



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

June 24, 2021 8:00 PM

Conducted by Remote Participation

Commissioners Present: M. Audin, D. Baldwin, C. Barry, M. Bush (joined at 810pm), B. Cohen, S. Makowka, B. Melofchik, J. Worden

Commissioners Not Present: A. Frank Johnson, C. Tee.

Guests: T. Lamont, G. Lamont, D. Westwater

1. **AHDC Meeting Opens 8:00pm S. Makowka called meeting to order at 8:02pm and advised we will be recording the meeting for our purposes of finalizing minutes**
2. **Approval of draft minutes from May 27 and June 10, 2021. J. Worden moved approval with revisions. Seconded by D. Baldwin for both sets of minutes – Worden – y, Cohen – y, Melofchik – y, Audin – y, Baldwin – y, Barry – y, Makowka – y, Unanimous approval**
3. **Appointment of Alternate Commissioners. Pleasant Street – M. Bush & B. Melofchik; Russell - B. Melofchik, ; Mt Gilboa/Crescent Hill- B. Melofchik & S. Makowka (M. Bush recused himself)**
4. **Communications**
  - a. **CONA Application for 109 Pleasant St (Addison Corner Condo) for porch, shingle, trim repairs and painting**
  - b. **CONA Application for 14 Wellington St (Shaw) for porch repairs**
  - c. **CONA Application for 259 Pleasant St. (Fatula) for rear yard deck work**
  - d. **Remote Participation: Memo re: Legislatures approval received from Town Counsel and circulated – discussion of remote or in person as well as published schedule of only one July meeting**
  - e. **A. Frank Johnson will not be able to attend June, July and August meetings**
  - f. **Mr. Dunn, newly appointed to Central Street is not able to participate and apologizes – S. Makowka suggested keep him on board even if he can only make every other meeting. B. Cohen agreed and encourages him to stay on. We have open seats – Avon Place, Realtor seat**
  - g. **Harvey True Channel storm windows are no longer being produced – 14 Maple Street sent CONA and they had done research and found a storm window by Custom Built from RI that they claim is more historically sympathetic and higher quality storm – might keep an eye on the work.**
  - h. **B. Cohen spoke with 137-139 Pleasant Street folks about their deck and they are working on something to bring back to the Commission that will be much scaled**

**back – it may be more acceptable but until we see something there’s nothing to discuss.**

## **5. New Business**

- a. **Formal Hearing for 87 Pleasant Street (Ellenhorn) for installation of a little library.** D. Westwater gave presentation for mini library to be installed in front of house. They want to put it on a pedestal – steeped pitch roof, glass door. Presentation shared by B. Cohen for all to see. To sit on patch of grass between sidewalk and street or on edge of the lawn. This is policy making moving forward and do we need COAs or do we set up parameters to count these as temporary structures and allow a CONA to be issued. This application is a unit 20” wide x 26” tall by 20” or so deep.

S. Makowka said having some parameters – something less than 4 cubic feet or something like that would help – should be made out of wood (not metal or concrete) to fit into a historic district. Should not go in tree strip and be placed on property itself. Being temporary if falls into disrepair its status will be terminated and it should be removed. D. Baldwin suggested not placed directly in front of house and not in front. M. Bush said he feels this should not be something the HDC should not be regulated in any way. He feels we are heading down the path of HOA. B. Cohen said her daughter has a food pantry which is more visually intrusive. C. Barry said that with parameters, people could try to put sheds with a little library on the front lawn. B. Melofchik said she is in support of little libraries, maybe having to be on a pedestal would keep the size minimized. She would not want narrow parameters. She doesn’t agree it needs to be near the lot line – neighbors might have issues. B. Cohen agrees with Michael as well as B. Melofchik that we shouldn’t regulate. S. Makowka will make draft guidelines and we can decide to regulate or not regulate “little libraries” at our next meeting. J. Worden said we have to specify things – M. Bush said he disagrees. J. Worden and S. Makowka said it is a structure and that falls under our jurisdiction – we can provide certainty for homeowners and the Commission. B. Cohen said we do have sign jurisdiction and below certain sizes we don’t have jurisdictions – S. Makowka said the size criteria would be applicable.

J. Worden feels we should have the guidelines and for tonight’s purposes we need to tell them what their permit allows them to do tonight. We can approve what they have applied for and specify that it shouldn’t be directly in front of the house to block the view nor on the public tree strip. Applicant doesn’t have a strong preference of location. He prefers it be in the lawn somewhere to the left of the yellow sign – B. Cohen doesn’t want to specify it – B. Cohen asked “is on what historic basis would one choose a location?”. Is there some general aesthetic principal – that doesn’t have historic validity. B. Melofchik feels where it is put should not be regulated.

M. Audin moved to approve application as presented as long as it is on their property. B. Cohen seconded. After discussion, added clarification that “on property” means “Not on strip between street and sidewalk”. Change to motion made by M Audin, B. Cohen seconded. Worden – y, Cohen – y, Melofchik – y, Audin – y, Baldwin – y, Barry – y, M. Bush - n, on the grounds that the HDC should not be regulating this issue. Monitor – Marshall Audin.

- b. **Formal Hearing for 72 Crescent Hill Ave. (Lamont) for removal of chicken coop.** Presentation given by T. Lamont on existing conditions of dilapidated structure. Main concern is safety, carpenter ants causing problems and not at a point where they want to fix it. From google it seems very far set back from the street – on public record

sketch it is not even shown. Not a prominent feature visually. C. Barry moved to accept application to remove as presented, seconded by M. Audin. Roll Call – Worden y, Audin – y, Cohen – y, Baldwin – y, Barry – y, Melofchik – y, Makowka – y (unanimous approval to remove) Plot plan and maps to be added to record for historic documentation purposes. Monitor: B. Melofchik.

- c. **Formal Hearing for 12 Russell Terrace (Caritas Communities) for solar installation.** J. Constantine and L. Grindell both gave presentation. The proposed set shown – originally modeled units on front of house portion of roof but now have moved requested location to the rear of house. They outlined where the equipment would be – black on black modules (no white backing to see through). All will be on the rear of the home and minimally visible. They will run wires inside at roof and run pipe tucked under eaves and will use a small ¾” small pipe. The outside equipment (smart meter and shutoff) will be placed behind the bush in the shadows. They moved the modules from the front of the house to the rear for us. The small pipe will be painted to match the house to blend in as much as possible. Utility regulations state that placement be within 10 feet of existing meter. B. Melofchik asked about loss of efficiency on panels by moving panels from front to rear. The applicant stated that the front was a 78% factor and changed to a 58% factor on the rear – but cautioned that the 20% did not represent a revenue impact. B. Melofchik referenced and read from Article 78 that was presented and passed unanimously by town Meeting. She offers that this is not a permanent change to roof and no reason why street facing orientation is not considered. M. Audin said at one point there was a rear dormer and they chose not to put any panels on that face. Putting them on multiple roof surfaces requires piping to be run between them on the roof and angle of that dormer was less favorable. D. Baldwin congratulated the applicant for listening to the feedback. L. Grindell added the rear dormer has obstructions that they can only be within a certain distance from.
- d. J. Worden moved approval of application as presented tonight. C. Barry seconded. Worden – y, Cohen – y, Melofchik – no (feels street facing roof should have been approved), Baldwin – y , Barry – y, Makowka – y, Audin – no response. Motion passes 5 in favor, 1 opposed, with M. Audin not responding for vote.

## 6. Old Business

- a. Avon Place Historic District and Realtor Designee vacant commissioner seats – new Central Street Commissioner not able to participate due to family commitments
- b. Report from Streetscape sub-committee
- c. Modification of Design Guidelines (Little Libraries)

## 7. Review of projects

**Meeting Adjourns – J. Worden moved to adjourn, B. Cohen seconded to adjourn. Unanimous approval with roll call to adjourn at 9:26pm.**