

Acton Historic District Commission  
May 5, 2008 –Meeting minutes

Brian Bendig, Ellie Halsey, Scott Kutil, David Honn, Anne Forbes, Tom Peterman, Kathryn Acerbo-Bachman and Michaela Moran were in attendance. Aaron Moore and Terra Friedrichs were absent.

The meeting was called to order at 7:40 p.m.

7:45pm Preliminary discussion re 492 Main St.; Jane Adams for Congresswoman Nikki Tsongas. Application forthcoming for repainting the existing signs over the front windows of the former York Real Estate office-for the former permit #1118- Office of Nikki Tsongas, US Congress. HDC feedback provided.

Theatre III App. # 0808-for window restoration for which CPA funding was approved at Town Meeting. CNA for replacement in kind work.

Exchange Hall situation. Project marketing shall begin once more parking is secured according to Mr. Berger. BB will send letter discussed at a prior meeting.

230-232 Arlington St. – BB and MM reported on the Demolition Delay hearing held by the Historical Commission. A 6-month demolition delay was voted unanimously by HC after the well-attended public hearing.

109 School St.-DH is concerned that the barn at that address is endangered.

Demolition by neglect discussion – Some communities have town-wide “Affirmative Maintenance” bylaws established under the home-rule procedure. For a similar bylaw in historic districts the enabling legislation is CH. 40C. Section 10 of 40C, subsection I, which states that the HDC has other powers or duties as assigned or delegated by city council or town meeting. AF will email MHC for examples of such a bylaw. KA-B voiced strong support for such a bylaw change.

Rules and Regulations – revisions to be drafted by BB and brought to public hearing in future. The question of antennae/dish proliferation in the districts was discussed. A letter to all HD property owners has been proposed to address the fact that the antennae are within our jurisdiction. AF noted that on feedback from the public the antennae and other appurtenances exclusion from jurisdiction had been rejected by the study committee when the Acton bylaw was drafted.

Terra Friedrichs has been asked to remain on the HDC by BB. She has agreed.

#0807--34 School St., Karl Mecewitz-roof work. AF will send out abutter notices. Application to be taken up on 5/19/08 at 9:00pm.

9:00pm-Joe Levine and Ed Flannery. Preliminary discussion. on the upcoming application that will include window details for the three single family homes at 81 River St. JL displayed a model of an Anderson 200 series vinyl clad SDL window with exterior muntins. In a discussion of the HDC policy and established precedent regarding new windows, it was noted that for 56 River St. (new construction) the HDC required a wood window 6 over 6 TDL. TP noted that some conspicuous details are discernibly unlike a wood window on the model provided. EH noted that the materials should be uniformly administered regardless of whether the window is to be placed in an existing house or in new construction. BB noted that some compromise might be reached given that some of the windows, for instance on the rear house, are far from the public way; at that distance a window of nontraditional materials might not be discernible from a wood sash. JL claimed that an all-wood window would be exorbitantly expensive and an inferior product. He includes the Jeld-Wen line, which has been approved in the districts, in that opinion. The house in process is visible from the public way on three sides- front, back and garage, thus most of the windows on that house (Lot 1) will be visible from the street. BB suggested that JL find examples in situ for the HDC to review since the sample provided is difficult for the HDC to envision for the project. Consensus from the HDC is that wood windows should be used for the project just like other applicants' projects which have come before the commission.

#0803-43 Windsor Ave. Scott Kutil- stair rails. Post is to be copied as the top post in a height to allow the top and bottom rails to be parallel. There is some difficulty matching the pattern of the porch design over the steps.

#### Potential violations

POD has been placed on 505 Main St. driveway yet again, since at least 4/26.

Graphic Connections, 590 Mass. Ave., has had some activity in preparation for opening. Temporary sign has been up for over a year.

Village Hair Stylist still has the second sign which was to be removed as a condition of the COA for the new sign.

Discussion of Di Capri pizza signs in violation.

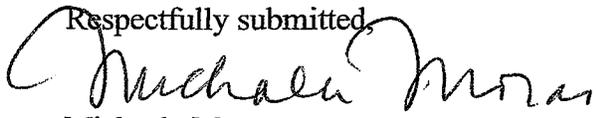
AF spoken to Doug Halley re 77 Nagog Hill Road COA for septic design. Showed him the revised drawing approved by the HDC. He will make sure that the Health Department forwards all future septic system designs in the historic districts to the HDC.

BB reported Bill Hall, Minuteman roofing, 562 Mass Ave proposed to have wood shakes on the garage. Application to come in later.

Board of Selectmen to take public input into the placement of street lighting next week.

Sidewalk committee met on 4/30/08. BB sent around an email report from Leigh Homm who attended the meeting. BoS to have a meeting re sidewalk easements.

Respectfully submitted,

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

Michaela Moran,  
Secretary