

December 18, 2014
Whittemore Robbins House

Final & Approved Minutes

Commissioners Present: D. Baldwin, C. Barry, M. Bush, B. Cohen, C. Hamilton, M. Penzenik, J. Worden

Commissioners Not Present: J. Cummings, M. Logan, S. Makowka, J. Nyberg

Guests: M. Levine, J. Lipcon, J. Lane

1. **AHDC Meeting Opens (J. Worden opened the meeting)** 8:00pm
2. **Appointment of alternate Commissioners**
3. **Approval of draft minutes from November 20, 2014. J. Worden corrected the date on the last page for the formal hearing to be January 12, 2015. Approval of minutes with J. Worden revisions, Approval moved by D. Baldwin, seconded by J. Worden. Unanimous**
4. **Communications**
 - a. **Withdrawal of application for 94 Pleasant Street (Kaplan) for window changes**
 - b. **Submittal of new application for 94 Pleasant Street (Kaplan) for window changes**
 - c. **CONA application for storm door at 20 Wellington Street (Mowbray)**
 - d. **COA Application for porches at 20 Wellington Street (Mowbray)**
 - e. **Emails re: 75 Pleasant Street (Boston Church of Christ) B. Cohen reported S. Makowa and she met with contractor and reviewed issues with them and for the most part worked out compromises. One issue is they are putting in an electric transformer next to the day care center on Maple Street. They wanted Hardee Plank instead of original fabric on the building as approved. They have found some type of treatment that will allow the Hardee Plank requirement to be waived and the original fabric of the building to be used as approved. In a very tight location and the only place they can bring in the electrical system. There are bollard requirements as well required so the location can't be changed. C. Hamilton asked about the ramp and whether there will be parking and cement all along the side of the building. B. Cohen said it will be grass again once the ramp is completed. Other issue was the fence around the HVAC on the roof. They original proposed 27 smaller units with a 3 foot fence. They had an acoustical engineer do an analysis and it turns out that the 27 units would be over the applicable limits. The report said to reduce the number of units and make them larger and the height of the fence now needs to be 6 feet. M. Penzenik asked about the rake on the building. Gutter and trim profiles are totally different. Using fiberglass gutter they have been given two options: 1) match turning corner or 2) box in profile of gutter so it matches. Next discussed was the composite trim material with pattern side out. They are sanding the pattern off and it looks smooth. It's located on the front and on the side. The Commission needs to learn from this and for the future do better somehow in**

relaying the Commission's intentions so there is no misunderstanding. C. Hamilton asked why we don't have some way to hold over an applicant's approval. Discussion about the process whereby the building dept. checks off on the project before an occupancy permit is issued. Discussion about stair and terrace at front entrance. B. Cohen and S. Makowka are working with them about the railings. B. Cohen did some research on period Churches and the stair and material of stair (granite and brick) are appropriate. M. Penzenik said be sure to ask for period appropriate railings. J. Worden asked if vestibule at entrance will change. D. Baldwin is going to check on whether any money from MHC was used and should be refunded due to some major changes. **Check with building dept. for final sign offs on plans and put on our agenda for discussion next month.**

- f. CONA Application for 74 Pleasant Street (St John's Episcopal Church) for emergency CONA for stabilization of arch wall
- g. Emails re: Arch stabilization at 74 Pleasant Street (St John's Episcopal Church)
- h. Email re: 157 Westminster and Montague fence removal. Discussion about the removal of the fence without permits.
- i. CONA for 143 Westminster Ave. (Ketcios) for roof replacement
- j. Application from 252 Pleasant Street (Schweich) for window changes

5. New Business

Hearings (typically last around 20 minutes per application) 8:20pm

- 1. Continuation of Formal Hearing re: 39 Russell Street (Walsh) re: revisions on previously approved plans – **Continued to January at applicant's request**
- 2. Formal Hearing re: 94 Pleasant Street (Kaplan Annette Trustee, Pleasant St Realty) re: window replacements – **Continued to January at applicant's request**
- 3. Informal Hearing re: 20 Wellington Street (Mowbray) re: porch repair and replacements
- 4. Informal Hearing re: 15 Montague Street (Lipcon) re: window changes. Submitted an application for replacement of wood windows. Concerns of lead paint on current windows. M. Penzenik said we are fine with simulated divided light. B. Cohen said we prefer repair instead of replacement. Brosco has a window that would meet CONA requirements.

6. Other Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtor
- c. Discussion re: AHDC District Maps – M. Bush
- d. At-Large Commissioner Vacancies -
- e. Discussion re: Town Procedures for Significant Properties List
- f. Discussion re: Academy Street Paving Options with Neighbors. J. Lane and M. Levine from Academy Street came and talked about the paving of Academy Street. Unless the HDC endorses the proposed project it will never go through. The road and the sidewalks are in very bad need for repair. The treatment is like the freedom trail. A double course of bricks set in concrete in the middle of the sidewalk. They sent an actual plan to J. Delanno from the town to help them understand how to actually do the work. C. Hamilton said the bad street keeps people from flying down the street. D. Baldwin said this has been an ongoing project to make Academy Street the precedent for any streets in the town's Districts to follow. This idea seems to be a good compromise by the residents and the town. There is parking, drainage, sidewalk, street issues to be addressed. M. Levine said we need a memo to the Town Manager saying we endorse the proposal so hopefully the town will go forward feeling more secure. M. Penzenik said to ask for a sample of the brick and the concrete from the

town before they decide on the final plans. C. Hamilton moved that the HDC send a letter to the town Manager endorsing the proposal by the residents of Academy Street for the paving of the sidewalks with a double course of red brick set in the middle of the concrete as a model for treatment in historic districts throughout town. Seconded by M. Penzenik. Discussion about tint. D. Baldwin abstained because he is a resident. Opposed M. Bush, in favor C. Barry, B. Cohen, C. Hamilton, M. Penzenik,, J. Worden.
Letter to be sent

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

- a. Discussion about changing the application instructions on receiving documentation – TO DO
- b. Discussion about enforcement issues
- c. Discussion about Building Dept. protocol for sign-off on projects

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O’Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
10. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
11. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
12. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
13. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
14. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
15. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
16. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
17. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
18. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
19. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
20. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
21. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
22. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
23. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
24. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
25. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
26. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
27. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
28. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
29. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
30. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)

31. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
32. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
33. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
34. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
35. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
36. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
37. 210 Pleasant Street (Hart – 13-30P) – Makowka –COA (solar panels)
38. 33 Gray Street (Lubar – 13-35J) – Makowka (CONA (stairs and deck)
39. 52-54 Westminster Ave. (O’Shea – 13-38M) – Makowka – CONA (siding)
40. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
41. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
42. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
43. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
44. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
45. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
46. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
47. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
48. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
49. 216 Pleasant St. (Russell – 13-63P – Bush – COA (soffit vent)
50. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
51. 24 Central Street (Donnelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
52. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
53. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
54. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
55. 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)
56. 152 Pleasant Street (Niles – 13-70P) – Bush – COA (gutters)
57. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
58. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
59. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
60. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
61. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
62. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – COA (New Building)
63. 111 Pleasant St. (Fredieu – 14-03P) – COA (Awnings)
64. 40 Westmoreland Ave. (Radoslovich – 14-04M) – CONA (Rear & deck sliders)
65. 17 Russell St. (Makowka –14-05R) – 10 Day COA (roof & gutters)
66. 21 Oak Knoll (Donal – 14-06P) – CONA (side door)
67. 59 Jason Street(Bouvier – 14-07J) – CONA (fence)
68. 187 Lowell Street (Grinnell – 14-08M) – CONA (Gutters, chimney, roof)
69. 195 Pleasant Street (Hamel – 14-09P) – CONA (Gutters, Window sill)
70. 39 Russell Street (Walsh – 14-11R) - COA (Addition new wing, repairs existing house)
71. 50 Westmoreland Ave. (Sessa – 14-12M) – COA (Solar Panels)
72. 27 Jason Street (Worden – 14-13J) – CONA (Rear roof)
73. 105 Pleasant Street (Erulkar – 14-14P) – 10 Day COA (Gutters)
74. 105 Pleasant Street (Erulkar – 14-15P) – CONA (Wood trims)
75. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
76. 742 Mass. Ave.(Davidson – 14-17J) - CONA
77. 34 Academy Street (Ellison – 14-18P) – CONA (Windows)
78. 49 Academy Street (Baldwin – 14-19P) – CONA (Garage)
79. 81 Westminster (Lemire – 14-21M) – CONA (Roof)
80. 17 Jason Street (Harrington – 14-22J) – CONA (Roof)
81. 19 Maple Street (Hirani – 14-23P) – CONA (Front Porch Steps, Landing, Rear Windows)

82. 19 Maple Street (Hirani – 14-24P) – 10 Day COA (Gutters)
83. 54 Westminster Ave. (O’Shea – 14-25M) – COA (Addition)
84. 34 Academy Street (Ellison – 14-26P) – COA (Siding)
85. 49 Academy Street (Baldwin – 14-27P) – COA (Front Steps, Garage Renovations)
86. 268 Broadway (Carlton-Gyson – 14-28B) – COA (Fence)
87. 28 Academy Street (Rehrig – 14-29P) – CONA (Front Porch Steps, Fascia, Soffits)
88. 151 Lowell Street (Wyman – 14-30M) – CONA (Wood Trim)
89. 28 Academy Street (Rehrig – 14-31P) – 10 Day COA (Fiberglass Gutters)
90. 99 Westminster Ave. (Doctrow – 14-32M) – 10 Day COA (Heat Pump)
91. 742 Mass. Ave. (Davidson – 14-33J) – CONA (Siding, Corner Boards)
92. 105 Pleasant Street (Malcomson – 14-34P) – CONA (Rear Storm Door)
93. 20 Maple Street (Kapinos – 14-35P) – CONA (Shingles, Rakes)
94. 28 Academy Street (Rehrig – 14-36P) – CONA (Roof Shingles)
95. 10 Jason Court (Byrnes – 14-38J) – COA (Awning)
96. 15 Montague Street (Lipcon – 14-38M) – COA (Windows and Basement Door)
97. 81 Westminster Ave. (Lemire – 14-39M) – COA (Solar Panel System)
98. 251 Pleasant Street (Fitch – 14-39P) – COA (Exterior Doors)
99. 7 Oak Knoll (Bailey – 14-40P) – CONA (Roof)
100. 48 Academy Street (Schultz – 14-41P) – CONA (Roof)
101. 17 Russell Street (Makowka – 14-42R) – 10 Day COA (Wall)
102. 244 Pleasant Street (Pressman – 14-43P) – CONA (Porch, Stairs, Railings)
103. 16 Montague Street (Zona – 14-44M) – CONA (Deck and Stairs)
104. 17 Irving Street (Town of Arl. – 14-45P) CONA (Deck)
105. 174 Westminster Ave. (Szaraz – 14-46M) CONA (Basement window)
106. 33 Westminster Ave. (Phillis – 14-47M) CONA (Windows)
107. 154 Westminster Ave. (Walters – 14-48M) CONA (Wood Front Door, Storm Doors)
108. 202 Pleasant Street (Noonan – 14-49P) CONA (Dormer, Front Door, Windows)
109. 26 Academy Street (Wright – 14-50P) CONA (Front Right Porch Soffits, Fascia)
110. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
111. 23 Academy Street (Chiccarelli – 14-52P) CONA (Deck and Stairs)
112. 10 Montague Street (Silverman – 14-53M) CONA (Gutters, Fascia, Soffit)
113. 23 Jason Street (Hammerman – 14-55P) CONA (Steps, Skirt Board, Lattice, Footings)
114. 74 Pleasant Street (St John’s Episcopal Church – 14-56P) CONA (Signage, temp. Fence, temporary stabilization of arch wall)

Meeting Adjourned 10:05pm