

**Historic District Commission
Town Hall, Room 126
Final Meeting Minutes, August 12, 2014**

**Meeting called to order at 7:30 PM. Attending Kathy Acerbo-Bachmann (KAB), David Honn (DH), David Shoemaker (DS), Ron Regan (RR) David Foley (DF) and Anita Rogers (AR).
Mike Gowing as BofS rep.**

Absent: Pamela Lynn (PL),

**7:30 PM Citizens' Questions
 none**

**7:31 PM The following minutes were unanimously approved by consent:
 5/27/14, 6/10/14, 6/19/14, 7/12/14,**

HDC will next meet on August 26th for a public hearing.

7:32 PM Application #1419: Violations for 69-71 School Street. The permit for roofing was issued without requiring that the window violation (missing window muntins on 2 east windows) be corrected. Frank Ramsbottom will be asked to follow up with the homeowner. No additional permits will be issued until the window violation is corrected.

David Shoemaker is recused as an HDC member and returns as the applicant.

7:35 Application #1427: 14 Newtown Road. Shoemaker Residence.

On the North elevation the homeowner is requesting a change from the originally proposed chevron patterned people door to a wide vertical plank door. The proposed barn door will still have a chevron pattern but the decision to make it appear like a hinged door (with strap hardware) or a sliding door has not yet been made. The West façade will no longer have the radiused trim over the windows. Two cornice return details were presented for consideration. The homeowner would like to install 5 ½" half-round gutters with round downspouts and crown mounted hangers.

KAB, AR & DH preferred the wider cornice return.

KAB, DH, RR, AR and DF are OK with ½ round gutter and round downspouts.

DH prefers exposed hardware on the barn “door” for it to mimic a hinged door and have additional detail. It is his opinion that the SIPs will not allow enough of an offset for it to appear like a sliding door. DH is OK with downspout mounted on the west elevation.

DH and DF expressed preference for the inner roll for gutter leading edge (less accessible to wasps).

DF prefers not to have additional door hardware if it isn’t functioning. Also prefers a large cornice return with details similar to the existing house and that the downspout be installed on the west wall, again for consistency with the existing house.

RR does not have a cornice return preference.

AR suggested the possibility of a cap on the thickened door trim and / or window casing and suggested the possibility that the change of siding in the gable end is exaggerating the amount of space above the existing window trim.

KAB indicated that the applicant should submit an amendment to the original application to the Clerk for a date stamp and that abutters’ notices should be sent to inform of the changes.

David Shoemaker rejoins the HDC as a member.

Ron Regan recuses himself for the discussion on 540 Mass Ave and 25 Windsor as he is an abutter to both applications.

8:10 PM Application #1422: 540 Mass Ave. New Homes on Flannery Way

The public hearing paperwork and abutters notices have been completed and the hearing notice should be in the Beacon on Aug 14th and 21st. Anita will call Bruce Ringwall to let him know that the hearing is all set and also to reiterate the disappointment expressed at the July 10th meeting that the 4 garage doors continue to dominate the front elevation design and that this is atypical for the historic district. Kathy reviews the ability of the HDC to either approve the project with additional Findings, Conditions and Requirements or chose to deny the project if it is found to be inappropriate for the District even if the project meets the zoning. The latter option cannot be used to deny something that is generally OK but is just in need of tweaking. Is the project visible from the public way, does it have appropriate massing and materials and does it compromise the district?

DH again states that there is not a single residential building in the District that has large garage doors on the front. Trees should not be assumed to be permanent screening for the street view.

8:20 PM Application #1423: 25 Windsor Ave. Application to replace existing 3-tab roof shingles with architectural shingles. As liaison, David Shoemaker presented the new shingle choice per the homeowner's request. A motion was made and seconded and the vote was unanimous to approve the new shingle selection. Requirements are that the drip edge be painted to match the trim and that all ridge vents should be low profile and continuous the full length of the ridge. If soffit vents are part of the project, they should be continuous in the soffits.

Ron Regan rejoins the committee as a member.

8:45 PM 525 Mass Ave Pedestrian Crossing Lights :

HDC Bylaw Chapter P9 : Exclusions

9.2.3 The meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe, unhealthful or dangerous condition.

A speed study on Rt. 111 clocked an average of 47 miles / hour. Neither the Town nor the Wave project intends to bring power to the safety lights so the solar panel is of necessity. The engineer has specified a single, double sized panel on the westbound side of the street because of the shades trees on the opposite side. The HDC's general preference is for a simple black pole with the solar panel turned vertically, if possible.

9:01 PM Meeting adjourned.

Respectfully submitted,

Anita Rogers, acting as Secretary

