

Historic District Commission  
Meeting Minutes September 22, 2009

Meeting called to order at 7:35 p.m. Scott Kutil (SK), Michaela Moran (MM), Kathy Acerbo-Bachman (KAB), David Honn (DH), and David Barrat (DB) were present. Ellie Halsey was absent. Anne Forbes was present as a member of the public. The meeting was held in room 126 in Town Hall.

At 7:45 p.m. a representative from Theatre III came in to discuss Application 0924 which is an application for window replacement/repair at 250 Central St. Theatre III is planning to apply for more CPC funds to renovate the windows in the back "L" of the building. The same company that restored the windows in the front of the building will get the contract. DH said that the earlier restoration work was very well done. MM motioned to approve the application as written. The motion was seconded and passed unanimously.

At 7:50 p.m. Dean Charter came in to discuss his application for CPC funding to restore the Windsor Building on Windsor Avenue. Dean noted that the building is now unused and that, typically, if a town building has no public use it deteriorates quickly. His plan is to renovate the building with the intention of using it for public meeting space, for Town boards and commissions. The renovation would restore the exterior in a manner similar to what was done to the West Acton Library and make interior renovations for a meeting space for 25 people. The major change to the exterior would be a set of large doors in the front that would open outward. Dean added that there is plenty of parking in the area and this would have a beneficial impact on Windsor Avenue. Dean asked the commission for its support and asked use to write a letter of support. MM said she would work on the letter over the next two meetings.

At 8:12 p.m. the Teran's came in to discuss Application 0923 which is an application for window replacement at 105B Main St. MM recused herself from the discussion since she is a board member of Iron Work Farm, which owns an abutting property. DH made the comment that he researched the issue of replacement windows and found that all the manufacturers use clad frames. After some discussion SK made a motion to approve application 0923 with the following conditions: all the replacement windows must have wood sashes and muntins, not just the windows in the front of the house; the wood sashes and muntins would be painted with a flat finish to match the clad frame; and the windows would use full screens (which would hide some of the clad frames). The motion was seconded and passed unanimously.

At 9 p.m. there was an appointment to discuss the 18-20 School St. Application 0925 for exterior door. MM said that the application is incomplete because the applicant has not provided any information about the door. MM will talk to Frank Ramsbottom about making sure they do not make any more changes without HDC approval. DH will be the liaison and advise the owner on door placement.

At 9:15 p.m. the Public Hearing was re-opened on Rules and Regulations. MM said that according to her discussions with Town Counsel, we cannot restrict parking lot size to 800 square feet. MM said that the board does have the authority to restrict the location of satellite dishes. However, with satellite dishes, if the owner can prove that they cannot get a signal in the

location that we approve, then they can put the dish wherever they please. MM also said that she will talk with Town Counsel about neon signs. MM moved to continue the Public Hearing at 9 p.m. on October 13. The motion was seconded and approved unanimously.

At 9:30 p.m. Alan and Carol Campagna came in to discuss Application 0922 which is an application for window replacement at 101 Main St. MM recused herself from the discussion since she is a board member of Iron Work Farm, which owns an abutting property. This application would replace a wood window with a vinyl window. The applicants repeatedly made the point that the exclusion under 9.1.10 of the Chapter P Bylaw should apply, because the window was located at the back of the house on the side. DH motioned to approve the application as submitted with the condition that they use Am Craft Silverline Series 4000 or 8500 vinyl replacement windows. DB seconded the motion and a vote was taken: DH and DB voted in favor and SK and KAB voted nay. According to the Chapter P Bylaw Section 7.7, because of the split vote, the applicant is entitled to a certificate of hardship.

MM announced that there would be a special meeting on September 29<sup>th</sup> in order to hold an Executive Session.

The meeting was adjourned at 11 p.m.