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MAY 30 2013

**Historic District Commission**

Town Hall, room 126

Meeting Minutes, 3-27-2013

TOWN CLERK, ACTON

Meeting called to order at 7:30PM. Anita Rogers, Pam Lynn, Kathy Acerbo-Bachmann, and David Honn in attendance. Mike Gowing attended as selectman liaison.

11/13/2012 minutes are approved by consent. Approval of 3/12/13 minutes postponed.

KAB reviewed tonights and future agenda with the Commission. She has emailed Terra Freidrichs to let her know that tonight's agenda includes review of architectural progress of the W.A.V.E. project, as Terra has expressed particular interest in the progress. The next HDC meeting will be entirely focused on the proposed project at 63 Windsor – 1 ½ hour total. (1/3 for Architects presentation, 1/3 for HDC questions and comments and 1/3 neighbors input) David has been in touch with planning to review the site requirements re: FAR, setback, and coverage %.

**7:40 906AA progress update**

W.A.V.E. update. AR and DH reviewed OMR's updated drawings at OMR on 4/2/13 and brought these updates to the commission for their review. Progress includes

Window muntins: 5/8" ovalo profile on blue house (building A) 7/8" putty profile on all else. Building A muntins have been changed from 6/6 to 2/2.

The commission reviewed the muntin patterns on Building B and agreed to recommend adding muntins to the transoms as well as expanding some of the door-size glass width to 2x their size. OMR will explore a solution.

Stone foundation veneer – 1" thick "Boston Blend round" from the Stoneyard in Littleton. The commission agrees in theory but needs a sample board to confirm that the installation can mimic rubble stone.

At the wide garage openings in the stone foundation, it was inconsistent that 1 had a lintel, 1 did not. It was suggested that some kind of metal lintel – perhaps similar to the iron work in an old bridge – would be appropriate. OMR will explore a solution.

Suggested that the parapet be pushed back so that the outside edge of parapet aligns with inside edge of the cornerboard.

OMR should assume a minimum of 4 courses of asphalt shingles on the roof in front of the dormers.

Standing seam roofing? HDC needs to see details

Exterior doors – ideally more depth to profile at glazing – ovalo profile?

½ round painted alum gutter – downspouts to hide masonry control joints

No puck lights at soffits will be approved. Sign lighting should be specific and subtle. Any areas of signage beyond what is already shown will have to meet with approval.

#### **CPC Loan Program update**

The CPC feels that this program needs more evaluation. It is estimated that the administration fees could be as much as \$1,000 ± monthly. The Town would be responsible for enforcing the loan. It seems that a grant program would be easier to administer than a loan program.

#### **Asa Parlin House**

It is important to try and think of new ideas in the effort to preserve the Asa Parlin House.

#### **Acton Town meeting warrant articles**

Vote on how "Open Space" is defined in Town meeting warrant. The vote would change the meaning of "fields" so that defined sports fields could also be considered open space. It is important to consider how this might affect the use of CPC funds.

Warrant article on traffic in Acton Center. A rotary has been proposed. It is the opinion of the commission that this is a BAD idea.

8:30 – 1 minute recess.

#### **App #1305 – #73 River St – Fencing**

As an abutter DH has recused himself from this discussion / vote. Rahul and Remya Ponniah are 73 River St residents and would like to expand their existing fence to enclose their backyard for the safety of their young children. With limited discussion all members were in agreement that this is an appropriate solution for them. The vote in favor was unanimous.

#### **App #1306 – #3 Spruce Street. Acton Ballet**

8:45 (Agreed to take this 9PM application early) Chip Morris has presented an application to add 2 rows of solar panels to the asphalt shingle roof at #3 Spruce St. The panels would be installed as part of the "solarize Acton" program and would provide 10,000 watts of power. The black asphalt shingle roof would not be changed. The PV panels would match the pitch of the slope. The view from Spruce St is the designated view for the HDC.

DH – This is a modest simple gable building without architectural detail. Is the suggested panel pattern the most attractive possibility? Would like to have dimensions of the roof plane and the dimensions of the panels. Would like to be certain that all conduit will be in the attic and not visible on the roof.

KAB – Since this installation will be very visible we will schedule a public hearing.

Meeting adjourned at 9:35pm.

Respectfully submitted,

Anita Rogers