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Historic District Commission
Meeting Minutes March 23, 2010 - Draft

TOWN CLERK, ACTON

Meeting called to order at 7:40 PM. Scott Kutil (SK), Kathy Acerbo-Bachmann (KAB), Michaela Moran (MM), Maya Minkin (MAYA), Terra Friedrichs (TF), and David Barrat (DB) were present. David Honn (DH) arrived at 8:50p.m. Ron Rose was present as a prospective HDC member and Selectman Mike Gowing was present as a member of the public. The meeting was held in Room 126 in Town Hall.

Citizens Concerns were heard at 7:45 p.m. Mike Gowing asked about the warrant article regarding CPC funding to incise existing granite markers and repaint the lettering. He asked if the HDC was involved in this issue and MM said no.

MM said that Mr. Souza at 82 River St. has decided to submit another application, which turned out to be the same application he submitted earlier. MM said that because this is the second application that we must vote on it. MM will send him a letter inviting him to come to the next meeting at which we will have the vote.

MM noted that there will not be a meeting on the 4th Tuesday of April.

The February 23, 2010 meeting minutes were approved as corrected.

KAB wanted to mention several things that came out of the retreat. She said that once we compile and approve the retreat minutes then we will work on the action items. She said that one of the things that came out of the retreat was the need for communication between members of the Commission, the public, and Town government. A colleague of hers is willing to give us a four hour free communication workshop and she asked if the Commission was willing to participate. Everyone was positive about this.

Anne Forbes joined the meeting at 8 p.m. as a member of the public.

At 8 p.m. Dean Charter was present to discuss application #1008, for a new roof on the Windsor Building at 18 Windsor Avenue, and application #1009, for window restoration at Town Hall. Application #1008 is part of the Windsor Building restoration project. Dean said that he intends to replace the roof, which is currently black asphalt 3-tab shingles, with black architectural shingles. SK asked for a sample of the architectural shingle. DH commented that black roofing materials retain a lot of heat. MM said that we normally require a drip edge that matches the trim and that the ridge vent be continued to the gable end. MM said that application #1009 appears to be a replacement in kind. Dean said that he was willing to use black 3-tab shingles instead of an architectural shingles. MM said that with the 3-tab shingles application #1008 is a replacement in kind and she made a motion to give a Certificate of Non-Applicability for this application with the following conditions: 3-tab shingles will be used, the ridge vent is carried to the gable end, and the drip edge is finished to match the existing trim. DB seconded the motion and it passed unanimously. TF volunteered to write in letter to the CPC in support of the work that Dean is doing on the Windsor Building and Town Hall. MAYA will be the liaison for the Town Hall window restoration projects. Dean Charter said that he would bring another

application for window restoration which includes the addition of storm windows. Dean said that the CPC recommended half of the \$100,000 that Dean applied for and because of that he plans to do the project in stages. The first year he plans to restore the windows on the second floor and a few of the windows in the front of the building. MM moved to grant a CNA for application #1009 with the finding that the window repair is a replacement in kind and out of our jurisdiction. TF seconded the application and it was approved unanimously.

MM asked Dean Charter about the CPC funding that has been applied for to re-letter the Town's granite markers. Dean said that the original lettering on the granite markers was painted on but the re-lettering would be done by inscribing the granite and filling the letters with dye. Dean said that one of these markers is in a Historic District, and altogether there are about 10 or 12 markers in the Town, but he thought that an argument could be made that they are municipal signs and thus out of the jurisdiction of the HDC. Dean said that some of these markers are now blank, since the original inscribed letters are simply worn off. Ron Rose commented that today's techniques of inscribing the markers may not look authentic.

DB said that he would send out the abutter's notices for 65 River St.

KAB distributed a draft of letter for a mass mailing to property owners in the Historic Districts. TF said that it was an excellent letter. SK disagreed with some of the wording regarding penalties and fines for violations. There was a general discussion and KAB said she would ask the Arlington HDC for permission to copy the Arlington brochure and use it in the Acton HDC mass mailing. She said she would distribute it for review and asked Commission members to recommend property owners that might be willing to read the letter and comment.

MM noted that the Ericson Grain Mill application has come in again. She asked DH if the application is complete and he said yes. DH said that he will take some photos from Main St. so that the members of the Commission will understand the scope of the HDC jurisdiction. MM said that she was told that the repair proposed would cost about \$50,000 to \$70,000 versus a complete rebuild of the dam that would come in at \$250,000. MM told the applicant that we would have a Public Hearing on April 27th. DH said that we should ask the applicant or the engineer to our next meeting. MM advised everyone to take a look at the Main St. view of the dam. Mike Gowing suggested that it might be possible that the State of Massachusetts had suggested the solution to the applicant and DH said that he would talk to the engineer about that. DH said he might go to Townsend to look at a similar dam and MM noted that the Ericson Mill dam is not on the cultural resources list.

The Commission held election of officers at this point in the meeting. MM nominated the following slate of officers: KAB for Chair, MM for Vice Chair, and SK for Secretary. She added that the term for the officers elected today would begin on May 1. MAYA seconded the motion and it was approved unanimously.

Mike Gowing asked why the HDC is charged with enforcing its own sign violations and not the Town. Mike said that when Nina Pickering-Cook and Scott Mutch sit down and talk about the violations they should also discuss enforcing HDC violations.

MM noted that the BOS had approved the Special Permit for the WAVE project and in the approval was a finding that the BOS has a different jurisdiction than the HDC. The BOS also put a condition in the approval that the old buildings must be maintained. MM said that the Office of Michael Rosenfeld would like to schedule an appointment with the Commission. MM will talk to Town Counsel about how to proceed with the WAVE application. The Commission members felt that they would like to discuss the stated conditions in the existing COA's and not have any new applications brought for the WAVE project. MM said at the upcoming appointment with the WAVE applicants the Commission can talk to them about how to proceed with the existing COA's.

The meeting was adjourned at 10:00 p.m.