

Historic District Commission

Room 126, Town Hall

Meeting Minutes 11/13/2012

RECEIVED  
FEB 27 2013

TOWN CLERK, ACTON

Kathy Acerbo-Bachmann, Anita Rogers, Pam Lynn, Michaela Moran in attendance. David Honn absent.

Meeting called to order at 7:30PM. At citizens concern, Mike Gowing, Selectman-liaison noted that he broached the subject of staff support for the HDC with town manager.

CPC report from Kathy Acerbo Bachmann. Met with CPC regarding the loan program this Friday at 8 Debra LePoint of Enterprise Bank, Dave Clough and Kathy Acerbo Bachmann will meet regarding the CPC application for the loan program.

7:40 Amended application for lighting the flagpole at the corner of School and Main St. at the Civil Defense Building. Eagle Scout project by Connor Summers. Grade Solar Flag light (by solar innovations) is proposed for lighting the flag. AR suggested that the light should be pointed white, KAB concurred. PL as liaison, finding that the black surface of the light should be painted white to match the flag pole. Unanimously approved.

#1227- Fencing, at town hall. Dean Charter for the town. Screening fencing needs to be removed, and replaced with an expanded version due to equipment changes and upgrades. The fence will be expanded to accommodate the removal of underground tank and replace it with an above ground tanks which would look like Roth tanks. The fence surrounds the AC and air handlers for town hall. DC intends to leave the arbor vitae in place. KAB congratulated Dean Charter on the successful and careful stewardship of the municipal properties. Motion to approve the expansion of the screening fencing about 7', AR seconded, motioned carried unanimously.

Kathy Fochtman, recreation director. For the Goward Playground replacement with equipment which is handicapped-accessible and up to date. ADA compliance requires only a 1% grade. A berm along the edge where lawn meets the playground area would be necessary with the cut and fill. No active application, meeting is informational. Question about the equipment or landscape changes as it impacts the district. AR is liaison, KF will contact her with further information.

#1228 12 School St.- David Hale deck and doors as secondary egress from the second floor apartment to be built at rear of the easternmost ell. Stairs from the deck to the ground will protrude beyond the corner of the building and thus be visible from the public way. MM noted that a design for the deck, stairs, and railings would be required. The deck should be minimally visible as described by the applicant, the exterior doors proposed would be outside the jurisdiction of the HDC since they are to be on the back wall of the ell. DH brought a photo (on his cell phone) of the railing currently in place on another staircase as the proposed design. KA noted that a hard copy of the photo would be needed. AR remarked that the railing in the photo will not meet code. MM went on to note that the applicant had replaced windows previously without a certificate and the commission had denied further window replacements of the kind which the applicant had installed. The commission had compromised on the

previous window installation requiring the installation of exterior six over six muntins to the exterior of the one over one windows. None of the windows have been remedied. The violation must be cured before the commission can issue additional certificates of appropriateness on the property. DH agreed to contact the manufacturer Jeld-Wen about replacing the sashes with those which have exterior muntins.

#1229 Shed 20 River St. Shed proposed for the rear of the property near the school Street side of the lot. The shed can be seen at Kennedy's on Main St. The placement of the shed would afford privacy from the School St. frontage. There is a drop from the level of School Street to the level of the lawn where the shed would be placed. River Street is the public way from which the property is viewed. PL moved, AR seconded, to approve application 1229 for an 8 by 12 shed to be placed on the property as indicated on the plot plan. Findings: all Elements of wood, to be painted, with asphalt shingle roof, pending abutter notification.

Parlin House-update MG, and DC, consultants reported to BoS last Monday. They recommended removing 20<sup>th</sup> century addition \$65K to mitigate asbestos, deconstruction/construction \$270K, \$75K site work. Response from selectmen that it is a lot of \$ to spend to fit out a structure which is unusable. DC- Either the town tears it down or lets it rot. KAB all for preservation, key location. PL location is key, leans toward saving it for its location. KAB favored taking the question to the town meeting.

Meeting adjourned at 9:30PM.

Respectfully Submitted,



Mary Michaela Moran

Michaela Moran