



Historic District Commission

Meeting Minutes

4/23/2019

7:30 PM

Room 126, Town Hall, 472 Main St, Acton, MA 01720

Present: David Honn (DH), Ron Regan (RR), Fran Arsenault (FA), Maria Crowley (MC), Art Leavens (AL).

Absent: Anita Rogers (AR), David Shoemaker (DS), John Benson (JB) BOS liaison.

1. Opening

Chair David Honn opened the meeting at 7:32 pm.

2. Regular Business Regular Business

- A. Citizen's Concerns – Terra Fredericks stopped by to ask the HDC to send a comment to the ZBA relating to the proposed plan for 257 Central St, which is not in the district but is adjacent to it. DH, who is also a member of the design review board (RDB), gave an overview of the proposed project for a 2-family dwelling on the corner of Pearl St. and Central St. The block from Pearl St. to Mass Ave has a FAR of .40, for example the old Christian Science building. The houses along Windsor Ave in the historic district have a FAR of .25. The RDB gave the comment that it would prefer the structures be in the range of .25 - .40 FAR versus the .55 FAR (approximately 4000 Sq. Ft. per unit) as proposed now. DH also said the design proposed is “responsible” regarding architectural elements and finish, albeit a bit too large. The project needs ZBA approval because it is for a two family and the owner could build a single-family house by right. DH made a motion for the HDC to send a comment to the ZBA that we are okay with a duplex but would prefer if the size were closer to a .4 FAR versus .55 as proposed. RR seconded, approved unanimous. MC will write up a letter and send to the Chair of the ZBA.

The HDC received an email and a letter from a neighbor in West Acton complaining about various issues at **270 Central St.**: Car parked on front lawn, hay bales in driveway, visible trash/recycle bins, and possible apartment being built in garage. DH will respond that these items don't fall under our jurisdiction and refer the party to appropriate departments.

- B. Approval of Meeting Minutes – RR made a motion to approve the meeting minutes for the meetings of April 9th, FA seconded, motion approved unanimously.
- C. Review Project Tracking Spreadsheet – nothing to review.
- D. Chair's update on ongoing violations –
1. **Application 1817 - 39 School St.** – FA got an email from Frank Marengi about concerns raised by the HDC about issues with the porch not conforming to what we approved, including metal balusters. DH sent an email to Frank Ramsbottom that the stairs don't appear to be to code and that he shouldn't grant an occupancy



permit until the applicants correct issues identified as non-conforming to the HDC certificate. FA also said that they put up lights that were not approved by the HDC, the applicants were supposed to come back with proposed lighting but did not. DH said those lights don't meet our guidelines and wouldn't be approved and the applicants need to come back with different lights.

3. New/Special Business [or other applicable agenda items]

A. Application 1905 Shed Roof at 62 School St. by Tyler Berrier

FA Liaison, showed a photo of the existing shingles on the roof of the shed. It's hard to see but we think they are three tab and the new shingles are architectural shingles so this will be a COA. FA already did the abutters notices. FA makes a motion – re-shingle roof with Certainteed Landmark architectural shingles, drip edge to match trim, if a ridge-vent is installed it shall run from gable end to gable end. RR seconded; motion approved 4-0.

B. Comment letter from HDC to National Park Service.

DH explained that the park service is proposing changes to the registration process such that only Federal agencies can nominate federal properties or structures on federal lands and that instead of the majority of owners objecting or approving an application the voting is weighted by the size of the land area owned. DH passed out a letter from Betsy Friedberg the National Register Director of the Mass Historic Commission to the Mass Historic Preservation email list asking historic districts to send letters to the national park service. DH makes a motion to write a response to the letter from the Acton HDC that we object to the proposed changes on grounds that it makes the process less democratic. RR seconds, motion approved 4-0.

C. Update Letter from HDC to ZBA regarding 4 Piper Lane

DH described the changes made to the proposed project and will give MC notes on how to update the letter we sent to the BOS on October 31st, 2018 to send to the ZBA. MC will make the updates and send to the Chair of the ZBA by May 6th.

D. Application 1901 Asa Parlin House Stabilization CPC Application by John Mangiaratti for Town of Acton

This was already voted on and approved. We reviewed final certificate notes and findings; RR will grant certificate tomorrow.

No motion or voting.

4. Adjournment

At 8:55 p.m., it was moved and seconded to adjourn the meeting. The motion was approved unanimously.

Documents and Exhibits Used During this Meeting



- Meeting minutes of April 9th, 2019;
- Certificate for application 1901;
- Application 1905; and
- letter from Betsy Friedberg of the Mass Historic Commission to the Mass Historic Preservation email list