



TOWN OF ACTON COMMUNITY PRESERVATION COMMITTEE (CPC)

MEETING MINUTES

Tuesday, January 23, 2024

7:30 PM

Acton Town Hall, Room 9 472 Main Street / Virtual

Present: Tory Beyer, Peter Berry, Dean Charter (Chair), James Colman, Lori Cooney, Michelle Ellicks, Walter Foster (Vice Chair), Jaclyn Saltzman, Steve Trimble (Clerk)

Absent: none

Others Present: Kaila Sauer (Assistant Planner II), Anne Forbes (IWF), Joe Will, Michaela Moran, Kimberly Clark, Shawn O'Malley, Dana Snyder Grant, Bill Klauer, Franny Osman, Andrea Ristine (Municipal Properties)

Charter opened the meeting at 7:30 PM.

I Regular Business

1. **Residents' Concerns** – None raised.
2. **Review and Approval of January 9th Meeting Minutes** - The Committee received the January 9, 2023, CPC minutes late and chose to review at the next meeting. Berry provided comments on 53 River Street. Trimble to follow up with Gendron.

II. New /Special Business

3. Application Presentations

- a. 7:35 PM Town of Acton Cemetery Dept. – Woodlawn Cemetery Iron Gates
 - i. \$22,500 presented by Mr. O'Malley and Ms. Clark. The plan is to complete in the summer / fall 2024 for the Town's 250 Revolution Anniversary.
 - ii. Berry asked if it encompassed side gates and did the estimates hold. Ms. Clark indicated yes to both
 - iii. Ms. Clark said the Cemetery Commission would like a CPA sign on the Kennedy Building for all CPA projects to date.
- b. 7:55 PM Acton Historical Commission – National Register of Historic Places Application for Woodlawn Cemetery
 - i. Byer presented due to illness of Mr. Bill Dickinson. The cost is 14750 and includes \$1000 for a CPC plaque.

- ii. Byer noted Woodlawn is the largest cemetery. The Historic Commission wants to add it to the National Historic Register to further protect it and be eligible for federal and state grants. The vendor (PAL) is familiar with everything to do with the parcels and the bid was lower. Charter noted PAL did work on the Pinehawk and 53 River Street sites. The document preparation takes 30-40 hours.
 - iii. Colman asked what additional protection is realized? It was noted the state already provides significant protection. Byer noted prestige and the ability to get grants; there is a lot of history on the street. This area could become part of a historic ribbon.
 - iv. Foster inquired if Acton's remaining cemeteries are National Historic Register properties. Ms. Forbes noted that the Forest Cemetery was added to the National Register 8-9 years ago.
- c. 8:15 PM Iron Work Farm (IWF) – Rebuilt Faulkner Homestead Chimneys
 - i. Ms. Forbes provided updates on IWF. The project will rehabilitate the two chimneys at the Jones Faulkner Homestead. One chimney is original to the 1707 building. It uses a plastered chimney that went out of fashion, so it is a rare implementation. The lower cost proposal of \$45,900 came from a historic mason and is a repair and not a replacement. The second chimney is on the little ell was from a home moved from Acton center in 1774 and appears to be in better shape.
 - ii. IWF acquired the home in 1969 and made repairs in the 1970s. They plan to apply to the Massachusetts Preservation Project fund (MPPF) for a 50% matching grant (due March 14th with answer by June 1st). If receive that grant the CPA impact would be \$22,450.
 - iii. MPPF projects must be completed not later than the June 30, 2025. The mason can do the work spring 2025. Ms. Forbes noted the lime mortar is lime based only in spring and summer and takes a long time to cure.
 - iv. Berry wanted to clarify that this would include updating any Conservation Restriction. It was further clarified in the discussion that the agreement is between the MA Historical Commission and IWF and the Town of Acton is not a legal party.
 - v. Charter asked if there was a source of appropriate bricks if needed. Ms. Forbes stated that Mr. Bardini would need to answer but historic craftsmen have access to what they require. Charter noted that he was aware of the challenge from the library that getting the right brick and mortar is critical. He noted that Portland Cement is not as flexible as the older mortar composition. Any chimney with lime mortar leans north.
 - vi. Trimble asked about the metal sign. Ms. Forbes and Ms. Moran noted that around 275 signs were placed throughout the state in 1930. Some of the signs are now controversial (e.g., displays the state seal with Native American imagery which is in review; some of the signs made claims about taking land from Indians or utilized language now considered offensive). Concord is considering a proposal to cover up

their three signs in town center. There have been state funds to totally repaint them. In Acton's case, the details are incorrect (date of building).

- d. 8:35 PM Acton Historical Society – Repaint Hosmer House (\$19,300)
 - i. Mr. Klauer hopes to address this next year as it was last painted in 2014. The clapboards are old and feathered. The home faces south and is exposed to a lot of sunlight. The removal of trees helped keep the home dry. The project also addresses the garage and 200-year-old barn trim in the back. The garage dates from 1922.
 - ii. Byer said Secretary of the Interior standard said they can use composite board on it. This home does not require in-kind component replacement.
- e. 8:55 PM Town of Acton Municipal Properties – Town Hall Gutter Restoration & Repainting
 - i. Ms. Ristine brought lower cost estimates stemming from a December 18th meeting. The full estimate for the gutter and painting is \$300k less than originally quoted now at \$454, 574
 - ii. She noted that the gutters are wood with a metal lining and were last restored in 2005 when the slate roof was entirely replaced (Charter noted the slate was 100 years old).
 - iii. Trimble asked if, like Hosmer, could the gutters be a composite material rather than in-kind replacement in the Historic District? Beyer noted it must be in-kind. Charter thought the gutters might be cedar. Charter noted the tricky design so getting people up there requires major staging.
 - iv. Colman asked in original proposal \$2k from town. Why is the town offering so little? Trimble asked if the paint and gutters could be priced as two efforts and requested this. He noted projects this size should know the economy of scale cost differential. Charter noted the set-up cost.
 - v. Trimble noted we asked each area last year for a list planning out five years and does not remember any notation of this work. Charter noted Bill Alesbury met with TM several times. It was noted that the painting was last completed in 2016.

4. Review Theatre III memo and vote to accept increased request amount

- a. The increase in the Theatre III request was discussed at the last meeting. This item was to formally accept the increase from \$190,781 to \$228,340 (Difference of \$37,559 for fire safety notification system).
- b. Foster motioned to approve with Colman seconding. The motion passed unanimously.

III. Administrative Updates and Scheduling

- Berry noted a town effort to look at a housing initiative. Colman noted the benefits for open space would be measured. Sauer noted that there was no CPC involvement.
- Colman asked about the Cherry Ridge Road project. Sauer said the parcel was complicated as the town transferred the property for veterans, but it was not SHI eligible due to the state's concern of its exclusionary provision. Trimble asked if they could sell at market prices after 8 years (ownership 20% per year after the first three years). Unknown. Berry noted that this would need many documents (e.g. a marketing plan, etc.) in place.
- Colman asked if CPA grants could stipulate other conditions were added and it was noted it could be restricted in the award letter. Berry noted that these properties are still income eligible, and the resale price is restricted.
- Sauer presented the working spreadsheet and explained how to use it with the new members. She would distribute to the team and expect responses shortly after the last presentation.

5. Next Meeting Dates

- a. February 13 – Presentations for 13, 15 & 17
- b. February 27 – presentation placeholder / start deliberations
- c. March 12 – continue deliberations

6. 2024 Meeting Room – All upcoming meetings will be in Town Hall room 9.

Adjourn – motion to adjourn at 9:32 PM by Foster seconded by Michelle. Trimble called the roll and the meeting adjourned by unanimous consent.

Documents and exhibits used during this meeting:

1. CPC agenda 2024-01-23.pdf
2. CPC minutes 01.09.24 draft.pdf
3. Project List and Project Hearing Date.docx
4. Theater III funding request.pdf
5. 2024 Community Preservation Committee Applications

Additional materials: <https://doc.acton-ma.gov/dsweb/View/Collection-17707> .

For more information about community Preservation Committee contact cpc@actonma.gov or 978-929-6631