

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

Meeting called to order at 7:39 PM. Attending: David Honn (DH), Anita Rogers (AR), Ron Regan (RR) and Fran Arsenault (FA). Chingsung Chang (CC), Selectmen Representative), and David Shoemaker (DS) absent.

7:39 pm **Citizen's questions - none**

7:39 AR makes motion to approve minutes for November 14th, seconded and approved unanimously.

7:40 Project spreadsheet review, 127 Main St. needs an application for PVC flue/intake pipe visible from Main St. 127 Main St. application 1733 – the drip edge for the new roof is white and needs to be painted to match trim. Kevin Cardone reached out for work on Barn at 497 Main St. Someone from Anderson Renewal reached out to DH about windows at 487 Main St.

7:50 **284 Arlington St.** – Application 1732 – Stephen Hardy present. FA made copies of drawings from Stephen and passed them out. Stephen discussed responses to feedback from previous meeting. The transom over the door and windows can't be heightened so he will remove them from the project. Stephen likes the doors at Ron's and Judy's house on Windsor Ave, AR has a copy of the drawings for Judy's house and can look up the doors. FA knows who did the garage at Ron's house and can get info about the doors. Stephen looked into the stone for the foundation, and while expensive, he still wants to do it and may try doing it himself. The casing around the windows and doors will use butt joints and be plain. They won't be adding the cupola. According to the builder the vents must be added based on building code. AR doesn't think this is true as there is no insulation and the back of the building sheathing will be visible. The discussion turned to making the space 4-season by adding insulation. AR suggested using SIPs/Stress-skin panels that include sheathing (OSB) and insulation and is possible with timber frames. Stephen thinks there may not be any sheathing and only vertical ship-lap siding. AR said behind the Arboretum is a SIP panel barn that she can show to Stephen. Stephen changed the topic to discussion of the windows and how at the previous meeting DH talked about having asymmetry in the window locations. Stephen showed some photos of barns with various asymmetric layouts, one example was a barn on Main St. and Nagog Hill that showed

three windows clustered and then four more spread out. Stephen plans to have a work space and thinks clustering windows near that area for light would give the asymmetry a purpose as well as the rear windows being asymmetric for stairs. DH is fine with have one side with 4 windows symmetrically laid out while the other side is different. AR believes the beefier trim and getting rid of the transom windows in the front make a big difference in having a traditional look. Stephen had multiple concepts for front/back gable end windows. The preference is for two large side-by-side. AR will make arrangements for a public hearing tentatively for the next meeting on January 9th. As we won't be able to vote within the 60 day period, Stephan agreed to a time extension.

8:40 **127 Main St** – Application 1733 + new – Glenn Burger not present. DH discussed this during the spreadsheet review. The roof application 1733 needs to include that the drip edge needs to be painted. A separate application is needed for the exhaust pipes of the heating system. The pipes should be painted to blend in with the house color.

8:40 CPC funds for trees. FA will investigate if we use the funds that were granted in 2006 and 2013. We may apply for more funds next year.

8:40 **124 Main St** – Violation. A big fan and vent visible from Main St. was added in support of a restaurant that is no longer in the location. According to the COA (number? No record for 124 Main in the spreadsheet!) the vent should be removed if the restaurant closes. DH also discussed that parking spaces at this location are being rented to commuters, which is illegal. The parking issue relates to another South Acton district owner also renting parking spots illegally, who submitted a warrant article that would allow any resident to rent parking spaces by right. The BOS rejected the article before town meeting, but both properties are still renting spaces illegally.

8:50 Chair update **3-27 School St** – Dan reached out to DH saying that he is interested in selling his parcel to David Veo and they are now working to figure out a value. David Veo would like to get a partial demolition for the garage and truck on the property. DH is tentatively scheduling for January 23rd.

8:55 Meeting adjourned.