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TOWN OF ACTON, MA
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**TOWN OF ACTON
HISTORIC DISTRICT COMMISSION**
472 Main Street, Acton, MA 01720

CERTIFICATE 2334A

Pursuant to Chapter 40C of the General Laws of Massachusetts and the Historic Districts Bylaw of the Town of Acton, the Acton Historic District Commission hereby issues an

AMENDED CERTIFICATE OF APPROPRIATENESS

For the work described in the Application of the same number.

Applicant: David Shoemaker/Virginie Landre Telephone: 617 283 5362

Address: 14 Newtown Road, Acton, MA 01720 Email: dhs@mit.edu

Property Owner: Same as above Owner Email: Same as above

Location of Work: Same as above District: Center X West South

Description of Proposed work: Installation of natural-gas-powered electrical generator.

Findings, requirements, recommendations:

Findings:

1. One of the Applicants, David Shoemaker, is an HDC Member who must recuse himself from the HDC's deliberations in this matter.
2. There are currently only five Members of the HDC, one of whom is Zach Taillefer, an abutter to Applicants' property. As such, he would ordinarily recuse himself from the deliberations in this matter. However, if he did so, the HDC would be without a quorum — which under Town Bylaw P is four Members — to consider this matter.
3. After consultation with Town Counsel, the HDC invoked the Rule of Necessity to permit Zach Taillefer — after disclosing his conflict — to deliberate in this matter.
4. Applicants applied to amend Certificate of Appropriateness #2334, issued on October 25, 2023, to permit the installation of a wood stockade fence to screen the generator from view from Newtown Road, the governing way.

Requirements:

1. The generator to be installed shall be placed on a three-inch-thick concrete pad, shall have a two feet by four feet footprint, and shall be 32 inches in height, all as shown in the application and attachments

2. The generator shall be installed at a site approximately 120 feet from Newtown Road, as shown in the application and attachments.
3. The gas pipe to the generator and the conduit for the electricity to the house shall be underground.
4. Applicants do not intend to screen the generator with plantings, but the HDC reserves the right to require such screening if, at a meeting duly called, it deems such screening to be appropriate.
5. The generator may be screened by the installation of a wood stockade-style fence, three to five feet high, five feet wide and five feet deep, as set forth in the application to amend the Certificate of Appropriateness.

When completed, the work outlined above must conform in all particulars to the Application approved on November 10, 2024, as amended on September 24, 2024. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Building Permit if necessary. This Certificate is valid for work commenced within one year of the date of issuance. An extension or renewal of the Certificate may be granted at the discretion of the Commission. If a property changes ownership during the time the Certificate is in force, a new owner who wishes to continue the authorized work must apply to have a new Certificate issued in his or her own name.

The Decision only applies to matters within the HDC's jurisdiction. Any action permitted hereunder may still be subject to or require other approval or permits from other governmental boards, agencies or bodies having jurisdiction such as the Building Department, Planning Department, Health Department, Planning Board, Conservation Commission or Zoning Board of Appeals, as the case may be.

Application received: September 18, 2023

Date of Public Meeting: N/A

Certificate approved by HDC Vote (4-0)

Date: October 24, 2023

Arthur Leavens

Filed by Arthur Leavens, Member
for Historic District Commission

Date: October 25, 2023

Application to Amend received: September 17, 2024 Date of Public Hearing: N/A

Amendment approved by HDC Vote (4-0) Date: September 24, 2024

Arthur Leavens

Filed by Arthur Leavens, Member
for Historic District Commission

Date: September 25, 2024

Copies to: Applicant, Building Commissioner, Planning Board, Select Board, HDC File

RECEIVED
TOWN CLERK
TOWN OF ACTON, MA
2023 OCT 25 AM 11:52

TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 Main Street, Acton, MA 01720

CERTIFICATE 2334

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For the work described in the Application of the same number.

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Application received: September 18, 2023

Date of Public Meeting: N/A

Certificate approved by HDC Vote (4-0)

Date: October 24, 2023

Filed by Arthur Leavens, Member
for Historic District Commission

Date October 25, 2023

Copies to: Applicant, Building Commissioner, Planning Board, Select Board, HDC File

RECEIVED
TOWN CLERK
TOWN OF ACTON, MA

2023 SEP 18 AM 11:49

Pd \$10

JK 4094

Application #

2334
20230918

**TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 Main Street, Acton, MA 01720**

APPLICATION FOR CERTIFICATE

This information will be publicly posted on the Town of Acton website docushare.

Pursuant to Ch. 40C of the General Laws of Massachusetts, application is hereby made for issuance of the following Certificate for work within a Local Historic District (please check one):
Cert. of Appropriateness (Building Alteration/Sign/Fence/Change of Ownership) Fee: \$10
Cert. of Appropriateness (Building Addition other than deck/New Bldg/Demolition) Fee: \$50
Cert. of Hardship (for either category of Appropriateness) Fee: \$10 or \$50 (as appropriate)
Cert. of Non-Applicability No Fee

Fees waived for non-profit or municipal applicants.

Applicant: David Shoemaker, Virginie Landré Telephone: 617 283 5362

Address: 14 Newtown Road

E-mail: dhs@mit.edu

Property owner and address:
(if different from applicant)

Contact information:

Location of Work:

District: Center West South

No. 14 Street Newtown Road

Description of Work: (See website Instructions regarding information that is here required)

Installation of a natural-gas powered electrical generator. See attached map for location. We propose, consistent with HDC 'Citizen's concerns' from 8 August 2023, to install first without fencing etc. and invite the HDC to view it to see if any shrubs or fencing is needed.

The undersigned hereby certifies that the information on this application and any plans submitted herewith are correct, and constitute a complete description of the work proposed. By my signature below, I acknowledge that this application and all its data will be publicly posted on the Town of Acton website docushare.

Signature of applicant

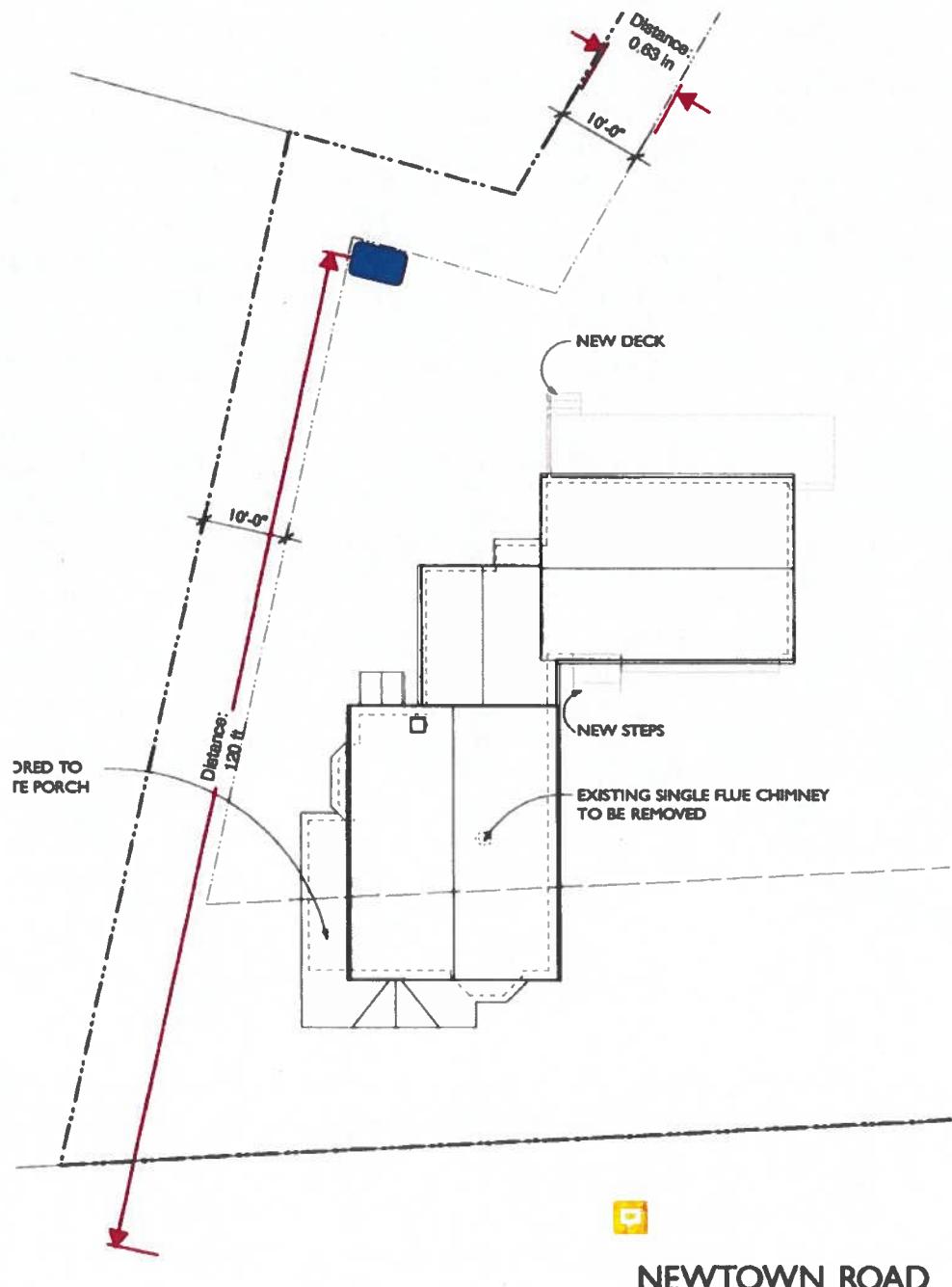


Date: 15 Sept 2023

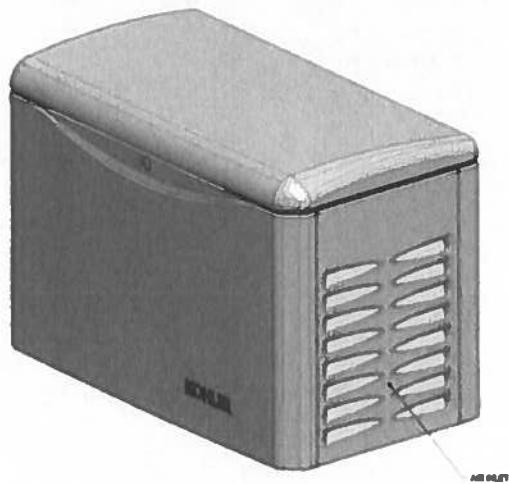
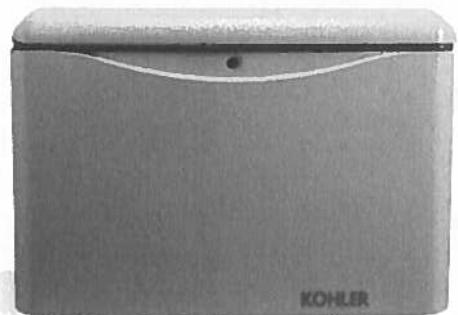
Application received by _____ for HDC Date: _____

COA approved/CNA issued by _____ for HDC Date: _____

Plot plan; Generator is ~120 ft from Newtown Road
(~110 ft from the property line)



Unit is 2'x4' footprint, 32" high. It is installed on a 3" thick concrete pad.



View from Newtown Road of the proposed location – it is behind trees; if it were visible it would be in the dark spot in the center of the photo.



A white sheet is hung in the place of the installation



Aerial view. The position of the generator is indicated by the blue rectangle.



14 Newtown Road

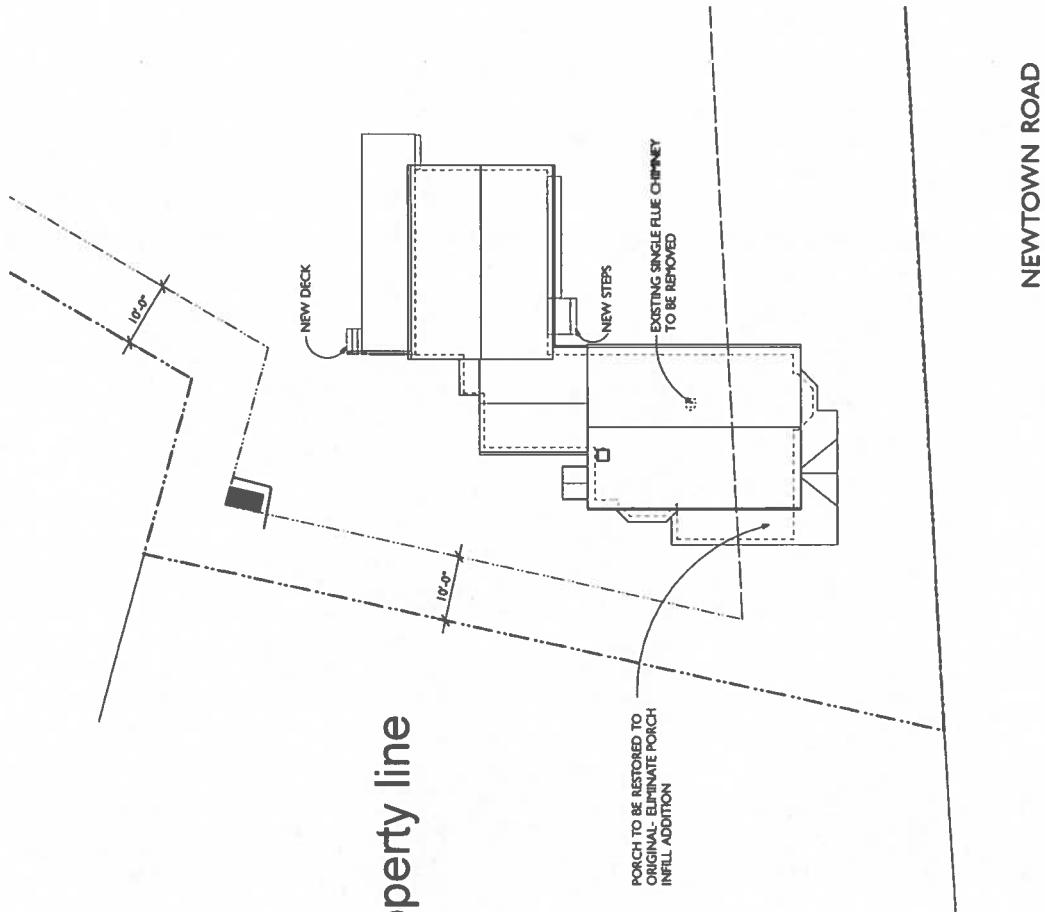
Generator – Fence

Amendment

24 September 2024
David Shoemaker, Virginie Landré

Generator placement

- 110ft setback from the road
- Currently behind trees
- ~5ft high stockade fence along east property line
- Propose to add a bit of stockade fence to shield from view
 - ~4ft x ~4ft length
 - 4-5ft height



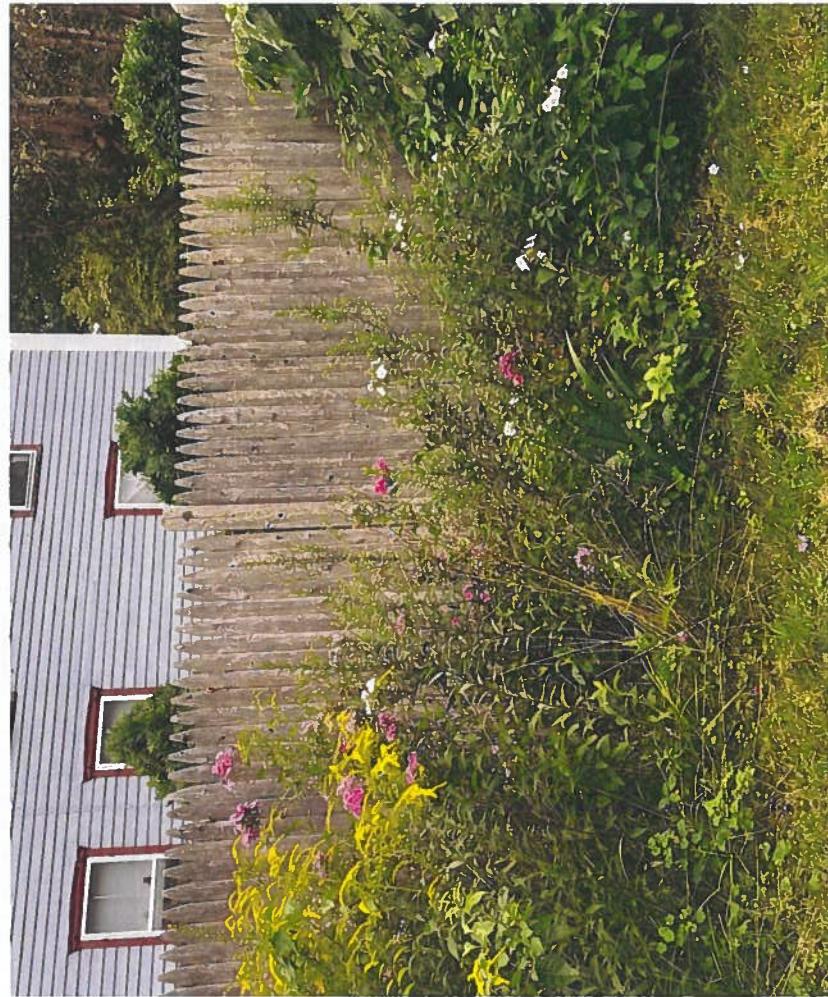
Kohler 24 kW unit

- 47" x 26" footprint
- 32" tall

NEWTOWN ROAD



Current fence between 10 and 14 Newtown



- Current fence ~5 ft high
- A similar section ~5 ft long, ~3 ft high would hide the generator
- Weathers nicely to invisibility
- Alternative ideas?
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