



MASSACHUSETTS 01720

## ACTON HISTORICAL COMMISSION

Acton Historical Commission  
Meeting Minutes – August 10, 2016  
7:30 p.m., Acton Town Hall, Room 126

AHC Members Present: Bill Klauer (BK), Victoria Beyer (VB), Doug Herrick (DH), Bill Dickinson (BD) - Chair, and Katie Green (KG) – BOS Liaison

1. BD called the meeting to order at 7:33 pm and presented the first agenda item: the possible sale of a house under agreement at 184 Main Street to an interested 40B developer, Greg Adams. Greg and the owners, who were present, requested clarification of the demolition permit process. BK and BD explained that the application of a demolition permit would be followed by a walk-through of the property by the AHC members who would then call a public hearing and vote on the demolition proposal. BK explained that the charter of the AHC was to preserve properties of historic interest where possible. BK also explained that under a 40B application the AHC and the Mass. Historical Commission would weigh in, but because the demolition permit process is a local by-law and a 40B project is exempt from local zoning and other by-laws, it would not apply. It was agreed that members of the AHC would visit the property for a walk-through on Monday, August 22.
2. A discussion followed proposing that Nancy Tavernier, chairman of the Acton Community Housing Corporation, should let the AHC know when properties on the Cultural Resource List are being considered for sale or development so that the committee can get involved early in the process. BD said he would look into this option.
3. BK provided an update on the 31-45 Martin Street project. He stated that due to issues involving the two group homes with 4 beds each not qualifying as 8 units that the density would have to be lowered. As a result the developer withdrew the current plan for the 40B.

4. VB updated the group on the 248 High Street project and her involvement in sending a letter to the Board of Selectman outlining the history of this property and presenting the view of the AHC at a Zoning Board meeting that the property should not be demolished.
5. The issue of the Cultural Resource List and its accessibility was discussed. BK stated that he had sent CD copies of the CRL to the town's IT department and the Library Reference and Website librarian Susan Paju. BD suggested that the CRL also be made available on the Acton Building Permit web page and the Mass. Historical Commission web site. KG said she would talk to Mark Hald in IT about doing this. Anne Forbes suggested that the web site needs more information on it describing what it is used for, and the difference between the CRL and MACRIS (the Mass. Historical Commission's Mass. Cultural Resource Information System database of historical properties is Mass.). It was also stated that the CRL should have a link to MACRIS
6. A request for information on the state of the 111 Summer Street properties was made. VB and BK stated that a barn on Great Road, owned by Leo Bertalami was demolished. It was not on the CRL.
7. KG updated the group on the Lake Nagog water treatment plant upgrade proposed by the Town of Concord. A hearing is scheduled for September 12, but no revised plans addressing the stated concerns had been received. KG had no further information but thought it was likely that the solar panel component would be removed from the final proposal.
8. VB proposed that the minutes of July 13 and July 28 be approved and the voice vote was passed.
9. Anne Forbes brought up the issue of Morrison Farm, and the longstanding, but so far unsuccessful effort, to come up with a plan for this town-owned historic land, house, and barn. A brainstorming session followed in which several ideas were proposed to be forwarded to the committee looking to conclude a plan for this property.
10. A member of the public, Xiao Wu, proposed to the group that she and other investors representing an arts group called InDiviArt be permitted to renovate and use the 18<sup>th</sup> century property behind Town Hall at 17 Woodbury Lane. It was explained to her that this town-owned property was uninhabitable and thus not available for use due to serious structural and asbestos issues and the AHC was not in a position to entertain her proposal. She was insistent however, that she be permitted to invest in a renovation effort despite legal concerns by the commission members as well as the belief that InDiviArt lacked the financial resources to undertake this effort even if the town approved. BD reiterated that since the building is a town building it is technically owned by the Board of Selectman and any decision is ultimately theirs. The group finally suggested that she come to the next AHC meeting in September with a proposal.
11. VB updated the group on her plans to present to the Historic District Commission options for paint colors for the Town Hall repainting project. She intends to present, along with David Hohn, BK, and Sarah Chase, a history of the Town Hall and its color palettes over time at a

meeting on August 31.

The meeting was adjourned at 9:27 p.m.

*Respectfully submitted,*

*Doug Herrick*

Cc: Town Clerk  
Town Manager  
Town Library  
Historic District Commission