

Historic District Commission
Town Hall, Room 126
Meeting Minutes, 28 Mar 2017

Meeting called to order at 7:37 PM. Attending: Ron Regan (RR), Anita Rogers (AR), David Honn (DH), Fran Arsenault (FA), Chingsung Chang (CC, Selectmen Representative). David Shoemaker (DS) and Allison Casazza (AC) absent.

7:37pm **Citizen's questions**
None

7:37 Approval of minutes for February 28th – unanimous.

7:40 Review Spreadsheet and updates. DS sent out updated spreadsheet on March 24th; DH discussed a few CNA's granted that need to be added to the spreadsheet. 24/26 River St. will be in again to discuss windows on 4/11, previously after discussion they were going to add storm windows so the application was rescinded.
Discussion of updates to rules and regulations to require having windows assessed by a window restorer before allowing replacement. We will need to have a public hearing to discuss the proposal and allow for feedback.

7:47 **56 Windsor Ave** Application #1707 air conditioning unit in a back corner of the structure. RR checked before the meeting to make sure not within 300 feet so he doesn't need to be recused. DH notes that the condenser may be visible from the North direction of Windsor Ave. The piping will not be visible. The piping shall be on the inside corner. AR – The piping should be painted to match the body of the house. The applicants should plant an evergreen shrub for blocking the visibility of the condenser. AR volunteers as the liaison and makes a motion pending abutters' notices. DH seconds, the vote is approved unanimously.

7:57 **99 Main St. (taken early)** Application #1708 Henrique and Katherine Da Costa and Edson Faria as contractor. The application is for the replacement of windows. The applicants had specs for Anderson 200 series with clad vinyl exterior. AR discussed how many replacement vinyl windows have a significantly different look from the original windows and have a negative impact on the character of the structure. Grills

between the glass have not been approved in the past and don't have the same effect as the muntins in true or simulated divided light windows.

Options consistent with the HDC practice are to use a full window replacement or to use sash replacements. The existing windows are 6 over 6 and we would expect that replacements will be the same. AR will send the applicants examples of windows that have been approved in the past.

Edson said there are two very small windows on the side of the house that are currently causing an issue getting a permit to begin work because they do not meet the requirement for egress. He would like to increase the size to 55"x27" to match the size of the other windows on the house. The board discussed and approved that it would be okay to increase the size of the windows. AR will contact the building department to tell them that we will allow increasing the window size so that the applicant can get a permit to begin working on the interior of the property.

Edson asked if doors have to be wood. DH + AR – we have approved fiberglass in the past, for example at 104 Main St. across from your property. AR important that it not have fake wood grain; use a smooth surface.

FA will get the MACRIS report and send to AR to forward to the applicants.

The applicants will return on April 11th for discussion of siding. Currently there is a mix of wood and vinyl. The applicants floated the idea of using fiber cement board. AR said that over long lengths the boards can have a wavy appearance that looks bad. DH and AR noted that we haven't allowed fiber cement board before. DH - In some cases we have allowed Azek PVC in places where wood would be in contact with the ground or hard surfaces where water usually causes damage. In general cedar siding is your best option for maintaining the historical value and appearance.

AR – if possible check the corner board dimensions and water table; in many cases they are removed when vinyl siding is added and having the correct size is important to the historic character.

8:45

MA Senate Petition Regarding Historic Districts FA read the proposed 40B amendment relating to historic districts (40C)

DH – We should send a letter in support of the proposal with a few tweaks clarifying “denials relating to historic districts.”

9:07 **CPC RFP 460** DH has been working on changes based on comments from the town council comments and submitted the changes back to the town manager for review. He may ask for more time from the CPC board given that we are running out of time.

9:10 Meeting closed.