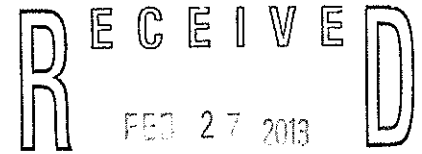


Historic District Commission

Town Hall, Room 126

November 29, 2012 Draft Minutes



TOWN CLERK, ACTON

Kathy Acerbo-Bachmann, Anita Rogers, Pam Lynn, Michaela Moran, David Honn in attendance. Minutes for Sept. 25, Oct. 9, Oct. 23, and Nov. 13 approved by consent.

KAB checked with town counsel re the issuing of coa's with the stipulation that violations be cured. MM as liaison for 12 School St. will inform the applicant that the HDC will vote on his application on 12/11. Mr. Ramsbottom will explain the situation with regard to the issue of the violation and the new request for certificate.

Appl. 1225- Sign for 5 Spruce St. Sign proposed as 72" by 18" (as 1.5 times the "by right" sign of 6 sq. feet.) Sign to be placed to be visible from Mass Ave. the top of the sign to be hung 18" from the eave and at least 8' over the public way. AR moved to approve the Spruce St Café sign of 18" by 72" and reduced in height if necessary to achieve the clearance of 18" to the bottom of the fascia and at least 8' above the public way, conditions: wood, wood letters and painted. Eight 'directional signs' for Parking area Conditions: painted and wood. PL seconded and passed unanimously.

PH App.0906A-C-West Acton Village Ecology project. 525-531 Mass Ave. Continued from previous meeting. KAB read the PH notice. Matthias Rosenfeld. DH questions re mechanicals. Three issues: heating units the size of suitcases, bath vents, kitchen ventilation. As driving into the village going west, screening with trees and inkberries. Copies of detail sheet were provided. Items flagged for later review include details of the parapet, details of elements behind the middle building where it connects with rear building (in locations where it is visible from the street), windows and window casing materials, door material, masonry material at parking level, awning material/text/color on sides of middle building, required HVAC and mechanical penetrations visible from the street., lighting plan for fixtures visible from the street, signage, roofing. AR feels the full parameters of the project, PL appreciated the renderings of the perspective of the westward approach to the project. KAB will want to call out the species and size of trees, and screening should be called out. AR to check with planning department about the plantings. Parapets door windows should decisions be made now vs. later. DH would not be ready to vote this evening and given what is before us would suggest that the commission spend a full meeting to draft any motion. DH also would not feel comfortable with aluminum windows, granite face, wall sections will show what the detail will show to the public, show the different planes of the facades.

Janet Adachi, selectman, likes the project, would like the project approved. 522 Mass Ave, Maura Slattery, -no comments currently as it is the first time seeing the plans. Andy Richard, 229 Arlington St., frustrating to see folks who are trying to try to "improve the village". Terra Friedrichs-way too big for the site, suggests will see the back section from Mass Ave., disagree that "better for the environment" to recharge the stream. Way windows are shaped affects the look. TF will present comments in writing regarding the specific details. Preserve heritage of the village vs. preserving commerce. George Peobody, Nash Rd., noted architectural Growth and adaptation mentioned in the guidelines.

Sense from commission members regarding feelings on the project.

AR-original site plan allowed relocation of all buildings. Disappointing to loose buildings, but replacement could be valuable.

PL-ability to touch the past seem to be receding. , What is it like to live opposite these buildings? Thinking about the details, Lean toward the project,

KAB hates to lose any structure in the historic district. If possible to save, different tack on the project. Structures deteriorated to such a point that not possible. Could require app. To rebuild them exactly as is but doesn't seem an

acceptable solution in the whole scheme of things. Buildings victims of 20—30 years of demolition by neglect. HDC did not require a structural report at the time of the original COA. Will contribute to the district if we pay attention to the scale, details. Will be helpful for other buildings in the district.

DH-HDC inherited several problems, Zoning change was a huge strike against, Floor Area Ratio is not able to be manipulated by HDC. HDC should require structural reports before allowing such a project. Comprehensive well – thought out projects .

KAB invited the commission members to voice their preference for approval of the project.

DH feels that HDC should spell out materials which would be acceptable for an amendment. AR would be in favor, PL would be favorable, KAB would go forward but looking at DH and AR to carefully work on the details. DH would like to see all comments from the public so they can be considered before the COA.

KAB to continue the PH to 8:30PM on 12/11.

Signs on town common. Town common and West Acton town common, program regarding signage on TC. KAB-If allowing what parameters? Should have signs, if so what kind? Materials? AR is OK with the signs which are community based, timely, common should be treated with respect.

PL less is best readable, 10 days is OK. West Acton inappropriate and dangerous to have many signs on the tiny square.

KAB only comfortable with garden club sign is wood , tasteful, reciprocity, In W. Acton, memorials, hazard, prefer no signs since heavy traffic, small space memorials, focus.

DH no signs anywhere on the common, except garden club and that should be in front of town hall. West Acton- no signs, visual clutter.

Meeting adjourned. 9:50PM

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Mary Michaela Moran'.

Mary Michaela Moran

Michaela Moran,

Secretary.