

Historic District Commission  
Town Hall, Room 121  
Meeting Minutes, 23 February 2016

Meeting called to order at 7:34 PM. Attending: Fran Arsenault (FA), Ron Regan (RR), Anita Rogers (AR), David Honn (DH), Chingsung Chang (CC, Selectmen Representative); not present David Shoemaker (DS) and David Foley (DF)

7:34 PM      Citizens Questions: None

7:35            Move to approve Feb 9<sup>th</sup> Minutes; accepted unanimously.

7:40            Review recent activity: Blue house at 70 School Street sent an email inquiry about air conditioning, possibly a mini split, DH will follow up. Email from Dave LaBelle about HDC process for roof at 3 Spruce Street, DH will follow up. We moved some paintings during the HDC retreat and forgot to move them back causing a panic at the library.

7:45            West Acton Baptist Church with Linda O'Neil trustee and Ruth Thatcher, assistant treasurer. AR gave overview of project – on the right side of the church there is a one story addition with two windows. The addition has vinyl siding and the windows have no trim. Both windows have storm windows. The church wants to replace one of the windows due to damage from last winter. The church wants to use Brosco replacement sashes so no outside changes are required.

AR makes a motion to approve replacing window with Brosco wood replacement sashes singled glazed with opaque glass matching the size of the existing window. Motion was seconded and approved unanimously appending abutters notices.

8:00            Started discussion for 8:45 scheduled item while waiting for next appointment. Letter for Acton Woman's Club. DH went to South Acton train station dedication, Peter Berry gave a nice talk about the history of the train station. DH sent an email to Marc Foster (277 central street application) that the HDC has not heard from the stores with sign violations.

8:10 Aaron and Mickey Jeanson pre-application discussion about 270-274 Central Street. DH presented information from the Massachusetts Cultural Resource Information System (MACRIS <http://mhc-macris.net/>) reports for 272 and 274 Central street. DH gave an overview of Massachusetts general laws Chapter 40C concerning historic districts and Chapter P of Acton's Bylaws concerning Acton's historic districts. Mickey asked about the possibility of demolishing some of the buildings on the properties, such as the residence at 274 or either garage due to structural concerns. DH and AR said that a third party (having no relationship with the applicants or the HDC) structural engineer would need to make a report about the structure of the buildings with recommendations. DH said the HDC always prefers renovation over demolition and there a very few cases where demolitions where approved.

DH said that members of the Church said there was another small building next to 274 Central that was demolished possibly in the 1960s, so it could be possible to add another structure.

Aaron discussed one idea where the buildings were demolished and replaced by a mix of commercial and residential condos with a historic aesthetic. There was a short discussion about the properties around 525 Mass Ave where one structure was moved and two demolished because they had deteriorated to the point of not being moveable.

DH strongly recommended that the Jeanson's hire an Architect with historic property experience to help plan something appropriate. It was suggested that they look back prior historic district minutes and applications for names of Architects.

Mickey suggested that the members of the commission visit the property to get a better understanding of the site and buildings. The commission agreed.

8:45 Move to adjourn; seconded and voted unanimously