

Historic District Commission  
Town Hall, Room 121  
Meeting Minutes, 22 March 2016

Meeting called to order at 7:33 PM. Attending: Ron Regan (RR), Anita Rogers (AR), Fran Arsenault (FA), David Shoemaker (DS); not present Chingsung Chang (CC, Selectmen Representative) David Foley (DF), David Honn (DH)

Citizens present: Robert Ingram

7:34 PM      Citizens Questions:

7:35      Move to approve March 8 Minutes; accepted unanimously.

7:40      Spreadsheet status update /potential use as violation tracker. FA assigned to 16 Spruce St. Added the violations

7:40      525 Mass Avenue signage for Modern Barre. Julia Robinson, Christine Williamson, Ken Duval (KD) (sign co) opening 2<sup>nd</sup> location in Acton; has now construction permit. Wishes to open in May. Sign is in 'logo Blue'. Same size as Acton Realty, but in wood. Will stand off 3/8-1/2", like Wellness Center. Metal letters, hiding the hardware in most cases. Servicable. Height of font is ~6". Compare and contrast with Acton Realty sign (all upper case, smaller font, two lines). Sign design – font, etc., is representative of the brand. AR: May want to add a border as for Acton Real Estate, to frame it and to link it with the other similar sign. Blue for border is fine. This may require that the lettering be brought closer together to match the border. KD suggests removing the border of Acton Real Estate to establish unity. AR notes that we did not have the artwork in advance and are missing a member so will want to wait to vote. DHS notes that it looks a bit modern and that is not inappropriate. FA also likes the design. RR likes the sign, and thinks the shadowing of the stand-off letters will look more interesting than the flatness of the letters on the Acton Real Estate sign. A prototype is installed for viewing, but to note that the medium is not appropriate in the prototype. HDC is to use the Wellness Sign as a notion of the lettering relief. Apparently most of the installed lighting is not working well to illuminate the signs at this project.

Lighting may need to be re-defined. True West signage has lighting that does not work well, so it will be re-proposed.

8:15 270-274 Central Street. Aaron and Mickey Jeanson present.  
Citizens present: R. Ingram, A. Lochrie, M. LoPorto, L. O'Neil  
Share copies of engineering sketch of a possible layout for discussion.  
Additional 2-family on street, south of building in north-east corner. This proposal eliminates the large garage, and adds an additional building in the south-west corner. Maximum green area. Remove shed in north-west corner. Rental or Condos TBD. Septic foreseen for 14 bedroom. Ensure with a fence that the playspace is separated. Garage in middle north would probably stay in place for storage. RR: Disappointed that the larger garage would go – had liked the idea of turning. Area of parking gives impression of large 'Parking Lot'; the situation of the new house can help, but more help would be welcome to hide it more effectively. Finds the utilization of the space to be reasonable. Some greenery may help mask the parking spaces and maybe moving the new 2-family on Central St. a bit could help uncrowd the old large house. FA: Excited that the existing buildings would stay. Concerned about the size of the parking area.  
Allocating two places per residence as a selling point leads to the large parking space. Want to keep new buildings consistent – owner/builders are happy to copy if that is what's best. Possible to push the old garage back and preserve? Consider preserving it as preferred. AR: HDC can adjust setbacks if it is the best solution from the perspective of preserving historic character; not sure a need is seen here. Don't see a problem per se with the sketch from this perspective. DHS: good plan. Check on the big tree – save if possible, and ask Tree Warden if it is in good shape. AR: Concerned about the pavement. Single loaded parking results in more black-top, prefer an alternative that would break it into smaller pieces with greenery between. Maybe put a couple of spaces in the south-west corner. Maybe have an in-way and an out-way roadway to render each way narrower. AR encourages the owners to search for a solution that preserves the large garage. Consider putting the south-west building in the north-west corner and put the parking in the south-west corner in its stead.  
Citizens: how many parking spaces? Two per family and also two for the office. Church leach field is under playground. Engineer will ensure that septic will work out. Change of the parking is really a top comment.  
Tucking space here and there in different places would help a great deal in

the aesthetics; can increase value. Also really hopes the barn can stay. Buildings will be two stories. Two-story duplexes (townhouse style) planned. Likes the idea of shifting up the middle building on the east.

8:47 Commons Traffic Study/Corey York  
DHS recuses himself  
1<sup>st</sup> phase: speed mitigation. 2<sup>nd</sup> phase: raised crosswalks etc. 3<sup>rd</sup> phase: geometric changes in the common itself. Latter two have more impact. Selectmen wanted to try 1<sup>st</sup> phase and see where it takes us. Comment at meeting was about horse trough – would HDC mind if it were moved? DH said he would not mind. Would like to explore that option. Will add electronic radar signs; now generally look like a regular sign. Request that the lights in the speed signs dim at night. May be able to move the sign a bit to make it less evident. Solar or hardwired TBD. Pedestrian-actuated crossing sign to be investigated, with attention to color; look into dimming the sign. Utility pole may have already been brought to the selectmen – trying to accelerate that change, but don't want to restrict future designs. Underground wiring would be very expensive; HDC notes it could have long-term advantages for maintenance and reliability. C. York notes that the Nagog Hill intersection is going to need something soon due to the number of pedestrians. Discussion of the more general perspective – may find that there are more funds available for improvements in traffic, pedestrian ways, biking all to be addressed. HDC and citizen like the idea of a 4-way stop at intersection of Newtown and Minuteman.

DHS returns

9:15 16 Woodbury Lane roof replacement. Jane Post present. GAF Timberline architectural shingle proposed. HDC prefers the more subtle look – lower 'def'. Will remove all the shingling to make a uniform replacement. AR notes that no visual information came with the application, and that we will require a sample of the shingles. FA will send out a hearing waiver to abutters. Since there is a change to architectural shingles, a COA will be required. AR requests that a sample be brought by.

FA makes a motion: Move to approve the re-roofing 16 Woodbury Lane house and garage for Application #1606; GAF Architectural shingles in charcoal grey. Ridge vent to be full length of ridge; drip edge painted to

match the trim. Approved unanimously, conditional on inspection of a shingle sample and mailing of abutters notices.

9:25      HDC committee issues  
Letters required:  
    AWC CPC approval of funding  
    Land Use Director invitation  
    HDC Notification of projects in districts  
                by other committees and departments  
Violations discussions:  
    12 School Street Roofing  
    26 School Street Antennae Mast  
    Various signage locations

HDC Retreat follow-up discussion  
Discussion of asking how to get a short note in the Town's quarterly newsletter with the taxes.

9:30      Move to adjourn; seconded and voted unanimously