



## Historic District Commission

### Meeting Minutes

8/13/2019

7:30 PM

Room 126, Town Hall, 472 Main St, Acton, MA 01720

**Present:** David Honn (DH), Anita Rogers (AR), Ron Regan (RR), Fran Arsenault (FA), Dean Charter (DC) BOS liaison.

**Absent:** David Shoemaker (DS), Maria Crowley (MC), Art Leavens (AL).

### 1. Opening

Chair David Honn opened the meeting at 7:31 pm.

### 2. Regular Business Regular Business

- A. Citizen's Concerns – FA – 497 Main St., across from Town Pizza, want a chimney cap; they supplied pictures of a metal cage type from the Hosmer house and 498 Main St. as examples of what they would like. DH and AR said that looks fine, but they need to submit an application. RR showed backyard pool area plan, due to budget constraints not sure if everything will happen in one pass, not sure what to include in application or if it should be in phases.
- B. Approval of Meeting Minutes – RR made a motion to approve the meeting minutes for the meetings of June 25<sup>th</sup>, FA seconded, motion approved unanimously.
- C. Review Project Tracking Spreadsheet – We received an application for a shed at 284 Arlington St and roof repairs at 66 and 70 River St. that we will discuss tonight.
- D. Chair's update – no updates.

### 3. New/Special Business [or other applicable agenda items]

#### A. Meeting with John Perkins, the owner of 9 School St

John has been meeting with DH, David Martin, Selby, and John Mangiaratti about doing a project that includes 9 School St., the School St. parking lot, and the civil defense building at 3 School St., which was recently added to the surplus properties list. John wants to know if the HDC will be on board with putting a building on the site and options of appropriate style. DH said there were two fairly large buildings on those sites that burned down. Given the proximity to Exchange Hall and Quimby Square it is reasonable to put a moderately sized building at that location. The FAR for South Acton is .4, thus the HDC thinks it makes sense to petition at town meeting for an overlay of that area to increase the FAR to .7 to match the scale of what was done in West Acton Village. The barn housing True West is right at the limit of .7 FAR. DH went around the board and AR, RR and FA



were all on board for something at that scale. John asked about a modern architecture structure, DH and AR agreed that a well designed modern building could be possible. DH told John to take it slow, start with simple sketches before investing in full designs. DH will block out some time at the next meeting to discuss again.

No motion or voting.

**B. Repair roofs at 66 (application 1912) and 70 School St. (application 1911) by Xinmei Ge and Venkatesham Dyavanapalli**

Present were Guoshu Yuan for 66 River St., Venkatesham Dyavanapalli for 70 River St., and Dennis Shurtleff of D.S. Roofing that will do the repairs. The existing roofs prematurely failed due to a bad installation. Dennis plans to replace all the roofing on both structures. The new shingles will be GAR Timberline architectural shingles. The existing roofing is also architectural shingles so this will be a CNA. AR will be liaison and will submit the applications and talk with Frank Ramsbottom tomorrow so that work can begin as soon as possible. The drip edge will be white aluminum to match trim, and the ridge vents will run gable end-to-end. The cap dormers are not vented so applicant was advised not to install a ridge vent on them. Cover or paint aluminum vent boot to match roof color.

No motion or voting.

**C. New Shed at 284 Arlington St. (application 1910) by Stephen and Anne Hardy**

FA assigned liaison. DH read the description from the application and passed around the drawing. AR – it looks like the siding is t-111; if that is the case they should put battens over the seams. The trim is all specified as MiraTEC (a wood and resin composite), which should be fine when painted. They should probably not include the gable end vent. DH not sure about the windows so we should specify single glazed wood windows in the certificate. The roof is architectural shingles; make sure the drip edge color matches the trim. FA makes a motion to approve the shed. Seconded by AR, motion approved 4-0.

**Adjournment** At 8:52 p.m., it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

**Documents and Exhibits Used During this Meeting**

- Meeting minutes of June 25<sup>th</sup>, 2019;
- Plan drawing of the area around 9 School St.;
- Applications 1911 and 1912 with photos of roof damage; and
- Application 1910.