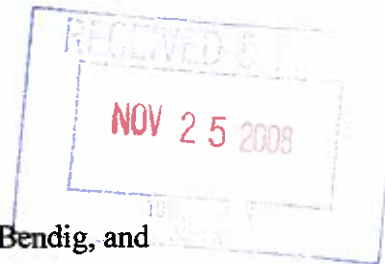


**Acton Historic District Commission**  
Meeting Minutes, October 20, 2008, Town Hall



Ellie Halsey, David Honn, Scott Kutil, Katherin Acerbo-Bachmann, Brian Bendig, and Michaela Moran were in attendance. Terra Friedrichs was absent.

The meeting was called to order at 7:45 pm.

#0819-83 River St., Lothrop Mill new application for steel garage door for 83-87 River St. This is a change from the wood door that the project manager asked BB to view this past week. Examples can be seen at the Villages in Stow on Rt. 117 near the Bose plant. BB will order the abutter's list.

FAR issues: urgency re decision and conclusion re FAR is diminished because 53 River plans have been withdrawn and the status of the application is unclear. Town counsel has sent a letter stating that both sides of the issue have merit and suggesting a meeting between Town Counsel, BB and Roland Bartl. HDC has requested Bartl reconsider his 7-28 conclusion and also appealed that timely to ZBA (status of appeal is unknown). BB feels that subject to working out the procedure we should act with accordance to our own bylaw.

BB opened the noticed PH at 8:00 PM as a formality at the request of the applicant, Application #0818 for the construction of multiple buildings in the South Acton Historic District at 53 River St. PH immediately continued to 8PM Nov. 17, 2008 at the request of the applicant.

8:15PM 481Main St, David Nyberg. Preliminary discussion. Existing parking lot climbs the septic hill from driveway, would like to mitigate the appearance. Stone wall to be created at the 'break' of the rise with two granite posts at either ends of the proposed walls to 'match' that found in photo 3. He would like to convert a screened porch on the west side of the house, and visible from the public way, to year round use. DN asked for guidance for wood windows to replace screens. BB suggested that the room merely be glazed so there will be a minimal amount of change to the existing structure. DN intends to have plans for both projects drawn and will submit an application. Tentative appointment on application TBS for 8:45 on 11/3.

81 River –denial letter has been sent out. BB noted the Beacon article regarding the controversy over whether to save or demolish the mill building. Ch. P, section 7.6.1 mandates the HDC determine whether hardship is in play here. BB moves to deny hardship to applicant of 81 River St. to the extent of any financial burden of rehabilitation vs. demolition that demolition of the Lothrop Mill would be substantially detrimental and derogate from the Historic District. Motion seconded by KA-B and carried unanimously. BB delegated to communicate hardship determination to Lothrop Mill LLC.

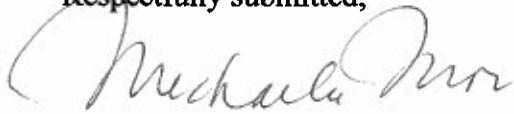
Exchange Hall – Glenn Berger has not committed to start work prior to the expiration of the COA in January, 2009. BB suggested some sort of 'summit' of leadership to get the project going since all the boards are hearing different things from GB and it seems he has no evident intention of beginning work. Meanwhile the building continues to deteriorate.

9:00PM PH begun on prospective changes to HDC Rules and Regulations. Per Section 5.2 of Ch. P HDC may amend R&R by a vote of 2/3 of regular members. Anne Forbes, 25 Martin St. , John Frey 5 Abel Jones, Nancy Tavernier, 35 Mohawk, were members of the public in attendance.

BB led the discussion, referring to his 1/2/07 Memorandum. The members discussed all the textual changes from 3.1 to 3.2.13. It was discussed and agreed that the changes are not intended to include other street furniture like fed ex boxes, news paper boxes or clothing drops as they are not temporary. Public hearing on rules and regulations continued to 9:15 on 11/3/08.

Meeting adjourned at 10:30 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Michaela Moran".

Michaela Moran,  
Secretary