

Historic District Commission

Town Hall room 126

2/4/13 meeting minutes

R E C E I V E D
MAR 13 2013

TOWN CLERK, ACTON

Pamela Lynn, Anita Rogers, David Honn, Michaela Moran, Kathy Acerbo-Bachman, and Mike Gowing, selectman liaison, in attendance. Minutes of this meeting were taken by AR until MM could take over at 7:45pm. These minutes are the combined notations.

Update from KAB regarding Terra F's concerns: Pam to summarize.

Pam received an email from town counsel (Nina Pickering Cooke) requesting a clarification of Terra's concerns. Terra had 2 concerns. #1) public access to the draft 0906AA COA #2) a concern specific to the process of members of the commission serving as liaisons at future WAVE design meetings and empowered to make decisions for the entire commission without the review of the details by the group. Terra's concern #1 was resolved previous to this meeting when a copy of the draft COA was available at the 1/29/13 HDC meeting and was also entered into Docushare with that meeting's minutes.

Town counsel subsequently verified with Terra via email that her 2 concerns were separate from each other.

KAB – Recommendation is that we alter the 0906AA COA to reflect that liaisons will attend regular meetings to review the WAVE project drawings progress and return to the Commission with info to share and vote on. The process will be similar to the South Acton Train Station drawings progress which was successful.

DH – Recommendation that we add drawing milestones to the schedule so that there are specific progress points which would solidify the decisions. Drawings reviewed could be posted to Docushare so that they are part of the public record.

Terra F – Continues to express concern that liaisons are making decisions for the group especially given the schematic nature of the drawings at this point in the design.

KAB – the HDC will continue to put WAVE on the agenda monthly to review things that are visible from the public way as the details are finalized. Drawings can be kept on file in the Building Dept. NPC was clear that there was no violation of the open meeting law for the draft COA. NPC has not responded yet with an opinion with regard to having liaisons make decisions on project details without a review by the entire HDC.

Discussion of the procedure for review of items which are to be brought to the HDC as working drawings progress for the project known as WAVE. Proposed method: Liaison to go on site, converse with applicant, whenever decision points are reached the issue would be brought back to commission for vote along with drawing milestones which are to be posted on Docushare as a matter of course.

The model for the process used to go forward with the approval of details is based partially on that used in working on the South Acton train station. HD noted that when working drawings are made there may be 50 or so for a project of this size. It becomes a question of logistics and the reviewability of the documents. Liaisons will have to ask the applicant to prepare "mini-drawings" and packets with the information necessary for the decisions to be made. KAB-Process may be more cumbersome than that previously put forward, however, the HDC wants the best possible structures in the district. Town Counsel has not made her opinion about the process going forward to date.

The cover page, the index, and notes to the working drawings will be in Docushare but the bulk of the drawings will be available at the building department and possibly at the library since the full E-size drawings will be very difficult to view on line. For working drawings, the applicant will make available full-size drawings for the HDC review of those items within its jurisdiction to be reviewed.

Comments were called for by KAB from the commission, the public, and the applicant. Terra Friedrichs, member of the public commented that "the approval of this project is a dereliction of duty of the HDC and a vote for profit over people, and is shameful. It is against social, fiscal and environmental sustainability." AR moved to approve amendment 0906AA as read. KAB seconded. KAB commented that this version is an improvement on the project that was previously approved, that the project is one which is a balance between what is required by zoning and conditions of the building site not known at the time of the original application, preservation of some of the structures, and minimizing derogation of the district within those constraints. Four votes in favor, one abstention.

Meeting adjourned at 9:15PM

Respectfully submitted,

Michaela Moran