



## Historic District Commission

### Meeting Minutes

03/23/2021

7:00 PM

Online, Town Hall, 472 Main St, Acton, MA 01720

**Present:** David Honn (DH), Anita Rogers (AR), Fran Arsenault (FA), Ron Regan (RR), Art Leavens (AL), Zach Taillefer (ZT).

**Absent:** David Shoemaker (DS), Dean Charter (DC) BOS liaison.

### 1. Opening;

Chair David Honn opened the meeting at 7:01 pm and read the “remote meeting notice” due to COVID-19.

### 2. Regular Business

- A. Citizen's Concerns – DH asked FA if there is an update for 615 Mass Ave. DH asked if the annual homeowner letter is up on the website; AL said he could reach out to tech to get it added. DH got an email from Glenn Burger about Exchange Hall; he is scheduled for the next meeting. AL has reviewed the Preservation Restriction Agreement for Exchange Hall and wrote some notes that we should all review; AL will circulate the Agreement and his comments to members prior to the next meeting.
- B. Approval of Meeting Minutes – AL makes a motion to approve the minutes from March 10th. FA seconds, DH takes a roll call vote: RR – Y, FA – Y, AL – Y, ZT – Y, DH – Y, the motion passes 5-0.
- C. Review Project Tracking Spreadsheet – no new applications, spreadsheet up to date.

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

- A. Application 1934 Exterior Light Fixtures at 3 Wood Ln by Christian Lanciaux

AL Liaison. Applicant present. Christian goes over the progress on the garage and proposed lights. One will be visible from the street; two others will face the yard and won't be visible. The drawing shows the proposed lights to scale. The lights are the ADIAR small wall mount lantern from the Hinkley Heritage collection. DH asks for comments:

RR – Looks good and size seems appropriate in scale.

FA – The building looks great; I like the lights. Are there lights on the house that match? Christian -- Viewing the front porch there is an existing ceiling mounted light.



AL – The lights that won't be visible are on the side, and they won't be visible because the house blocks the view? Christian – yes. AL -- I think the fixture looks appropriate and good. I originally was concerned the garage may be too much like the house, but it fits in well; well done. Christian – I toned down some of the details so that the garage would be subordinate to the house.

ZT – I think the lights are appropriate and the new garage looks great.

DH – Too bad you're not doing all the projects in the district. The detailing and scale are just right. It has the key details around the windows. The light fixtures are good. We should keep Heritage in mind when other owners are looking for lighting ideas. The clear bulb looks nice.

FA makes a motion to approve the light fixtures at 3 Wood Lane. DH – this will be an amendment to the original application. AL seconds. DH takes a roll call vote:

RR – Y, FA – Y, AL – Y, ZT – Y, DH – Y. The amendment passes 5-0. RR will send the notes to AL to write up the amendment.

.

#### **B. Application 2102 Sign at 583 Mass Ave by Glaucia Rossi**

ZT Liaison. Applicant present. Replace the projecting sign with a new sign 48"x36"x2" made of foam with new graphics and logo. The original sign ended up being too small. DH the only thing I see on the application is we don't typically allow vinyl graphics; we prefer painted. The bracket is existing. DH asks for comments:

RR – I like the new design. How large is the existing sign, to get a sense of scale? Glaucia -- 34"x24"

FA – I like the new design. I'm curious about the size; it seems large. Compared to the bracket how will it look? Looking at the existing pictures, the existing sign looks small.

DH -- It will be about 1 foot longer in each direction, the bracket is large and the new sign still looks like it will be higher than the transom windows.

AL – I'm a little concerned about the size; I drove by the shop and feel the darkness of the sign may be the issue with visibility. I wonder if it needs to be quite 4 feet by 3 feet. I can live with it this size. Glaucia -- customers tell me the sign is quite small and hard to see.

DH – The bracket seems to be 5 feet long. The sign is a little big, but with the bracket it is probably in scale.

ZT – I think the size is as big as I would want to go. With the bracket I think the new size will be a good proportion. I agree with AL that the high contrast will help considerably with visibility. Is there any new lighting for the sign? Glaucia – No.

DH makes a motion to approve the new sign 3'x4' on existing bracket, foam board, graphics to be painted, colors as shown by the owner. FA seconds. DH takes a roll call vote:



RR – Y, FA – Y, AL – Y, ZT -Y, DH – Y. The motion passes 5-0 pending abutters notices. FA will send notices, ZT will write up certificate. It should take about 2 to 2 ½ weeks.

C. Application 2103 Garage at 82 River St by Marcos de Souza

Applicants present. DH gives an overview of the house – built around 2000 by Habitat for Humanity; the left side used to be a garage that was converted into living space. Now the owners want to add a new garage.

There was a discussion about the submitted plans and feasibility of fitting the garage on the right that turned out to be superseded by new plans to move the garage to the left side.

DH referred to the new garage at 5 Chadwick as an example of the garage doors to use. DH asks for comments:

RR – Is the gable end facing the street or to the side? Marcos – gable to the street. The peak will be about 8'. RR – Will there be a door in addition to the front door for people to go in and out? Marcos – We plan to have an open breezeway between the house and garage with a door to get into the garage.

FA – I'm glad you are putting it on the left side.

Marcos shares a copy of the new elevation by video. There was a discussion on positioning the front elevation of the garage back versus forward.

AR – Looking at the image, the eave is facing the street not the gable. If they push the new garage back and not have it parallel to the house, I think it would look better.

DH – I would push the garage back behind the front elevation of the house.

AL – In our Design Guidelines, new additions should be set back from the front plane of the existing buildings and not brought forward.

AR – We need an accurate set of drawings to be able to vote. There are a lot of things to think about with positioning the garage, for example losing views from the windows in the house, the length of the driveway.

DH and AR will make a site visit to help Marcos determine the new location for the garage.

No motion was made.

D. Discussion: Enlarge and/or Create Additional Historic Districts

DH is looking for a volunteer to do research on single building districts. Somerville and Framingham have them and it would be worth using them as a resource. FA had conversations with Sarah White in the past that didn't get anywhere, but she can try again. Getting MHC involved may be a good idea. Reach out to Chris Skelly; they may have guidelines for creating single building districts.

No motion was made.



E. Discussion: Proposed Setback Bylaw Modification for the Districts

DH -- We need to draw some plans to match the language of the proposal. AR will come up with drawings. AL will forward the proposals to AR. 66 School street is a good example of the issue we are trying to solve.

**4. Adjournment**

At 9:11p.m., AR makes a motion to adjourn the meeting, AL seconds. DH takes a roll call vote: RR – Y, AR – Y, ZT – Y, FA – Y, AL – Y, DH – Y, the motion passes 6-0.

**Documents and Exhibits Used During this Meeting**

- Minutes from March 10<sup>th</sup>,
- Application 1934,
- Application 2102,
- Application 2103