



**Arlington Historic District Commissions
Final & Approved Minutes**

January 14, 2021 8:00 PM

Conducted by Remote Participation

**Commissioners Present: N. Aikenhead, M. Audin, D. Baldwin, C. Barry, B. Cohen, B. Melofchik,
C. Tee, J. Worden**

Commissioners Not Present: A. Johnson, S. Makowka

Guests: M. Haladian, L. Mastromarino, B. Hill, J. Opalinski

- 1. AHDC Meeting Opens 8:00pm**
- 2. Approval of draft minutes from December 3 and December 17, 2021. J. Worden moved approval with his changes for 12/3, D. Baldwin seconded. Approved but with B. Melofchik abstaining because she missed the beginning of discussion. D. Baldwin moved approval of 12/17 minutes, Seconded by D. Baldwin. Unanimous approval including B. Melofchik.**
- 3. Appointment of Alternate Commissioners –M. Bush and B. Melofchik appointed to Pleasant Street Historic District Commission**
- 4. Communications**
 - a. M. Bush received communication from 12 Elder Terrace and he will contact S. Makowka to discuss whether it qualifies under a CONA
 - b. M. Bush spoke with B. Hill at 11 Avon Place and they will be here tonight for a discussion
 - c. J. Worden reported that he was on Central Street and there are new cement sidewalks that totally ignored the prior discussions by himself and D. Baldwin. D. Baldwin will be following up with DPW and Town Manager
 - d. Appointment of Officers – no changes proposed from current set of officers. M. Bush moved for reappointment of existing officers. Seconded by D. Baldwin. Unanimous approval with roll call. M. Bush expressed his condolences to reappointing Steve Makowka as Chair
- 5. New Business**
 - a. Formal Hearing for 204 Pleasant Street for installation of solar panels. Lynelle Mastromarino presented the project. The back abuts Spy Pond but from Pleasant Street the panels are not visible and slightly visible from Devereaux. M. Bush suggested the key view is on sheet 10. The panels are about 125 feet back from the pond and will only be visible on that side of the house. The panels are solar panels – they just look black. M. Bush asked – what will they actually look like? Comments from M. Audin that he wants photos from pond edge looking up to house to see where the panels will be located. C. Barry added that the panels are going to be seen and if

we are worried about the array of panels and their location we should discuss that – but to continue for not having photos from the pond seems silly. Discuss the panel locations now. C. Barry said if this were facing a public way in the past there would be whole rectangles not jagged edges located like these are proposed. D. Baldwin agreed. C. Barry said the same standard should be used and we should ask for a more regular line up. Panels on left side are ok but the right side panels could be arrayed similar to the left side and the panels on the middle could be arrayed more regularly. Applicant asked if what we are asking is to make the panels more regular, Commissioners answered that is correct. M. Audin said all he is asking is whether from the pond view it makes a difference of the haphazard arrangement or if it's far enough away to not visibly matter. M. Haladian asked why they are not installing the Tesla tiles instead of the panels – applicants representative said she's not sure of their mindset but people going with the traditional panels get more return and it is more expensive. B. Melofchik asked if it would be acceptable to the commission if there were two arrangements (one on left which is optimal one) and if ones on right would be harmonious with one another – panels in lower roof would be in same direction). She is ok with perpendicular to ridge and second a third row the other way if the lower roof would be in the same direction. B. Cohen said she would be ok with that suggestion. M. Bush said again he was only asking in case the view turns out to be not significant enough to worry about these issues. C. Barry said his opposition is that all the panels in a particular grouping should form a regular geometric shape. B. Melofchik said she disagrees due to the multitudes of roof shape arrays. C. Barry said we have made others give up a couple of panels to achieve the visual cohesiveness. D. Baldwin said Tesla needs to redesign the layout and on the garage roof it looks like there is additional panels that you might lose from another spot. There are a lot of panels pumping electricity back and we always have been in support of solar energy and our guidelines show the easiest and best paths forward. We as a group are not looking at diagrams not architectural drawings. The plan set needs to have the edge from the roof. C. Barry said it is clear that we are asking for dimensions from eave and rakes to edges of the panel. There should be uniformity such as a consistent distance from eaves on all eaves and from rakes on all rakes. M. Bush said you want to be able to come in in 2 or 3 sentences and say these are the design principles we adopted. D. Baldwin said we need to see all the conduits (they are there in the lime green). M. Audin said different roof pitches create a different set of different horizontal dimensions. Applicant's representative agreed to continue hearing to next meeting and to come back and provide requested additional pictures of panels on a similar roof, view from the pond looking up towards the house and more accurate drawings to visualize the final product on the roofs.

- b. Informal hearing for 11 Avon Place (Hill) regarding windows. B. Hill said the windows ordered were wood on inside and aluminum on outside and double paned. The cellar windows are double paned and M. Bush said kind of viewable from the street. B. Cohen said we have been more lenient on basement windows. On the left side on the front window is very visible but the side windows are not visible. On the right the front windows are visible but the ones behind the bay are not visible. The 2 clad windows would not be appropriate, but the 8 on the side the Commission might entertain such a thought of allowing the aluminum clad windows. M. Audin said he feels the right side windows aren't critical and the two street front windows are critical to preserve. The wood on the outside is staying and the double pane sashes are being replaced. B. Melofchik said she agrees with M. Bush and M. Audin's proposal. J. Opolinski (carpenter) also present. There are 10 basement windows in total – his

proposal is left and right sides are ok (8 windows will be clad) and the 2 front will not be allowed to be clad. D. Baldwin feels that the sense of the Commission can be that it is within the monitor's decision and he has received the input from the Commission. M. Bush made a motion that as a monitor he should require wooden windows on the street face and approve the clad windows on the left and the side of the building. Seconded by C. Barry. Roll call vote: M. Bush, C. Barry, C. Tee, N. Aikenhead, J. Worden, M. Audin, D. Baldwin, B. Melofchik, B. Cohen Unanimous Approval.

6. Old Business

- a. Modification of Design Guidelines (Fiberglass Gutters and Raised Beds/Planters). M. Bush said the guidelines have been on the agenda for a long time and because guidelines are important. A few days ago B. Melofchik approached him and wanted to talk about the Arlington Net Zero guidelines. Slide 13 #8 of their 17 priorities are review Historic District Design guidelines. N. Aikenhead is on the Commission but one can imagine that we should talk about the intersection of our guidelines and the Net Zero goals and see what we might with to do. There are things coming over the horizon and we need discussion. N. Aikenhead said this is a big plan with a lot of parts and the AHDC has not been a priority. She does think today's meeting on the panels is an example. M. Audin said he teaches integrated systems at Mass Art and he is constantly trying to deal with energy efficiency and architectural design. There is a difference between how engineers approach a problem and how architects do – he deals with that intersection. On the other hand he thinks we need to be very careful – are we trying to go back to what people did 200 years ago or are we trying to just hold on to some character that is appropriate but at the same time is not inappropriate to the energy needs we have today. We need to look and find that balance. What's the character and what contributes to that character in each district. When it comes to energy we need to be responsible. J. Worden said he wants to discuss the Fiberglass Gutters. J. Worden wants to put an article in town meeting to see if the town will vote to authorize the installation of fiberglass gutters as part of a CONA. M. Bush said it is John's belief that in order to approve fiberglass gutters as a CONA we need approval from TM. There is something in the statute that is not in our bylaw. J. Worden is willing to write the warrant article. M. Bush moves that J. Worden drafts an article, seconded by C. Barry. Roll call – M. Bush, C. Tee, C. Barry, J. Worden, M. Audin, B. Melofchik, D. Baldwin, N. Aikenhead, B. Cohen – all agreed.

7. Review of projects

See Informal Hearing for 11 Avon Place and Communication for 12 Elder Terrace by M. Bush to Commissioners

8. Meeting Adjourns

M. Bush moved to adjourn, seconded by M. Audin. Unanimous roll call approval to adjourn at 10:03pm.