



**Arlington Historic District Commissions
Final and Approved Minutes – July 25, 2024**

Conducted by Remote Participation via ZOOM

Commissioners Present: D. Baldwin, P. Chaves, B. Cohen, B. Labau, K. Lubar, C. Tee, J. Worden

Commissioners Not Present: C. Barry, S. Makowka, B. Melofchik, S. Savarese

Guests: J. Desmarais, Devon Brackbill

1. **AHDC Meeting Opens 8:00pm – Beth Cohen acted as host, meeting started at 803pm**
2. **Approval of draft minutes from June 27, 2024 – D. Baldwin moved to accept minutes, seconded by B. Labau, in favor – Baldwin – y, Worden – y, Tee – y, Lubar – y, Labau – y, Chaves – y, Cohen – y Unanimous approval**
3. **Appointment of Alternate Commissioners – Mt Gilboa/Crescent Hill - P. Chaves, B. Cohen, K. Lubar along with at large Baldwin, LaBau, Tee, Worden**
4. **Communications**
 - 1) **Town Day – September 21st Hours 1030am-430pm – need to know who will be able to help**

We have 10 commissioners and need at least 1 for each

 - 9 - 10:30 Carol will be here for help with set up
 - 10:30 - 12:30
 - 12:30 - 2:30
 - 2:30 - 4:30 Carol will be back for help with clean up
 - 2) **B. LaBau had 16 Maple Street homeowner contacted him – question about fact that due to code requirements they added an additional riser and he advised them it was ok. He hadn't included the set of stairs off the porch and second set of stairs down to the driveway is being done – he advised him to submit an application. Not sure what material is being proposed – if changing material he needs to submit another application, if like replacement it's ok to keep the same. He needs to tell us what is being proposed.**
 - 3) **K. Lubar has info on heat pumps from the discussion on guideline change on heat pump. Will send to C Greeley to compile for distribution**
 - 4) **B. LaBau wrapped up 50 Academy about the faux chimney and saw samples and sketches on the construction assembly. Discussed details and he pointed out that it needs to match the existing other chimney as much as possible – flashing, metal chimney cap. Approval given and email sent to building inspector. Never saw an actual physical mockup but were able to demonstrate to him well enough to approve. Suggested that he share info with Beth and Charles for 38 Gray Street. Wood frame structure and water barrier layer and then brick adhesive is used with corbel detail built out with same adhesive. Designed for this use. Corbel detail needs to match existing same overhang. It should be fine.**

5. New Business

- a. Formal Hearing for 52 Westmoreland Ave (Regan) for solar panel installation- 15 panels proposed. Should not be visible from the road. On a corner and should not be visible from any roadway. Technically not visible from the street because the house is tilted to the street. Conduit will run down to meter on the side where the panels are (west side of house), not visible from the road. B. LaBau commented that to make the layout more symmetrical but shed dormer makes it necessary to do as proposed. D. Baldwin moved to accept proposal as submitted, seconded by J. Worden. Unanimous approval – C. Tee – y, Baldwin – y, Worden – y, Lubar – y, LaBau – y, Chaves – y, Cohen – y. Monitor – D. Baldwin**
- b. Informal Hearing for 21 Central Street (Brackbill) for installation of a skylight. Devon Brackbill gave presentation. Proposing skylight next to dormer for bathroom renovation. Proposing to match 23 Central Street’s skylight. Velux is manufacturer proposed. They will not be aligned, this side has a dormer. Will be on for a formal hearing next month.**
- c. Public Participation - none**

6. Old Business

- Report from Streetscape sub-committee – D Baldwin had preliminary discussions with Jim Feeney (Town Manager). Potential of funding through betterment on some projects. S. Makowka is working on signage.**
- Modification of Design Guidelines (Little Libraries, Below Grade Windows) – drop little libraries, follow up on prior meeting discussions (Carol look up to see who committed to research what) K Lubar reporting on Mini splits, B Cohen will look into little libraries.**
- AHDC Public Input Meeting**

D Baldwin moved to adjourn, seconded by C. Tee. Unanimous roll call 852pm.