

HISTORIC DISTRICT COMMISSION

September 25, 2012, Town Hall, Room 126, 7:30 PM

MEETING Minutes

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TOWN CLERK, ACTON D

Pamela Lynn, Kathy Acerbo-Bachmann, Michaela Moran, Anita Rogers, David Honn in attendance. ^{TOWN CLERK, ACTON} Rose joined the meeting at 8:20PM. Minutes of Sept. 11 approved by consent. App. 1220: 2 School St. Satellite Dish. Glen Berger, owner, is investigating the removal of said dish or relocation of such if it is active. 266 Central St. roofing request for Certificate of Non-applicability.

7:30 PM Citizen's Questions: Question DH as a citizen asked if there was to be a public hearing on the fence at 69 School St.

7:40 PM App. 1221: 103 Main St. House Addition Tracy Cronin, construction manager. Homeowners Chris and Nancy Depew. Application for two story addition in South east corner of house behind the main house block. AR noted that the wall above the second story could be a hipped roof arrangement a\rather than a vertical wall. PL noted that a small window on the side of the bulkhead door. DH noted that he has visited the property and the proposed addition will be visible from the Public Way. The commission agreed that the change is small enough to the property and the district to allow a review without a public hearing. The abutter's list is in process. The application will be taken up at the next meeting barring the calling for a public hearing by an abutter. AR noted that the rake return on the bulkhead is not extant elsewhere on the house thus might be better to have a return. Manny Rempalakis is the architect.

8:00 PM West Acton Village Ecology Project (WAVE) Update and Discussion. Matthias R. Javier R. brought windows for consideration, center dormer in the center building, materials list up for discussion. AR presented the changes. A change to the garage openings- one is only for people so the heading has been lowered. Center dormer of center house has been changed to ganged two over two windows. North side and west side of the building is proposed as hardi-plank cladding. The east side and south is wood clapboard with vertical tongue in groove accents. AR thinks this is the most relaxed version of the dormer, and less voluminous openings into the garage. PL extremely improved design over the past approval. KAB feels the design much subtler and much improved design of the center dormer of the center house. DH discussed what type of cladding/masonry is to be used on the garage entrance. DH felt the walls need to appear to be substantial at the return. On retail windows the aluminum windows will have wood casings. But other window samples with aluminum clad windows at the second story level. KAB noted that Aluminum Clad Windows(ACW) have been rejected for many applications in the past, thus the problem will be for the commission that they would then become a precedent. RR asked about a trim detail for over the car and pedestrian entries at the garage level. The commission adjourned to the hallway to view the sample AWC. Five types were present.

8:30 PM Discussion of Sign and Awning Design for 537 Mass. Ave., Acton Montessori. Scott Mutch, zoning enforcement officer, agreed that the awning sign and the wall sign can both be approved under the HDC special permit. AR moved to accept the application for the awning and wall sign with the elimination of the image on the 'cheek wall of the awning. PL seconded. Motion unanimously approved.

9:00 PM App. 1222: Discussion of Violations and Possible New Venting System for 5 Spruce St. Restaurant. Rich Presti, owner. Sharon Pecoraro, applicant. Mr. Presti recounted the building issues which have been pointed out to him by the building department. Violative "Sweet Bites" Sign is gone, as is the neon sign. The Building department notified KAB of the change to the entry way railing. Discussion of other violations-HVAC systems piping on the façade of the building. Mr. Presti was advised to make application for the remedies to the various violations. Spruce Street Bakery and Café. Estimate for the venting system. Frank Ramsbottom has discussed much of the system with the applicant. DH presented that the venting system will be minimally visible from Spruce ST at the back of the building looking from north to south. SP is necessary for her business to be viable and legal. DH moved to approve application 1222 for an exhaust venting system located at the rear of 5 Spruce St.

as described in the application with the finding that the system will be minimally visible from the public way. AR seconded and the motion carried unanimously.

9:30 PM App. 1213: River St. Fences (69-81 River) Discussion of Possible Hardship. KAB and DH recused themselves and left the meeting. PL reported that good working relationship with Joe Levine until there was a response request for a public hearing from an abutter. The vote taken by the commission at the last meeting is voided due to the request for PH. In the past when there has been a request for a hearing after the commission has determined that the change to the property and district is not significant enough to warrant a PH, a commission member is appointed to contact the person calling for the hearing to discuss their concerns and to determine if they wish to maintain their request or withdraw it. PL tried to determine the party who called for the PH along with the town clerk and other administrators. There was a question from town staff as to the legitimacy of the standing of the request since it is not clear who made the request. PL spoke with town counsel regarding the possibility of holding a PH because of the request. The applicant has refused to extend the application further, thus making a PH impossible due to the time constraints of proper notice for such a hearing. Town counsel advises the application should be issued a certificate of hardship by the commission. PL so moved, AR seconded and the motion passed unanimously.

Respectfully submitted,



Mary Michaela Moran

Michaela Moran,
Secretary