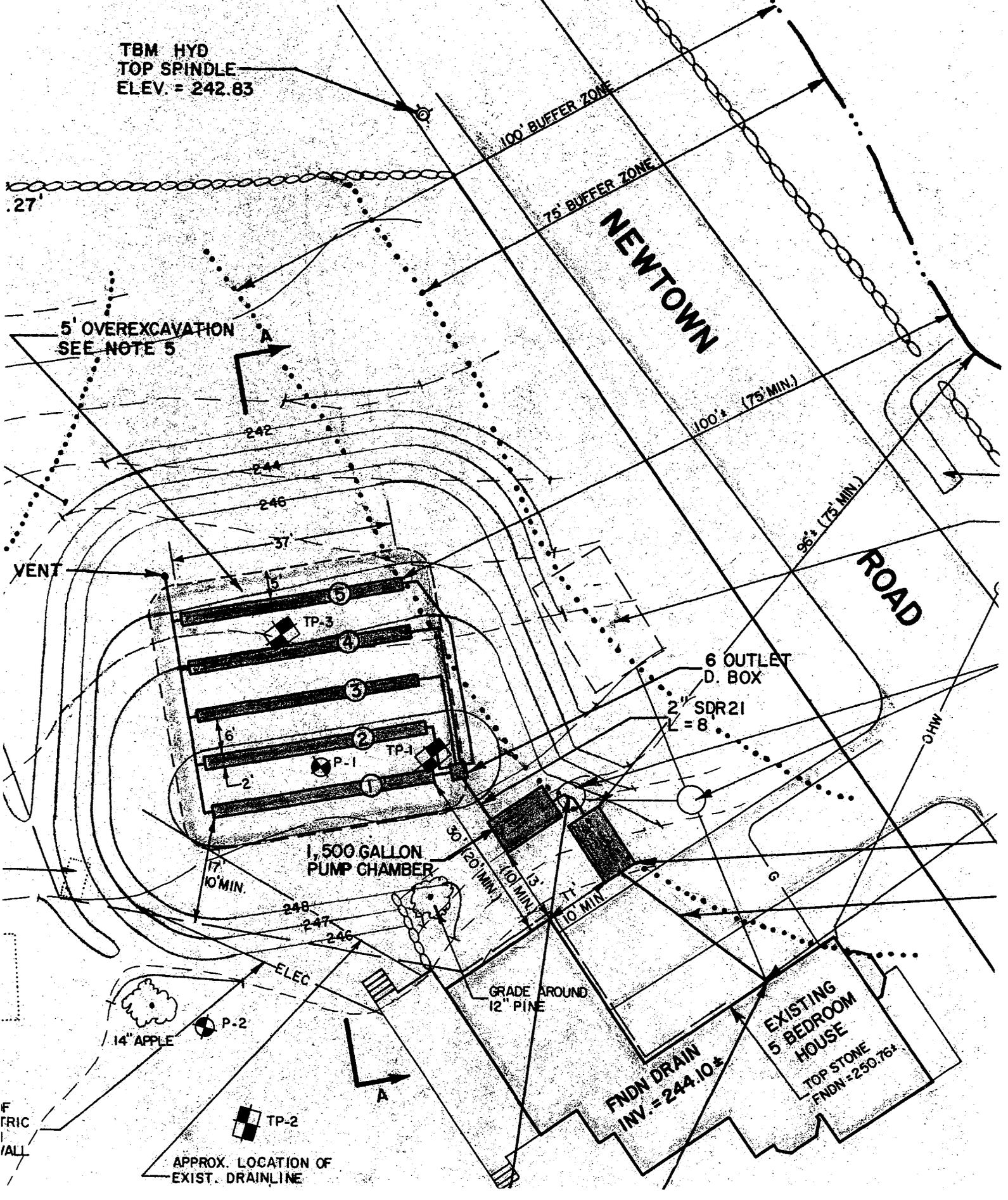
TOP STONE = 250.76±

FNDN DRAIN
INV. = 244.10±

14" APPLE

F
FRIC
/ALL

APPROX. LOCATION OF
EXIST. DRAINLINE





INTERDEPARTMENTAL COMMUNICATION

Acton Board of Health - Telephone 508-264-9634 - 508-264-9630

April 17, 1996

TO: Historic District Comm
FROM: Doug Halley, Health
SUBJECT: 12 Newtown Road

In accordance with Chapter
approved a Disposal Works Install
granted due unhealthfull condition

Health Department has
read. The permit was

*Ann,
Carol Emerson brought
this in. Feel that someone
should alert ~~the~~ Stanski +
McNary to notify their clients
about this procedure.*

Barb B

April 26, 1996

Carol and Bill Emerson
14 Newtown Road
Acton, MA 01720



Dear Carol and Bill:

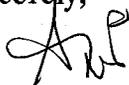
The Historic District Commission discussed your application #9606 for 14 Newtown Road at its meeting last night. I told them that you and I had talked about a postponement of the HDC's jurisdiction decision until after the septic system is built, since because of the mound configuration it is difficult to predict whether or not the septic vent will be visible from the road. In order to speed up the approval process for you, however, the Commission voted to issue a Certificate of Appropriateness anyway. The wording we can use to do this includes the phrase "the vent pipe, *if* visible from the street, shall be as low in height as possible, and is to be screened with appropriate landscaping."

This way, our vote, and hopefully the issuing of the Certificate, does not have to wait until the system is completed. We do, however, need to notify your abutters that we would like to make this determination without a public hearing, and give them ten days to call for one, if they so choose. The notifications will be sent out within the next few days, and you should get one in the mail, as well. At the end of the ten-day waiting period I will send you the certificate.

In the meantime, I'd appreciate it if you could send in the \$10.00 fee that is required for this type of Certificate of Appropriateness. It can be sent either to the Historic District Commission, c/o Town Hall, or to the Town Clerk's office. The check should be made out to the Town of Acton.

Please give me a call at 263-2227 if you have any questions, or if for some reason you might prefer to extend our review until our next meeting on May 6. I have spoken to Doug Halley about the April 22 Board of Health hearing, and we are all hopeful that you get the engineer's agreement that you need to lower your system.

Sincerely,



Anne Forbes, Chair

INTERDEPARTMENTAL COMMUNICATION

TO: Board of Health

FROM: Anne Forbes, Historic District Commission 

DATE: April 14, 1996

SUBJECT: Application for variance for septic system at 14 Newtown Road

The new septic system at 12 (14) Newtown Road has recently come before the Historic District Commission for a Certificate of Appropriateness. Under our bylaw, which gives the HDC some review powers over the above-ground features of a septic system, we frequently call for some aesthetic changes that would make a system more aesthetically compatible with the surrounding historic district.

In this case, the Health Department issued the septic construction permit before a certificate had been granted by the HDC, an error that apparently took place without the owners' knowledge. Since the leach field had already been dug up by the time we learned of the project, the Health Director issued a safety order to continue the work even while our review was in progress.

Originally it appeared that the only above-ground feature of any note was to be one septic vent fairly far back on the property. Upon inspecting the plans, we now find that the system is planned as a very high mounded system, and that the owners, quite understandably, have come to you for help in lowering the height of what is bound to be a pretty hideous-looking "earthwork" right in the midst of the Historic District.

From our point of view, we feel there are some special considerations in this case. First, the Historic District Commission, which usually tries to consult with applicants on aesthetic issues from the very earliest stages of construction planning, did not get to see this plan until after the construction work had begun. We have thus lost much of the opportunity we would normally have to help the owners and their engineer explore possible alternatives and come up with the most aesthetically-acceptable design that still meets Title V and other health and safety regulations. Second, this situation came about largely through an error on the part of the town, i.e. the issuing of a permit for work within a historic district without the knowledge or approval of the Historic District Commission.

We feel that both these factors have placed a hardship on the owners, who are obviously attempting to benefit us all--neighbors, town, and passers-by--by seeking a septic design that will be less offensive to the eye than the one shown in the plan.

We believe that is a commendable goal, that the town has erred in this situation, and we would thus support your granting any variance that will result in an improvement in the appearance of this system.

