

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 10 July 2018

Meeting called to order at 7:40 PM. Attending: David Honn (DH) Ron Regan (RR), Fran Arsenault (FA), Maria Crowley (MC) and John Benson (JB) Selectmen Representative. Anita Rogers (AR) and David Shoemaker (DS) absent.

- 7:40 pm **Citizen's questions** – none.
- 7: 40 Minutes for 6/12 and 6/26 approved unanimously.
- 7:45 **Project spreadsheet review/Chair Update:** DH - we need to tell Jon Benson that our minutes aren't getting on the web site again. MC will follow up. The spreadsheet is up to date.
- 7:45 **39 School St.** –Application 1817 – Frank Marenghi not present.
- DH – we have some findings – the interior details described in the application are not under our purview; all facades of the house are visible from School St and under jurisdiction; There are no gutters. DH makes a motion. Chimney to remain above the roofline, it will be supported in the attic. Bricks to be repointed to match existing mortar. If needed interior bricks being removed can be used in the exterior. Flashing to be lead or lead coated copper. Existing siding wood shingles to remain. Roof facia to be repaired as needed. Shutters to be repaired, painted and rehung. If new shutters are required they shall be made of wood and be made in the same dimensions as the existing including styles, rails and louvers. Reuse existing hardware, match for any missing hardware. Exterior window casing and sills to be repaired and painted. Recommend installing "Harvey triple tracks" exterior storm windows – this is not under our jurisdiction. School St. entry door to be refurbished, reuse existing hardware or return to HDC for approval. River St. door to be left as is. If River St door being replaced come to HDC with selection for approval. Porches to be rebuilt. Any exposed trim on stairs shall be wood, such as Western/Spanish cedar or pine. Deck may be composite or Ipe. No Cellular PVC. Windows – existing sashes, casing frames and glass to be maintained and repaired as needed. New windows in basement replaced with wood sash to match existing. Kitchen window facing River St can be replaced with proposed Jeld-wen. Existing basement door to be repaired

as needed or applicant to return with door selection. RR seconds, approved unanimously.

Applicant should return with lighting details and fence selection. Recommend encasing area under rear projection in back with wood lattice/gate for storage.

- 8:20 **9 School St.** – No Application – John Perkins present.
This is a pre-application meeting. All information and discussions are legally non-binding. John purchased the land from Dan Porrazzo. John met with Selby and DH last week. John supplied a site map for review. The site has a .4 FAR which is not very large for commercial use. Working on ideas to increase the FAR. DH gave an over-view of the 25/27 School St. discussions the HDC has had with David and Laura Veo. John would be interested in working with the Veos and the town concerning the parking lot between the two sites. DH – the FAR is too low for a viable commercial/residential plan. FA – how can the FAR be changed for this property? DH – the village FAR includes both the small commercial area and all the properties down to the old Lazaro paving site (53 School St.) which is different than other sites in the town. To change the FAR we would need to put an overlay on the zoning for the area around the intersection of School St and Main St including the other commercial buildings and have a vote at town meeting. The town is open to making 3 School St available for sale but the number of parking spots in the lot must be maintained. RR – what about the deal happening for the land owned by Gordon Richards the town wants to use for a parking lot? Could the lot on School St be released if the town gets that land? DH – the town is reluctant to give up any commuter parking. Ideally if the land from 3 to 25/27 were combined we could probably get 80 parking spots along the back, that is a rough guess. By 7:10 AM the parking lot at the train station is full. Maybe we can work with the commuter parking committee as a sponsor for the zoning overlay. DH proposes a .7 FAR to match what West Acton has. DH asked John about preferences. He has experience building residential. He is a proponent of the green Acton movement and would like something that he could cover the roof in solar. DH suggested a flat top roof as that could hold more. As an example the Bradford mill in west Concord. John prefers a single large building versus multiple buildings. Would need semi-underground parking like the West Acton Village Works. DH will email David Martin to find out about the next SATSAC (commuter parking) meeting.

After John departed DH went over FAR (floor area ratio) and the height limit for buildings in Acton.

9:25 Meeting adjourned.