



Acton Historic District Commission

Meeting Minutes - January 22, 2013

TOWN CLERK, ACTON

Meeting called to order at 7:34PM. Kathy Acerbo-Bachmann, Anita Rogers, David Honn, Pamela Lynn in attendance. Michaela Moran absent. Mike Gowing present for this meeting.

Minutes of 1/08/2013 meeting approved by consent.

It was reviewed that approved minutes should be submitted to the town clerk for date/stamp and entering into docushare.

Commission members should do updated online ethics training regarding "conflict of interest".

Discussion of Morrison Farm CPC application: David Honn has agreed to write a letter of approval from the HDC for the Morrison Farm project.

DH – can I raise issues of concern in the approval letter?

MG – Does Michaela have preservation concerns? The condition of the barn is at issue – can only be used now for cemetery equipment storage. Would need a major renovation to be more useful and might not be in a good location for the current proposal. House has already been renovated. The cemetery may get its own building closer to their operations.

KAB – Motion that DH write a letter of support for the Morrison Farm project in which he should address any preservation issues that are of concern. Yes vote is unanimous.

Discussion of HDC loan program CPC application:

KAB - Town counsel legal opinion not yet received regarding CPC funding for Loan program for buildings in the HDC. This proposal bumps up against municipal law. Town must agree it is OK. Also bank fees to administer the loan may be as much as \$500-1,000 per month unless it goes through the town finance office. DOR's response was essentially - yes you can do it, if you can figure it out. If a bylaw is necessary it would be written by town counsel and would require a public hearing. It is possible that it will be tabled for this year and presented to the CPC for funding next year. Roland has made the point that the general structure would need to be in place by town meeting even if every detail was not yet set. A discussion at town meeting might reveal weaknesses yet that would not necessarily preclude using CPC funds.

MG – an alternative to CPC funding may be to create a non-profit.

Application # 1231 – Erickson Mill, 113 Main Street

8:00 PM . Update from contractor, Mark Brown who submitted 3 eave detail sketches for the building. Currently the building has no soffit. A 4" soffit will be added to the front wall per the details. Access to the wall on the river side is too difficult to allow changes at that eave. Once the roof work is complete the owner and contractor will revisit the decision as to whether or not to replace or infill the existing window. The wall has structural issues, which makes keeping the window more difficult, but the light from the window is beneficial to the building.

DH made a motion to approve the roof repair with the eave and rake details per the 3 sketches. Conditions: existing window on river side (north) will be reinforced a necessary by the contractor so he can proceed with the roof repair. A change to the window opening or replacement of the window will require an amendment to the application. Original window is a hopper. The steel window investigated by the contractor would be shipped unglazed. It would be hard to access that from the outside on the river side to glaze it so he will look for an alternative.

AR- seconded the motion. Unanimous vote to approve roof and eave repair including reinforcement of the structure.

App 0906AA – Discussion of Draft COA for WAVE. 8:45-9:30PM The commission reviewed the draft which is in progress, line by line. Mathias Rosenfeld attended the meeting.

For purposes of clarification the COA for the updated WAVE project will be known as # 0906AA.

Findings: Amended to include the notation that all portions of this project that are visible from Mass Ave are within the HDC jurisdiction. Where relevant, portions of the building code that have affected this decision should be referenced.

Conditions: The project drawings submitted to the clerk should be referenced by date in the COA. The HDC will require monthly meeting for additional review as the project design progresses. The COA will reference the schematic nature of the design at this stage and indicate that continued approval by the commission will be necessary as the design progresses. The masonry at the parking ground level will be a random pattern fieldstone. The window glass should be consistent throughout the project. The existing buildings will be photographed before demo for town archival purposes.

Goward Playground 9:35 PM An application has not yet been filed. Cathy Fochtman brought an updated site plan with new grading to review. The grading plan was drafted by the town engineering department and a community group is raising money for this accessible playground. All of the existing playground equipment is obsolete and will be removed. The new site plan shows the new playground equipment pushed farther from the parking lot than the existing . The berm on the previous plan has been removed. Except for the existing basketball court, all the equipment will be outside the limits of the Historic District. All the existing trees will be preserved. ADA compliance requires a path to the basketball area (the court paving will not be changed).

DH – recommended that the path to the basketball court initiate from the path to the playground rather than be a separate path as it is currently drawn. The separate path divides the lawn in half with paving and is less picturesque. It was also recommended that the brick path that is installed with the names of donors also be integrated with the main path rather than be separate.

Meeting was adjourned at 9:55 PM.

Respectfully submitted,

Anita L. Rogers

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