

Historic District Commission
Town Hall, Room 121
Meeting Minutes, 26 April 2016

Meeting called to order at 7:30 PM. Attending: David Honn (DH), Ron Regan (RR), Anita Rogers (AR), Fran Arsenault (FA), David Shoemaker (DS); not present Chingsung Chang (CC, Selectmen Representative)

Citizens present: David Shoemaker (recused for a moment)

7:34 PM Citizens Questions: 14 Newtown Road Mailbox advice given.

7:35 Move to approve April 12 Minutes; accepted unanimously.

7:40 Spreadsheet status update. Organizational discussions.

7:50 Stamm Black Signage #1609 – AR Liaison. Existing location is above Twin Seafood but moving to 525 Mass Ave. Hope to re-use the same sign previously approved by HDC. Intend to repaint, but with the same colors. Rename ‘Studio’ to ‘HOME’. Projecting sign request per existing. Current bracket to be re-used – good – but installation height might interfere with the frieze. Might move to the left of the door (more centered on building) to allow it to be a bit lower to avoid that interference. Current sign to be reused. RR: likes it. DHS: likes moving to the left and down to have it sit better on the façade. DH: wants to ensure the black bottom rectangle is not too close to the edges (several designs were presented; labeled A. AR: finds Stamm & Black is difficult to read due to font. Applicants are moving to more retail. Maybe replace black background with a black border and use black font. DH: maybe have the name follow the ellipse? Maybe decorate ‘by’ with some ~ by ~ to rebalance things? And moving to the left is good but the balance is important. Consensus that it is best to center between the door trim and the window trim, and at a height location such that the top of the bracket is tight to the bottom of the frieze. **Motion:** We approve the sign as presented on exhibit ‘A’ Bracket and sign to be relocated from the current address 541 Mass ave. Repainted per exhibit A. We recommend that the Stamm and Black Font and/or background be revisited to be more legible, while maintaining the distance from the rectangular box to the edge of the sign. Sign is to be mounted on the centerline between the outside edges of the window and door casing

with the metal bracket tight to underside of the frieze. Unanimously approved.

8:15 69 River – delayed to a later meeting

8:16 70 School St HVAC. #1610. Heating and cooling improvement required for home. The heat pump position per the application is visible on the side; the HDC would like it moved further back, next to the bulkhead as a first priority change. AR proposed that an HDC member would meet with the HVAC engineer to ensure that the actual final plan would be acceptable. Family Rm line is most visible – move inside porch? How is the piping getting from the heat pump to the vertical runs? Would love to reconsider moving piping inside – or move to a different system that delivers conditioned air to via floor registers using basement ducting. Master Bedroom closer to the corner. Kitchen is minimally visible. Could add some decorative shrubbery to visually distract. Are smaller enclosure boxes possible?; DHS-possibly consider carrying boxes up to the roof line? When the COA is ultimately written, indicate that the approval is only for the life of this equipment. When the system requires updating and/or replacement in the future , a new application should be made – new technology may allow a less visible installation. Inclination is to approve the notion, but the details are so important that we must meet first with engineers and see detailed documentation for the placement and character of all visible runs, dimensioned professionally, and signed off by the HDC at our subsequent meeting. Consider asking for support from the Building Department to help with after-the-fact installation inspections. Note that window units are effective and not under the jurisdiction of the HDC; floor units with window panels may be also be suitable for a homeowner who only needs AC.

8:40 105 School St #1544 Roofing; David Honn recuses himself. Will replace roof with Red Cedar, replacement in kind. Skylights are present but very low; new skylights will be placed with similar low profile. AR suggests that low-e glass on just interior surfaces for energy control without the odd appearance might be possible. Discussion of ice and water shield – don't want to make irreversible changes; and don't want to disturb the current equilibrium of the house. Previous roof has lasted as long as it should, so past practice is good. The Committee recommends that a new application be submitted which is expected to be approved as a CNA. David Honn rejoins.

- 9:10 Painting town hall: DH encouraged a joint meeting, a panel, to have a discussion including the HDC, HC, and Building and other experts on historical color (e.g., Susan Maycock, Sarah Zimmerman). Perhaps ask Kathy Acerbo-Bachman to chair. Unanimous support for the notion in the HDC. Will plan to do on a weeknight at the large meeting room and invite the public to participate in the discussion.
- 9:20 RFP Discussion for HDC Consultant: The RFP needs to be written. Should identify some consultants (e.g., KAB, Dean Charter, Mike Gowing, Anne Forbes, Chris Kelly, Tom Peterman, Matthew Selby, others); put it on the MHS Listserv to make sure we are covering all bases. May 24th is the target date for a meeting on this one subject (no appointments to be taken). Scott Kutil joins meeting.
- A lot of the fundamental work has been done through Scott's research and documented in spreadsheets. A proposal to address hammerhead lots has been drafted. The HDC also wants to address the issue that occurred at 62 Windsor Street where the existing lot line was altered to create additional lot area for new construction by "borrowing" land from the HD to create a legal lot partially within the HD district and partially out of the HD (Since the house is located outside the HD boundary, the HDC had no jurisdiction over the building). Consultation with town counsel will be worthwhile. Overlay appears the highest priority and want to find someone who can write this document correctly and crisply. Goal would be to present in April 2017. Interesting to refer to 2013 document from Roland, carrying language encouraging this activity. SK notes that data and a foundation will be useful both to justify the Overlay and to carry out the HDC mission.
- 10:00 Move to adjourn; seconded and voted unanimously