



Arlington Historic District Commissions
Approved Minutes November 18, 2021
(Approved 12/19/21)

Commissioners Present: M. Audin, D. Baldwin, C. Barry, B. Cohen, S. Makowka, C. Tee, J. Worden

Commissioners Not Present: A. Frank Johnson, B. Melofchik; M. Bush

Guests: P. Chaves, S. Saverese, P. Chaves, D. Piechota, H. Haile, H. Ambros, M. Giaimo, M. Pattison, N. Dandridge, P. Foley, S. Conway

1. **AHDC Meeting Opens 8:00pm**
2. **Approval of draft minutes from 10/28, & Executive Session Draft Minutes from 8/26 & 9/23; B. Cohen moved to table 10/28 minutes, seconded by D. Baldwin. Roll call vote – M. Audin - y, D. Baldwin - y, C. Barry - y, B. Cohen - y, C. Tee – y, S. Makowka – y. [J. Worden arrived at meeting after vote to table was taken.] S. Makowka noted that Executive Session minutes would be taken up during Executive Session.**
3. **Appointment of Alternate Commissioners: Central Street – S. Makowka**
4. **Communications**
 - a. **S. Makowka invited Realtor Appointee nominees to attend 11/18 mtg. S. Savarese and P. Chaves introduced themselves and spoke briefly about their careers and why they are here speaking with AHDC. Wants to keep Arlington balanced – want to protect what makes Arlington such a great place to live. S. Makowka noted that the Commission had multiple open seats and if they would like to move forward with both applicants, we could appoint P. Chaves to be the representative from Avon Place and S. Savarese to be the realtor representative. B. Cohen made motion to forward recommendation to Selectboard to appoint P. Chaves as Avon Place representative and S. Savarese as realtor representative. Seconded by J. Worden. Roll Call vote: M. Audin - y, D. Baldwin - y, C. Barry - y, B. Cohen - y, C. Tee – y, J. Worden – y, S. Makowka – y. Unanimous approval.**
 - b. **Application for 19 Maple Street for exterior modifications received.**
 - c. **C. Barry shared info on potential storm window options available for homeowners sent via email.**
 - d. **Invitation circulated for R. Botterio memorial dedication ceremony on 11/28**
 - e. **S. Makowka and C. Greeley have reached out to Town IT department regarding electronic storage options. They are willing to meet to discuss options with AHDC representative. B. Cohen and C. Greeley volunteered to participate.**
 - f. **B. Cohen received note from neighbor at 21 Wellington that they are working on a window project for repairs. They have some old vinyl replacement windows they want to replace with wood windows.**

- g. **B. Cohen spoke with neighbors at 18 Wellington and they are looking to put in a garage door and will be submitting an application**
- h. **108 Pleasant Street: Big house on corner of Addison and Pleasant (former Dr. office) is being converting to condos and appears to have replaced windows with Anderson clad windows. C Greeley to follow up with monitor M. Bush.**

5. New Business

- a. **Continuation of Formal Hearing for request from Verizon Telephone/Eversource to attach 3 antennas with built in RRUs, meter, disconnect and associated cabling to an existing pole located at 16 Central Street, Pole on Bacon St Side (Pole #806/0).** B. Cohen announced that she was not going to participate in this hearing due to potential conflict.

D. Baldwin met with applicant and submitted a report to Commission (distributed with hearing material). He also noted that he did a survey of the neighbors and reported that no one he contacted had complained about bad cell service. He noted that this is probably not going to be the only small cell transmitter application in local HDs. One option of putting the antennas on the light pole across the street was dropped because the town never got back to them. D. Baldwin noted that he isn't sure if putting on light pole rather than on telephone pole makes any difference. Photos were presented from his report. He's very conflicted because we know that 5G service is part of the future.

S. Conway added some additional info as well. The Applicant agreed with Commission request to orient the equipment so that it would not facing towards Mass Ave. Eversource has agreed to let the equipment be on the back side of the pole to make it less noticeable. J. Worden asked if there were really not any other locations. Response: The millimeter wave technology is through small cells and that limits where they can put them. M. Audin said his reading of 5G is that the wave length is shorter and the millimeter wave length can be obstructed easily. J. Worden asked why then is 5G such a great idea? Verizon answer: new technology improves overall experience, increases speed and will offer many new things that are on the horizon that needs the superfast network to exist. M. Audin continued, it is our job really to figure out how to balance between benefits of historic districts without jeopardizing life in the 21st century.

C. Barry and S. Makowka both commented that like solar panels we need to create parameters that are acceptable for this equipment in Historic Districts. Discussion about the L band and changes that are potentially coming. C. Barry said no one likes the wires, the poles, transformers, etc. and this is "visual noise" being added to other "visual noise". In his mind, this is just trivial compared to all the other "stuff" on the poles. S. Makowka thanked the applicant for taking the time to walk around the neighborhood with a Commissioner. He asked what kind of commitment or requirement is there for removal of the equipment in the future, if the technology becomes obsolete or the equipment is taken out of service, or can they just decommission it and leave it so that it adds to visual clutter? The Applicant said they would agree to have a requirement included in the approval that the equipment would get removed when no longer in use. S. Makowka noted that the application stated that the proposed installation was consistent with the 2019 Town Guidelines. He asked for

conformation that that was true including the requirement that the equipment would be install so that it did not extend more than 2' from the pole. The Applicant confirmed that they were complying with all the requirements in the Guidelines including the 2' extension and would agree to that being added to the certificate. D. Baldwin asked if there is any way to bring it in any closer to the pole – applicant said it depends on the location of the actual need for the wave length.

C. Barry moved to approve installation of 5G short wave cell broadcast units in the Central HD as proposed subject to the conditions that 1) follow the Town design guidelines strictly, 2) there is a clear agreement that if/when the equipment is taken out of service , all components will be properly dismantled and removed and 3) this is understood this is not a blanket approval for future applications and it is our intention to come up with internal guidelines for future proposals of this nature. Seconded by J. Worden for discussion. S. Makowka suggested that the motion should note the Applicants agreement to alter the location of the proposed installation so that it would be less intrusive as discussed. S. Conway confirmed that he is ok with that and an added condition works for them. C. Barry made suggested amendment to his motion. Amended motion seconded by J. Worden. Roll call vote: Baldwin – abstain, Audin – yes, Worden – yes, Tee – yes, Baldwin – y, Makowka – y. Motion passes with 5 in favor, 1 abstention. Monitor appointed D. Baldwin

- b. **Informal Hearing on 19 Maple Street for exterior changes.** Applicant is here to get feedback on proposed project. Architect N. Dandridge represented the Ambros party for project. Various views of this property presented. They note that, although some of the work is on the rear of the house or behind some shrubs, the Applicant fully acknowledges that all the work is considered visible from a point of public view (the park path as well as the parking lot for 21 Maple Street). The HDC had previously approved a garage at this property. They are proposing a very modest set of changes to the main structure with this proposal. The current side porch with overhang will be enclosed. Elevations presented showing proposal. Change allows for more mudroom and bathroom space in the interior and creating better function of existing kitchen space. The existing fit-out and finishes will be replicated and adhered to with the porch modification. They also need a new egress from the basement. They plan to keep the existing roof structure of side porch as is and plan to replicate the existing columns as they appear to be, but they do need to add a new foundation. The columns as they exist now are 8" square and, if retained, would create a protrusion on the interior space. The Commission noted that the plan view would be helpful. J. Worden and M. Audin suggested show side by side the existing conditions and the revised plans. The Applicant referred them to a page in the supporting materials. S. Makowka said that having all the specific design details will be helpful. C. Barry and B. Cohen suggested that using a typical corner board treatment like the rest of the house instead of mimicking the existing square post might work well and be preferable. C. Barry said proportion of proposed window on rear is not consistent with other windows of house. The window can replicate 2nd floor windows but it doesn't replicate the window that is in existence in rear elevation currently. C. Barry said new windows should match the proportions. The existing window doesn't matter to the HDC. Only the new window in the rear just needs to be more in proportion. S. Makowka asked to see elevation of side porch. He noted that the proposed door is shown with narrow side panel but that that detail seems inconstant with other doors of house and with

typical historical treatment. To him it is incongruous and visible from the park. Regarding proposed new windows, they would be simulated divided lite, all wood window that is painted. It was noted that AHDC guidelines give specific requirements for such windows. The detail specifications are needed for the formal presentation which will be scheduled for the December AHDC meeting.

- c. **6 Jason Court:** J. Worden said there was a patio inserted to the back of the house at 6 Jason Court – a change of grade took place in his opinion and was not permitted. S. Makowka reported that 6 Jason Court has also submitted applications for CONAs for front porch and a rear fence installation.

6. Old Business

- a. Avon Place Historic District and Realtor Designee vacant commissioner seats – Resumes received and Nominees Invited to Meeting. **See discussion under communications above.**
- b. Report from Streetscape sub-committee **No report**
- c. Modification of Design Guidelines (Little Libraries) **No discussion**
- d. Town Clerk Record Retention Update - **See discussion under communications above.**

7. Review of projects

- 8. **S. Makowka made motion to move to executive session to discuss pending litigation (Perlo vs AHDC) and then exit for the sole purpose of adjourning the meeting. Second by D. Baldwin. Roll call vote: D. Baldwin – y, Audin – y, Worden – y, B. Cohen – y, Tee – yes, Baldwin – y, Makowka – y. Unanimous approval.**
- 9. **Motion to adjourn meeting made by M. Audin, seconded by D. Baldwin. Roll call vote: D. Baldwin – y, Audin – y, Worden – y, B. Cohen – y, Tee – yes, Baldwin – y, Makowka – y Unanimous approval. 10:15pm**