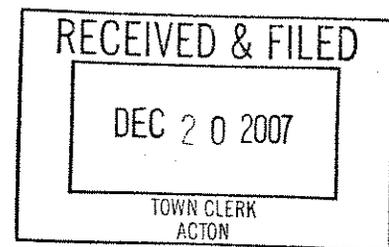


Acton Historic District Commission
Meeting Minutes, Nov. 5, 2007



Tom Peterman, Katherine Acerbo-Bachman, Anne Forbes Aaron Moore, Scott Kutil, Michaela Moran, Ellie Halsey present. Minutes from 9/4/07, 10/01/07 and 10/15/07 were approved as corrected.

8:00PM Yuan Yao, Acton Family Dental, 273-75 Central -- App. 0739 Application for sign to hang above the projecting sign for Acton music school. Bottom of Dental sign to hang about 6" above the Music school sign. AF asked if they would like to have an additional directional sign on the door. Material is wood, rectangle of 4' by 3'. Lettering proposed is quite modern, BB copied some of the local signs for examples of fonts. It was suggested to the applicant that the Doctor's name be removed, and the sign simplified. Applicant will email a redesign to the commission. A butter notification ready to be sent. Proposed vents are to be placed in the exterior wall. 42" wide and 14" tall, manufactured to match the building's color. The existing vents would be removed and the clapboards repaired. TP suggested a ductless heating system. The applicant felt they explored this possibility with their contractor who has discouraged them on this topic. SK asked for a scaled drawing of the exterior vents which would replace the current projecting vents. Replacement windows proposed -SDL Harvey industries, Shoemaker (installer) indicated to the applicant that they are wood windows, however the company website seems to indicate the windows are aluminum clad. Some alternate manufacturers were suggested to the applicant. BB has requested that the applicant provide the HDC which window is intended. Lift: exterior lift has been withdrawn from the application because the site visit made it clear that such a lift in the proposed location would be incompatible with the district. The dental practice has determined that the state does not require handicapped access, but the town of Acton would like it to be available. Garry Rhodes of the building department, indicated that if the HDC provided a letter indicating a lift would be inappropriate for the district, the alternative interior 'chair lift' would be acceptable. Applicant to return 8:45 pm 11/19/07.

53 River St.- George D. asked for architects whom have worked successfully with the commission.

81 River St. BB and KA met with the Levines, Dan Barton, and XX? at Davis Place. They specified each of the details required by the HDC for the construction of the single family homes. Dan Barton will issue the design details for the construction drawings. Some talk of using azek lattice. Team will be in 8pm 11/19/07 with materials, drawing, and proposals for garage doors, and windows. A point was made to ask that the windows 'float' rather than touch the frieze board.

102 Main St. Applicant has extended through February because the applicant is not ready to finalize details.

Exchange Hall - Staff person of Glenn Berger called to ask for an extension on the COA issued 11/06. AF will reissue.

Route 27 corridor study meeting scheduled for next week at BoS meeting. Acton center traffic patterns are under consideration.

Tara Friedrichs has a VCC appointment at the end of November.

BB brought up the idea of reapportioning the work load.

487 Main St. -Nina Overall is considering a repair to the barn façade with changes to the design details. Details were submitted via email (photos of the barn façade). BB moved to approve app. 0738 for the addition of details to the barn, SK seconded, motion carried with one opposed.

John Murray wants to submit an application to install bollard lights at the crosswalk. A design was sent via email. The purpose of the new lighting is unexplained. TP provided

the name of Sterner as a possible source for bollards, as the proposed bollard design is somewhat inappropriate.

CPA applications for 17 Woodbury Lane and 21 Windsor, Citizens Library as 'place holders' were submitted.

BoS are dealing with 4 High St. tonight.

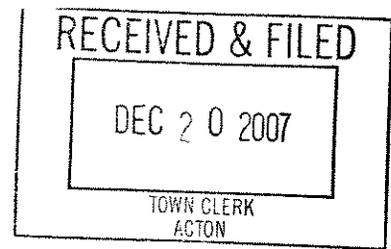
BB wrote letters to all Tourism committee members re the Ch. 40C exemption for Ch. 40B. Senate 2014, barn bill was mentioned as in its 'infancy' at a meeting on Cape Cod this weekend.

EH gave BB some paperwork on 504 Main St., Acton Womans Club. To be dealt with next meeting.

Meeting adjourned at 10:30PM.

Respectfully submitted,


Michaela Moran,
Secretary



Acton Historic District Commission Meeting Minutes
October 1, 2007

Aaron Moore, Tom Peterman, Scott Kutil, Michaela Moran, Anne Forbes, and Brian Bendig present. Ellie Halsey absent.

Certificates issued: #0734: 17 Woodbury Lane – roof repair (CNA); Amendment to #0728, 437-439 Main St.

Appointments:

#0736-Kate Russell, 502 Main St.—fence and gate application (after installation without application or certificate). White painted gate (Sudbury Cedar, copy of Walpole's 'Chestnut Hill', 5 feet high) design differs from photo in application as the installed gate has a straight rather than scalloped top. Short section of wire fence (5-6 feet) that connects to gate is a replacement in kind. Applicant states screening is planned for the wire section. TP moved to approve replacement wood gate and wire fence. Findings: wire fence is a replacement of similar, and will be further screened by additional plantings, pending abutter notification, BB seconded, motion carried unanimously. \$10 fee is due.

0732--Ray and Janice Beaudoin, 550 Mass. Ave.- SPDH series Jeld Wen Window site line premium double hung are proposed for the house. All windows will be replaced to the original sized. Casings and sills to match original windows. House to be resided in cedar; all vinyl siding to be removed. BB moves to approve as submitted with supplemental information. Replacement windows and cedar siding where vinyl in place currently. F: painted wood window 2 over 2, SDL with wood exterior grille. Clapboard to be applied with an exposure similar to that on the barn. Window size to match original size with exception of a few windows on the ell, historic sill size, all other existing trim will remain. Pending abutter notification. , TP seconded, motion carried unanimously.

0731 -Caitlin Adler, et. al. 5A Spruce St. signage for Sweet Bites Bakery.- Garry Rhodes communication states that we can approve the proposed signs under our special permitting capacity; PVC is prohibited by zoning unless approved by the HDC. Three PVC signs are proposed for the building in the locations of the current signs. Checking the files on several of the recent signs approved for the West Acton District shows that all approved signs have been wood. BB moves to approve the application with the substitution of wood for PVC, and a recommendation of the reduction of the number of signs from 3 to 2. Per the advice of the 7.13.5 of the Zoning Bylaw the HDC finds that it should issue a special permit for the signs, which in wood meet the requirements of 7.13.1. and 7.13.2 , and pending abutter notification. Condition: signs shall all be of wood, no part of the sign shall be closer than 6 inches from any architectural feature. AM seconded., motion carried unanimously.

81 River St. – Bud Flannery and Lou Levine. General discussion of process. Architect Dan Barton suggested that the commission meet with him at Davis Place, Prospect St. to

determine the specific details needed for the final drawings. LL asked what other information is needed about the details in the doors, garage doors, windows. AF advised that if the applicant comes with possible alternatives for details, the time line for approvals could be shortened, and that having the architect in attendance to speak directly with the commission always helps to expedite an approval. BB will coordinate a meeting with DB and members of the commission.

4 High St. Design development per BoS request. George Dimakarakos and Manny Rempelakis, Approval of the project by the BoS is conditional on approval of the design from the HDC. Design has improved overall. Massing and scale have been varied. AF requested clarification concerning the level of review requested by the selectmen. BB will clarify with them. GD and MR agreed to work on some elevations that in the commission's view appear to be too tall.

Other Business:

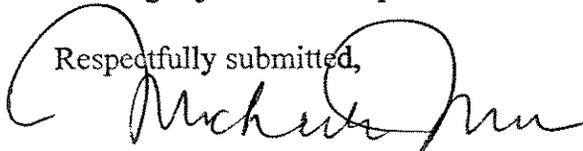
Glenn Berger of Exchange Hall, 2 School St. and 121-127 Main St., told BB that he is now reviewing the lease for the parking lot at 13 School St. He feels it needs major revision. He indicated that he will be seeking CPA funds and will attend the Q&A session of 10/11/07.

AF, TP, MM and BB attended BoS meeting on 9/24 re 17 Woodbury Lane. It was clear from comments of the Selectmen present that there was a good deal of support (3 out of 4) for renovating the building in situ. Peter Berry mentioned "off-cycle" requests for funds from CPC as a good portion of the historic preservations funds had not been depleted in past years. AF noted that the BoS appeared to think that the HDC would be bringing the application to CPC. Outside the meeting, Dean Charter offered some additional architectural specs for the renovation produced some time ago but never used. In a subsequent conversation with BB, DC expressed interest in bringing the CPA fund application to the CPC for 17 Woodbury.

Katherine Acerbo-Bachman has been interviewed by the VCC and is on the BoS schedule for the Saturday am meeting. BB will speak with Peter Berry about the shortened appointment process, and to members of the BoS re Woodbury Lane.

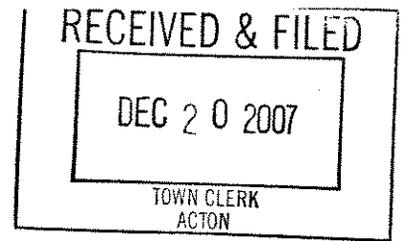
Meeting adjourned at 11 p.m.

Respectfully submitted,



Michaela Moran,
Secretary

Acton Historic District Commission
July 16, 2007



Anne Forbes, Brian Bendig, Tom Peterman, Aaron Moore, and Michaela Moran in attendance; meeting called to order at 7:50pm. Ellie Halsey and Scott Kutil absent.

Minutes for July 2, 2007 accepted as corrected.

Appointments:

8:00pm Roland Bartl, Town Planner, and Jeff Fasser of BCS Terrasphere, attended the meeting to discuss design concepts for the bridge over the MBTA line for the Assabet River Rail Trail, adjacent to and part of the South Acton Historic District. The overpass must coordinate with Mass Highway in design. A freestanding bridge parallel to Main St. bridge is proposed. The precast bridge would be placed on the extensions of the current bridge structure. Public input from the first meeting was to put a bridge in with similar appearance to the current bridge. BB indicated it would be preferable to have the new bridge seek to reference the design of the former road bridge removed in the 1990s (i.e., have an open trestle structure). We were presented with three ramp options for the station-side of the bridge. The Commission expressed disapproval of the long sloping ramp and extended elevated ramp designs, and indicated the switchback design built into or adjacent to the slope of the hill on the north side of the road bridge was preferable, but with fewer switchbacks if possible. AF pointed out that the area on the station side of the bridge (on the west side of Main St.) is in the South Acton Historic District and the HDC would need to review of the final proposed design.

511 Main St. #0719.garage Doors. Thomas. Pell reported that they intend to paint the house and garage yellow with green shutters and ideally, keep the garage door white, as manufactured. BB reported visiting the garage doors on-site in other towns. BB noted that the steel garage door should be painted in order to help mask the factory finish which was prominent on some of those he visited, but masked on the one in Wellesley which had been painted. TP commented that, in contrast to the Lucern model shown in the application, the Lowry, Williams or Davidson models have an arched top window which is not set into a rectangular panel. To his eye that would seem more authentic in design/construction, and would eliminate the awkward appearance of a rectangular top panel in an arched opening. BB suggested that Mr. Pell consider a different design and return on 8/6/07.

Other business:

#0724- 95 Main St. solar panels proposed for carriage house, New England breeze is the company involved. BB will review the application for next meeting. Section 8.3 may be applicable. One question raised was whether the solar panels will have a different pitch than the roof.

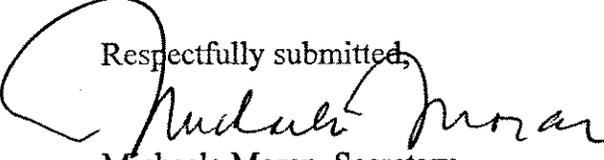
#0723- 468 Main St. application for garage door replacement. BB will email Dean Charter for more information. There were no submittals. July 13, '07 stamp from the clerk.

BB noted that he will be away for the 8/6 meeting. MM would like to be away then as well. BB proposed to move the business from that meeting to the meeting on the 20th. Since there may be quorum issues for the 6th without Ellie Halsey. MM will check EH's availability. BB may cancel the 8/6 meeting.

Regans at 491 Main St. have been contacted re the re-racking of the fence.

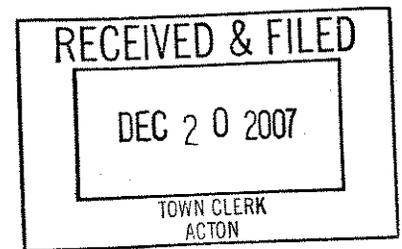
Meeting adjourned at 10:00pm.

Respectfully submitted,



Michaela Moran, Secretary

Acton Historic District Commission
Meeting Minutes
July 2, 2007



Ann Forbes, Michaela Moran, Aaron Moore in attendance, Tom Peterman absent.
Meeting called to order at 8:00pm.

8:00 pm Bill Hall of Minuteman Roofing -267 Central St. Church of Christ Scientist. Re-roofing building with certainteed shingle, a change from the current shingle. Ridge vent shall be low in profile and carried to the gable end, flashing shall be mill finish. AF moved to approve pending abutter notification on the condition that the ridge vent be shingled to the gable end and that the mill flashing shall be finished to match the trim. Motion was seconded by BB, and the motion carried unanimously.

8:10pm Jonathan MacPhee, 49-51 River continued public hearing on App. 0716. JM brought a model of the redesigned porch, elevations of the same and photos of another property with a similar porch. #7506 -Simpson, casings to be side jambs of 1X5 to match the house. Panels under the windows are to be recessed panels. Applicant represented that a molding detail at the gable end above the frieze will be present to ease the change in trim. JM also provided a mock up of the hardiplank in a wall model. AF noted that the hardiplank seemed to be indistinguishable when painted from cedar clapboard at the application on the Boxborough library. BB moves to approve 0716 as amended and supplemented with material provided tonight . With respect to the porch : Condition: trim and casing to match existing , street side wall and entry way to be as depicted in drawing, doors and side lights as submitted, windows and trim to match River Street Concord home as shown in photo. All materials to be painted wood. As to the main house: replacement of trim to match existing, to be painted wood. Clapboard siding to be replaced with hardiplank (smooth finish) to be painted using a non-matt exterior paint. Finding that section 9.1.10 of the HDC by law is properly invoked in that the non traditional material covered with the paint specified will not be discernable as a non-traditional material from the public way. F: exclusion proper because the amount of siding visible from the public way is not so significant that the HDC has a concern about the weathering or movement on this house which might differ from new wood clapboard. F: no single expanse of siding area visible from the public way that is broad or wide enough so that the weathering of the plank will be different from new clapboard siding. Applicant has demonstrated that the existing clapboard is deteriorated and must be replaced. With regard to windows: replacement on the main house as set forth in the application- (manufacturer specifications attached) JB sash TDL B305, size and appearance to match existing windows. AF seconded.

9:00 pm Vera Godley, 10 Wood Lane, request for input from the HDC on fencing along the lot line with 23 Concord Rd.. Fence proposed is cedar board with cap and fascia.

9:15 pm Dean Charter 468 Main St. -#0718 rear deck, DC brought photos to reproduce the style of railing with a top and bottom rail and square 2X2 baulisters, corner post 6X6 bevel and round off edges. Steps and railing, 6X6 support post under the deck. Skirt board below decking to cover 8" joist shall be painted. AF moves to approve 0718 subject to ending of abutter notice period, as submitted with F: deck will have a ballustrade to match existing on front porch with molded hand rail and foot rail, painted. 6x6 corner post with beveled cap, painted skirt board just below deck boards, BB seconded and motion carried unanimously.

9:30 pm Leigh Pell, 511 Main St. #0719-garage door replacement. Current doors are masonite and delaminating. Locations of examples of the proposed replacement doors were sent in an email, none are particularly nearby. BB will view the examples. Abutter notices have been sent. Application to be taken up again at 8/4 meeting at the applicant's convenience.

487 Main AF reported a communication from the homeowner regarding a change

81 River St. meeting of Cons com developers submitted application for building the 3 houses on the site on which we have an application for demolition. BB thought they intended to approve the application. BB told Cons com that we only had the app for demo but we now have an appl. for the building of the three houses.

102 Main application extended to 10/19/07 by the applicant.

Two meetings until selectmen's meeting on 17 Woodbury Lane. Discussion

481 main – Regans contacted re enforcement of conditions of application.

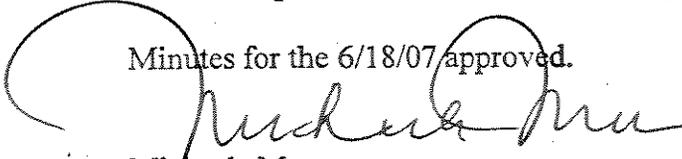
26 School St. – rehabilitating fire ravaged barn rather than replacing it.

2 School St/ 127 Main St. BB intends to continue communications with Mr. Berger re the parking lot lease situation with the town in the person of the acting town manager, Mr. John Murray.

WAHHOO-BB will send them the petition form for town employee support. BB sent email to the members present at the meeting thanking them for allowing him to meet with them. BB intends to contact them with the plan for improving our web presence. AF noted that the town web mistress is in the process of meeting with each town board re a web page.

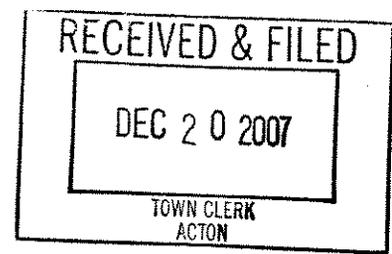
Membership: BoS has made a blanket reappointment of all volunteers in all committees.

Minutes for the 6/18/07 approved.



Michaela Moran,
Secretary

Acton Historic District Commission
Meeting Minutes 6/18/07



Scott Kutil, Tom Peterman, Anne Forbes, Brian Bendig, Aaron Moore, and Michaela Moran in attendance; Ellie Halsey absent. Former HDC member Bonnie Geithner in attendance. Meeting called to order at 7:45 PM.

Minutes of 6/4/07 approved as corrected.

Certificates issued: 2006 CNA for barn cupola at 487 Main Street was renewed.

Correspondence and Communications: Question from Tyler Berrier re: the vent pipe on 124 Main St. A question about the historic district sign on Central St. – is the sign on the wrong side of the street for the district boundary? John Murray of the highway department requested a visit re: some old cobblestones obtained and slated for the front semicircular drive of the town hall. AF and BB saw the samples and recommended their use, consistent with safety in their placement. Assabet River Rail Trail-S. Acton bridge BoS hearing is continued on the 25th 7:45pm; AF will try to attend. Bill Mullin, involved with the question of the traffic light at Hayward Rd and Main St, is concerned that it has not been thought through completely. A neighborhood group has been formed to follow the proceedings. BB told Selectman Knibbe of his opposition to a signal at Newtown and Main St.. Highway department contacted BB re the new street signs which will fulfill the new federal requirement for higher lettering.

Jonathan MacPhee 49-51 River St. Public hearing. #0716 porch windows and siding to be replaced. Since the application proposes re-siding with Hardiplank, copies of emails on the material that appeared on the Masshistpres list-serv over the last year were sent to both the applicant and the board members. JM stated that the existing siding on the house is very deteriorated and needs to be replaced, although some trim can be salvaged. AF asked why no clapboard is shown on the porch addition. JM felt he wanted to make the later-added porch distinguished from the main body of the house. SK expressed the opinion that in his opinion the Hardiplank lies too straight, and will not move the way natural materials would. He also noted that the surface of the Hardi-plank on the Boxborough library looked like the board had a paper-like finish. BB suggested we likely would approve project as presented but with the exception of the Hardi-plank. TP noted that the house is quite modest and the porch seems to have a formal appearance which may be too much for a vernacular house. JM has been asked to come back with a redesign of the window rhythm of the porch based on the discussion, a further research on the door design and a rethinking of the Hardi-plank. PH continued to 8:00pm on 7/2/07.

Dean Charter for the Town of Acton-468 Main St. #0714 and 0715. Roofing samples not available. BB will ask for an extension on #0714 due to lack of information, to which DC agreed. #0718 demolition of northwest porch, rear deck and building of new 8 x 12' rear corner porch-new application received on Friday. AF will send out new abutters notices. #0715 superseded by #0718. Suggestions: balusters and railing to mimic front porch, deck to be brought back from the corner by about the width of the corner board. Decking

may be of cedar or pressure treated wood, under the newly raised decking, a skirt of 1"x4" lumber may be used to enclose the under porch area. Application 0718 to be taken up again at 8:45pm 7/2/07.

DC is also planning repairs to the front porch, and asked about the existing front steps of concrete, spalled brick, and river stone. Two estimates approximately equal-one for brick steps one for bluestone.

The Commission then discussed a number of site-specific issues without appointments:

84 Nagog Hill Rd. have replaced in-kind rotted porch rails

77 Nagog Hill Rd. call from the owner's financial advisor, the house is to be sold.

26 School St.—DaCostas have installed new windows and new garage doors, which would further suggest that the barn is to be repaired rather than replaced.

102 Main St.—Nathan Gregory called AF about the replacement of windows on behalf of a tenant. COA set to expire 7/11/07. Getsicks were looking for restitution for the windows. BB will contact the Getsicks about the application.

127 Main St. and Exchange Hall—According to Glenn Berger town is not finalizing the lease for parking lot at 13 School St. AF suggested that we contact GB again about responses on 127 Main, and any update on the project completion.

17 Woodbury Ln. – Request from Selectman Chair Dore Hunter for a suggestion from the HDC for uses for the building. MM will copy the report for the HDC members. BB will let the selectmen know that we will be ready for a preliminary discussion at the 8/13/2007 BOS meeting. TP noted that an elevator and fire stair may not be necessary, depending on the ultimate use.

WAHHOO report—BB noted a genuine interest on the part of the neighborhood folks to reconnect. Julie Towle, 39 Windsor Ave., hosted the meeting, Ann Sussman, 62 Windsor Ave. moderated the meeting. A point was made about updating our web presence to graphically show the time line of the application process and examples for the guidelines. It seemed that the issue was that they wanted more certainty in dealing with the application process. They also suggested that it would be good to have a town staff member to go to for information. It was agreed that we would check Concord's one-page summary of their HD application process, and that we should draft a timeline, orientation page, etc. for our new commission web page.

#0716- 81 River St.- demolition of existing metal shed. A butter period has not completed, and the applicants have been warned that someone may call for a public hearing on the application. Notices will go out by Wednesday. BB plans to go to the Conscom meeting on 7/20/07.

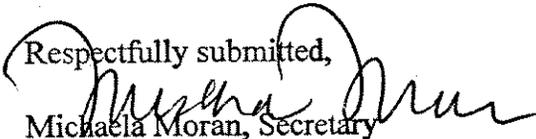
SK went to PH for the demolition delay for an outbuilding at 257 Central St. by the Historical Commission. One member of the HC was present and no members of the public. AF has taken photos and will contribute some documentation on the building, which abuts the WA Historic District.

BB sent his name and number to Christie Anderson, of the West Acton District, who emailed for a name and number of someone who can talk about projects they have in mind. They have not yet called.

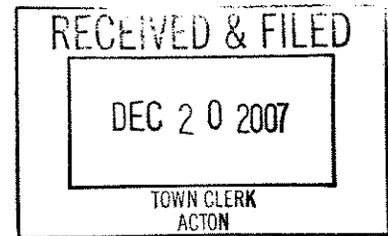
511 Main --want to replace their garage doors with something more appropriate. Application (0719) received. BB to contact applicant.

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,


Michaela Moran, Secretary

Historic District Commission
June 4, 2007 Meeting



Ellie Halsey, Brian Bendig, Anne Forbes, Tom Peterman, Michaela Moran, Scott Kutil, and Aaron Moore in attendance,

Correspondence and Communication BB reported on the 6:30 site visit at 17 Woodbury Lane. In conjunction with the Selectmen, TP, MM, AF, BB, and EH toured the property which has been neglected since the town took possession in 1997. Peter Berry, selectmen's liaison to the HDC, mentioned that a candidate for the HDC has come forward. BB and PB will interview the candidate soon. BB asked Dean Charter for a copy of the Woodbury Lane study. DC will put it in our box.

Appointments:

7:45: Nina Overall, 487 Main -- (1) Reactivation of privacy fence application; #0620-which had been placed on hold by the applicant several months ago. Application is for a 6' cedar board fence along the west side of the property. Abutter notices were previously sent, the waiting period has run out, TP moved to approve application #0620 with no conditions, no findings, BB seconded, the motion carried unanimously. (2) NO wants to initiate work on barn cupola; a year has lapsed since the CNA was issued. It will be extended for another year. NO intends to change the wood shake roof to copper, and will send in an application. (3) barn repair/restoration -- looking to restore what is there in-kind, may be looking at replacement in-kind of sections of the vertical board siding.

8:00: Dean Charter, Town of Acton: 468 Main -- Applications 0714 --(for reroofing 468 Main St., house and garage, proposed is a 30 year architectural shingle with the possibility of removing the box vent on the front of the roof and replacing it with a ridge vent. DC will bring an example of the proposed shingle) and 0715- Rear deck removal, and repair existing stairway. DC will bring a sketch of the stairway as repaired without the deck. It was determined that some portions of the stair/deck work will be visible from Main St. PH not required for either project.

8:15: Paul DerBoghossian, 590 Mass. Ave. -- to discuss a proposed amendment to COA for windows. PD proposed replacing the original northernmost window on the Central street side with a window identical to those approved previously. This would change the dimension of the original and necessitate relocating those previously requested. Some discrepancies exist within the graphics presented so the commission will not be able to make a determination at this meeting. SK noted that it would be nice to restore the transom windows over the corner window rather than change the original window.

8:30: Jon MacPhee, 49-51 School St. -- preliminary discussion on Application 0716. JM removed the aluminum siding from the house, and found the siding beneath was substantially rotted. He proposes to replace clapboards with Hardi-plank for cost reasons, durability reasons (paint). Material cost is substantially less. TP noted that Hardi-plank moves with moisture and change in season more than wood does. It shrinks and expands in all directions, unlike wood which expands/contracts in one direction. Salt and water can destroy it. AF will forward the list-serve emails with information on Hardi-plank to JM. Door and window specs were requested for the June 18 public hearing.

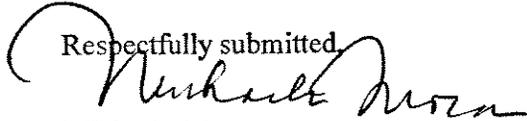
9:00: George Dimakarakos, 53 River -- conceptual plans discussion. GD is with Stamski and McNarry, Owner Rick Lazaro and architect Manny Rempelakis accompanied him. Site used by the paving business for the past few years is 6.5 acres. Property owners have responsibility for the dam. Owner can build to within the 'existing violations' or 'existing non-conformities'. Existing grades may be altered to accommodate the construction by raising the grade and adding retaining walls to prevent flooding. TP noted that the amount of paving proposed is an issue for the districts. He noted that the buildings, built high over the grade, have awkward proportions. Floor/area ratio regulations allow 43000 sf under zoning. SK would like to see a lower two story structure rather than a three story feel as shown. He also noted that the 'canyon' feel of the east driveway would not be attractive from the street. EH noted that less uniformity in facades would evoke a greater feeling of 'village' than that proposed. The commission requested that a

perspective view from the street be part of any application submittals. BB gave the dates of the upcoming meetings for the applicant.

9:30: Bud Flannery, et al., 81 River -- concept discussion Lou Levine and Joe Levine brought the conceptual plan seen previously by the commission. Have done a topo. survey since last seen. Met with Conscom, and will have a hearing with them on 6/25. The first phase of construction is proposed to be three single-family houses on the part of the property east of the brook adjacent to Haley Lane. Each house has different façade, view and use of the river frontage, and a shared driveway off River St. BB proposed a site visit. A topo of the site, landscape plan and the grade changes will be provided. Architects will bring an elevation as seen from the street for the single family homes. Site visit 6/9/07 at 10 am.

BB's report of the WAHHOO meeting will be done next meeting. Meeting adjourned at 10:30PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michaela Moran". The signature is written in a cursive style with a large, looping initial "M".

Michaela Moran,

Secretary

DEC 20 2007

TOWN CLERK
ACTON

Acton Historic District Commission
Meeting 3/5/07

Meeting called to order at 7:46. Tom Peterman, Anne Forbes, Brian Bendig, and Michaela Moran in attendance. Aaron Moore joined the meeting at 8:35pm. Ellie Halsey and Scott Kutil were absent.

Minutes for the 2/20/07 meeting approved as corrected.

106 Main St. COA 0702 issued, shed dormer.

Correspondence and Communications

Eric Cole, son of owner of old parsonage on Nagog Hill Rd.: they plan all over repainting, shutter repair, and to replace most or all of windows. Application sent out, appointment set for 8:00pm at March 19, 2007. Currently, windows have perhaps been replaced twice since the building was built. 1870 photo of house indicates type of windows previously installed, 6/9, currently 2/1 in place. EK looking to use 6/6 windows.

Membership

Tom will follow up with Mr. Edwards.

Other business

Getsicks 102 Main St. (app. 0704) still trying to meet with an architect about the windows. BB will attempt to get an extension, if necessary. Application was stamped 1/29/07, thus the 60 days is up 3/30.

9-15 Windsor Ave.-AF has emailed Mr. Forsyth for an extension, to which the applicant has not responded. BB moved to deny application without prejudice because HDC was compelled to deny for lack of information. If applicant grants an extension, HDC will reinstate the current application, or will invite a new application. MM seconded, motion carried unanimously. BB will draft a cover letter; AF will send it to applicant. The application fee has not been received.

Boundary signs: no update.

SPSP hearing for Exchange Hall – BoS to vote at a later date.

82 River St. Habitat for Humanity Megan Foley and architect Jane Grover presented a conceptual design for a Habitat House. Habitat policy requires that houses must be energy efficient, and low maintenance, and of volunteer friendly construction. This house is to be built for family of five, one of the children is severely handicapped, and in need of an ADA compliant structure. Square footage requirements. Zero eave, simple Cape with carport, ramp inside. Standard for HH is vinyl-windows, trim and siding. Construction is funded by money raised, family then pays back over 30 years for the

actually price of construction. Property, if sold, is taken back by town, HH or the state and remains as "affordable". BB interpreted the hardship section of the bylaw. JG has identified that they would like to begin construction in May because it takes 30 weekends to build the house. TP noted that the carport is one design feature which is not seen often in New England. Commission members advised that the architect attempt to minimize the scale and appearance of the carport, and see what can be done to use more compatible materials. Wood shingles and single-glazed wood windows were discussed as two possible alternatives. AF noted that the Cape at 56 River St., was reviewed and approved in 1994, though under duress and with many conditions, as the building was already under construction. PH will be held on 4/2/07. AF will notify abutters and do legal ad for 8:00pm on 4/2/07.

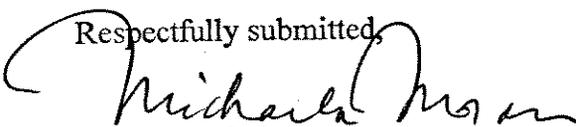
Rules and Regulations

Discussion of draft of changes proposed by BB. Suggested changes focus on the definition of and possible limitations on temporary structures; neon signs and other signs inside windows, and satellite dishes. Further discussion scheduled for next meeting.

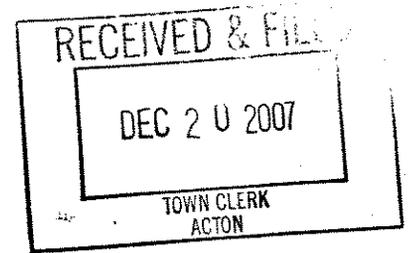
Violations to be taken up next meeting. BB suggested that we prioritize these. Members agreed to check the record on these and review them in the field.

Meeting adjourned at 10:55pm.

Respectfully submitted,


Michaela Moran,
Secretary

Acton Historic District Commission
Feb. 20, 2007 Meeting minutes



Anne Forbes, Aaron Moore, Michaela Moran, Brian Bendig, Ellie Halsey and Scott Kutil were present. Tom Peterman was absent. Ms. Halsey and Mr. Kutil were sworn in earlier today.

The meeting was called to order at 7:45pm. The minutes of the 1/16/07 and 2/5/07 meetings were approved as corrected.

The following certificates were issued since 2/5: COA 0641 for 481 Main St. and CNA 0705 for 577 Mass. Ave.

BB and AF attended the BoS SPSP hearing on 2/12/07 for Exchange Hall. Some community opposition was voiced (i.e., typical concerns re: more intense use of property).

505 Main POD: BB wrote to the owner saying that action would be taken if not resolved quickly (within the next 6 days). POD has been present since last July and one agreed deadline has passed already.

481 Main St. criminal proceeding re unpaid tickets: fines for the 11 tickets (\$975.00) have been paid by the owner's representative, per Garry Rhodes. Court proceedings for non-payment of outstanding fines were to be dropped by Mr. Rhodes.

No communications from Habitat (River St.) nor from Mr. Forsyth, (Windsor Ave.). The current deadline for Mr. Forsyth's application is 3/5/07. The Getsick application (0704) is not yet ready; the applicant indicated they would be in touch with BB by the end of February. The deadline for that application is after our first March meeting.

Appointments:

8:00p.m. **10 Wood Lane**- Application 0640, Public Hearing on fence, arbor and stone wall project.. Mrs. Vera Godley present on behalf of application. Chris and Priscilla Dalmus; Alan Murphy; John Benkert also present. Stone retaining wall (for garden) will slope toward Wood Lane to be about 30" over current ground level and have the appearance of a dry wall, though cement will be used in the interior of the wall. Top of the wall is to be level but as the land falls away more stone will be visible. Fill will be added behind the wall for planting. A painted picket fence is proposed to surround vegetable portion of garden, gate not noted but would be flat on top. A couple of steps up to garden at Concord Rd. end are proposed. BB noted that the arbor installed by former owner in 1995 is the same as that proposed by the current owner. The public way chosen previously by the HDC was Wood Lane. Classic Rose arbor, made of wood, is to be painted. Arbor to be placed near abutting property at location noted 'A'. The wood compost box now located at the Wood Lane side of the garden was determined to be a temporary structure, and movable. BB noted for record that HDC could not and would

not consider any issues beyond its purview under Ch. P of the Bylaws and its Rules and Regulations. AF moved, and BB seconded, to approve application 0640 and amendment F: 1. Compatible with property and district, F: 2 Gates will have horizontal top in line with top of fence, and on C: 1. Maximum height of wall will be 30" above ground surface. 2. Fence, gates and arbor to be painted wood. Motion carried unanimously. PH closed at 9:10pm.

Senator Resor Bill- 40C LHDA exception to 40B to exempt the local historic districts from the ravages of 40B. BB suggested we might find a way to support this effort. AF noted that the MHC and Preservation Mass may be asked for comments. Barn legislation – AF stated that members of the Barn preservation task force was very interested in the legislation proposed. BB will be back in touch with Sarah Schnitzer, Sen. Resor's legislative director, re both pieces of prospective legislation.

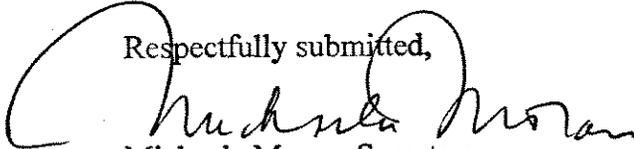
Membership: BB sent email to VCC and BoS requesting that we remain in the thoughts of the committees with regard to additional members. BB noted we have obtained new members by virtue of our own recruiting efforts, and the VCC has been asked to consider the HDC when receiving applications. BB noted that TP had mentioned Doug Edwards as a candidate. AF noted that there are 3 or 4 members whose terms expire in June.

Rules and Regulations: Members to go over proposed changes and send comments or additions, if any, to BB by March 4, 2007. At the next meeting we will discuss changes.

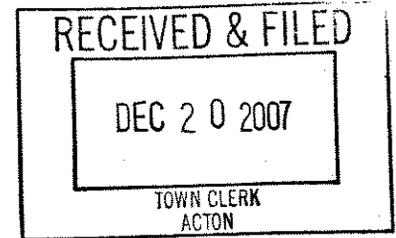
Violations: BB proposes to bring up for discussion at the next meeting. Memo of 1/28/07 notes current violations. Entries are grouped by HDC area. If members can view locations beforehand, it would be helpful.

Meeting adjourned at 9:50pm.

Respectfully submitted,


Michaela Moran, Secretary

Acton Historic District Commission
Feb. 5, 2007 Meeting Minutes



Meeting called to order at 7:45 p.m.

Tom Peterman, Anne Forbes, Ellie Halsey, Brian Bendig, Aaron Moore, and Michaela Moran in attendance. Scott Kutil absent.

Minutes of 12/4/06 and 1/2/07 were approved as corrected. Minutes for 1/16/07 need to be electronically prepared, as MM was absent at that meeting.

Certificates issued since 1/16/07: COA #0638 (282 Central St.-signs), #0639 (18 Windsor Ave.-door), CNA for 102 Main siding (#0703).

Correspondence and Communication since 1/16: Call from Mr. Benkert re: the public hearing for Wood Lane application #0640.

Application #0705: Middlesex Savings Bank wants to change signage at 577 Massachusetts Ave. in W. Acton District. They want to repaint letters and logo on the building to match the freestanding sign. It was agreed that this would be a CNA, AF to issue.

481 Main St. App. 0641 (wood Fencing) Brian Regan **Public Hearing** brought to order at 8:00pm. Brian Regan, for Learn & Play Preschool, tenant at the property. In 12/06, the tenants removed the pvc fencing (which was a longstanding [since 9/05] violation) and replaced it with the unpainted wood fencing depicted in photos submitted by the applicant. The as-built wooden fencing is a smaller, less visible fence, set back farther from parking area and from the Common than the Commission had approved in mooted COA 0601. Unpainted wood fencing of the same type is now visibly present on the adjoining church property due to removal of screening vegetation after the church's unpainted fencing was approved. BB moved to approve wood fencing as built. **FINDING:** unlike the withdrawn approved wood replacement fencing of mooted COA 0601, the fencing actually built is a much smaller enclosure and less visible from the public way. **FINDING:** Economic hardship circumstance which applies to these applicants: they (the tenants) were required by the landlord to remove the owner's violative pvc fence and replace it with wood fencing at their expense (\$4000). It would be a hardship to impose painting this fence when it has been represented that the tenants will be vacating the premises next year. **FINDING:** if it were not for this hardship factor, and that it is not as visible as that fence approved in #0601, it would have been required to be painted. **CONDITION:** That the section of fence in the marked-up photo/drawing (second section to the right of the gate at the parking area) be properly racked as shown. Motion carried unanimously. Public hearing closed.

0701-Patrick Forsyth, 15 Windsor Ave., door hoods and gutters, PF indicated that the door hood will be 6' wide instead of 5'. PF mentioned that he wants to duplicate what is there at the double front entry now. TP noted that the drawing is not to scale, not

correctly drawn. AF suggested that it might be an idea to point the applicant to other simpler hoods. Applicant will try to have drawings refined for next meeting. Applicant to provide proper drawings before an appointment is scheduled.

0702-106 Main St., shed dormer, Eric Marthinson/Lisa Millett, **Public Hearing**. Randy Johnson, architect, noted the dormer is proposed to increase living space on the second floor. The dormer is set back from the side wall by about 4'. Intention is to match the trim and siding. Windows will match existing- painted wood single glaze with storm with muntin pattern matched. Members noted only a portion of the sides of the proposed dormer are visible from Main Street, and no portion of the rear of the house (with or without dormer) is visible from Main Street, TP moved to approve app 0702 for shed dormer F: painted wood siding and trim will duplicate that on the house. C: Since a final decision on window replacement on the side walls has not been made, applicant will return with an amendment for window replacement if needed. BB seconded and motion carried unanimously. Public hearing closed.

AF reported on 1/30 meeting to discuss a pedestrian/bike bridge for the Assabet River Rail Trail. Trail will need more pedestrian access than just walking bikes over the bridge at Main St. Meeting was mainly for feedback on the possibilities. Several possibilities were discussed: 1. Metal prefab bridge west of the Rte 27 bridge, entirely out of the district. Must be ramped. Some switch-back ramps proposed. 2. Add another piece to west side of the Rte 27 bridge. 3. Pre-fab bridge on the east side from the new parking lot at 9-13 School St.

7:10PM BoS SPSP hearing for Exchange Hall next Monday, 2/12/07. BB will attend.

Pine Hawk Display award letter of support to be written by BB by consent of HDC.

468 Main St. application for CPC funds was withdrawn. Town may still purchase property without CPC funds.

Senator Resor bills: BB lobbied for two pieces of legislation: 1. to exempt 40C Historic districts from 40B overrides. 2. to protect private property owners with historic out-buildings, with some economic relief for restoration/preservation. Senator Resor sent out drafts of bills describing these ideas. BB to provide to all members.

Commission discussed continuing need for recruitment.

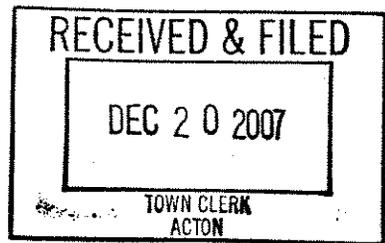
Commission discussed Acton Center Fire Replacement Task Group.

Rules and Regs revisions to be taken up next meeting.

Current violations to be taken up next meeting.

Meeting adjourned at 9:52pm.

Respectfully Submitted
Nushah Mwan, Secretary



Acton Historic District Commission
Jan. 2, 2007 Meeting minutes

Brian Bendig, Anne Forbes, Tom Peterman and Aaron Moore in attendance. Meeting called to order at 7:45pm.in Room 121, Town Hall. Michaela Moran joined the meeting at 8:15pm.

12/18/06 meeting was cancelled at time of meeting due to lack of quorum. BOS and VCC to be contacted again by BB.

It was reported that Jonathan MacPhee of 49 School Street brought in some photographs of the progress on his house, where some siding has been removed, revealing former window locations, clapboards and architectural trim. He will contact the commission if his former application for certificate needs to be amended.

Several calls have been received from real estate brokers or prospective buyers with questions about what is allowed in a historic district.

BB sent letter to owner at 505 Main re latest POD. Owner has promised to remove it by February 4, 2007.

Board discussed generally whether to proceed with criminal complaint against owner of 481 Main for nonpayment of fines. BB to contact Garry Rhodes.

The status of some recent applications was discussed. An application for 10 Wood Lane is now complete and waiver of public hearing notices have gone out; a signmaker's design still needs to come in for proposed signs at 282 Central Street. A new application for the fencing at 481 Main Street has been received, and was deemed complete enough for the public-hearing process to go forward. BB has been in touch with the tenant, Stacey Regan, who removed the pvc fencing and installed the replacement wood fencing before seeking a certificate for the latter. Since the post hoc wood fencing application was submitted when requested and appears to be a likely approvable design, there will be no notice of violation pending a vote on the application at a public hearing likely to be scheduled for 2/5/07.

8:00pm Application # 0626: Glenn Berger for Exchange Hall (2School St.) and 127 and 131 Main St. He reported that the Selectmen had made a site visit, and will allow the front fence to be put up within the town right-of-way along the sidewalk.

Original TJW lettering not to be restored but remain but painted as trim. "Exchange Hall" sign to be restored.

After some revisions were made to a draft motion, BB moved (TP seconded) to approve application 0626 based on a draft text that includes the following conditions, findings and recommendations discussed at this meeting:.

Site features and general items

C: Applicant to allow commission to inspect completed work prior to issuance of certificates of occupancy.

127 Main

C: Applicant to advertise building as available to be moved off-site. Efforts to include an ad to run in the "Beacon" for a period of no less than 3 months- frequency to be determined based on cost.

C: Demolition approved only if efforts to relocate building have been unsuccessful by the time removal is required by the schedule.

F: Although of historical importance, removal of 127 Main is essential for the revitalization of EH as a commercial structure.

F: The integrity of the building, which is toward the rear of the property, has been severely compromised by alterations at several periods, especially during the 20th century.

C: Applicant will allow interior and exterior conditions of the building be documented with photos and drawings prior to removal.

131 Main St. (Abram Jones House)

C: Applicant to return with any further details, including entry design/door replacement (as an amendment to original application.).

F: Demolition of rear wing of building is permitted based on minimal to non-existent visibility from Main St. and later additions to rear wing that detract from the building character.

Motion carried unanimously. Vice-Chair AF will circulate the final wording prior to the issuance of the certificate. The certificate must be filed by 1/5. A full list of the submittals will follow. GB suggested that he could put all the submitted information on a cd-rom for the file.

The meeting was adjourned at 9:45.

Respectfully submitted
Michala Norman, secretary