

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 13 June 2017

Meeting called to order at 7:30 PM. Attending: Ron Regan (RR), Anita Rogers (AR), David Honn (DH), Fran Arsenault (FA), and Allison Casazza (AC). David Shoemaker, Chingsung Chang (CC, Selectmen Representative) absent.

7:30pm **Citizen's questions - none**

7:30 Move to accept minutes from 23rd May; approved unanimously.

7:31 Review Project Spreadsheet
Discuss scheduling for summer: Tonight is Allison's last night, she is moving out of town. David S. and Anita not available on July 11th, may need to reschedule that meeting as we won't have a quorum.
Application #1715 DH submitted CNA; 101 Main St. withdrawn; Wish Boutique COA has been stamped and mailed.
Terra Friedrichs asked if the HDC would write a letter of support for a tree preservation bylaw, DH to write.
David H. will send an email to BOS requesting admin support.
Discussion of cell towers along MBTA near the historic districts; we missed the hearing and comment period.

7:45 **25-27 School St. Laura Veo owner and John Battle Architect – no application yet.** John presented a conceptual design based on demolition of the existing structures. Creating enough parking for a viable project is a major concern. The desire is to create a restaurant with rental units above. The design uses the existing building front façade as an inspiration. The schematic design proposal shows a building with an L-form with a single story shed roof area filling in the L with restaurant seating. The proposed building would be sited slightly to the right of the existing so that the existing driveway on the left will widen and extend to the rear of the building. There will be parking under the structure and behind. There will be gabled dormers for more living space on top floor. Ideally the proposed structure would be moved back from street so that a front porch inspired by an earlier porch on the building can be replicated.
The proposed structure seems to be over on FAR, DH explains that the South district has a .2 or .4 for mixed use, although the HDC may allow a higher FAR for a compelling reason. DH indicates that ideally the interesting historic structures should not be demolished, but moved if possible. There is a discussion of saving one of the smaller structures in

the back, possibly moving it.

The HDC members have the most concerns about the filled in area between the L and the amount of dormers. One suggestion was to try flipping the L to the left side and moving the structure as far to the right as possible. Another suggestion was to make the roof of that section a hip instead of a shed.

8:25 **#1719 43 Windsor Ave Scott Kutil** – Replace some Gutters
RR recused as an abutter. Scott explained that over the winter for the last few years as snow and ice come off his slate roof, around the valleys of his gabled dormers, the existing gutters get bent and sometimes pulled away from the roof. His contractor came up with a beefier half-round gutter with re-enforced boxed edges to support a heavy duty hanger. The existing half-round gutters in other areas of the roof will remain.

Fran was assigned liaison and made a motion: ½ round heavy gauged copper gutters with boxed edges to replace the existing gutters below all 4 valleys of main roof. Existing downspouts will be reused and stay at same locations . Anita seconds. Motion approved unanimously.

8:45 **#1718 71 River St. Kalidindi Venkata and Vigesna Swathi** – Bathroom vent. DH recused as abutter. The owners are adding a bathroom on the first floor and want to add a vent above the first window on the first floor of the driveway side of the house.

Anita was assigned liaison and makes a motion: We move to approve a louvered vent centered over the first window on the first floor of the driveway side of the house; if the vent is bigger than one clapboard then a flat block will be used to mount the vent flush to the wall. The vent shall be painted to match the house. Seconded by Allison, and approved unanimously.

9:15 **#1717 504 Main St. Woman's Club of Acton.** Retro-active approval of a fire alarm box placed on the left side near the front corner of the building. The alarm is the same style used on the town hall and library. Ron assigned liaison and made a motion – We move to approve the installation of a Gamewell fire alarm box on the left side of the building near the front corner. The conduit is to be painted to match the siding. Seconded by Allison and passed unanimously.

9:20

Meeting closed.