

CONCORD HISTORICAL COMMISSION
Public Meeting Minutes
January 13, 2022 7:00 P.M.
Virtual Meeting

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historical Commission held a virtual public meeting on Thursday, January 13, 2022 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 817 3026 6899 Password: 007014

Commission Members Present: Melissa Saalfield, Nancy Nelson, Michael Capizzi, Rebecca Lemaitre

Staff: Heather Gill, Senior Planner

Ms. Saalfield called the meeting to order at 7:00 P.M. by a roll call vote.

Proposed Scenic Roads Bylaw

Town Planner, Elizabeth Hughes gave a presentation on the proposed Scenic Roads Bylaw. In her presentation she reviewed the state statute, what the legislation covers, Concord's scenic road's history, historic recommendations to adopt a scenic roads or similar bylaw, the proposed scenic roads to be listed in the bylaw, the types of projects that trigger review and what is exempt from review, the development of rules and regulations, what happens between now and town meeting, and the next phase should the warrant article pass.

Mr. Bogosian asked about state roads. Ms. Hughes explained that you cannot designate a state numbered route as a scenic road. Ms. Hughes listed Lexington Road and Main Street as examples.

Ms. Hughes reviewed the draft bylaw and the additional language recommended for inclusion by town counsel.

Ms. Cataldo stated that at the Public Works meeting it was noted that she had spoken with other town's DPW's that have this bylaw. Ms. Saalfield stated that she spoke with several towns and that no one felt that it was a burden and that it was good to have another level of review.

Ms. Nelson stated that she is concerned about the blanket exemption of tree trimming. Ms. Hughes stated that there is always room for education and conversations with the DPW.

Ms. Saalfield opened the meeting for public comment. Randy Feinberg of 112 Ball's Hill Road, asked how the right of way is defined. Ms. Hughes explained that there is no standard width, and that the town had road layout plans that can be consulted. She explained that most right of ways extend beyond the pavement. Jennifer Bretl of 1234 Monument Street, asked if work can occur between now and approval by the AG's office. Ms. Hughes stated that she will ask Town Counsel and update the FAQ sheet on the website with an answer. Ms. Bretl asked about development creating a safety issue that would then be exempt. Ms. Hughes stated that development projects have a comprehensive review outside of this bylaw. John Branigan of 15 Rolling Road Lane asked about sidewalks. Ms. Hughes stated that the bylaw does not restrict anything, and that there would be a hearing with an opportunity for dialogue. Jim Vecchio of 568 Barrett's Mill Road, asked what the criteria will be. Ms. Hughes stated that the criteria would be developed under the rules and regulations. Mr. Vecchio also asked how the roads were chosen and if more roads will be added in the future. Ms. Saalfield reviewed the criteria used to chose the roads including historic maps, historic vistas and historic stone walls. Ms. Saalfield explained that additional roads would need to be approved by Town Meeting. David Garrod of 166 Monument Street asked

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why the bylaw hadn't been considered before, what the bylaw adds that isn't already happening, and stated that the \$100 fine won't matter. Ms. Hughes stated that the Planning Board needs the enabling legislation in order to have jurisdiction/authority to direct someone to do something differently in an effort to protect stone walls or trees. Ms. Hughes explained that the state legislation dictates the amount of the fine, but that each day can be considered a new offense. Ed Tiedemann of 656 Barrett's Mill Road asked about maintenance and repairs to stone walls and the ability to plant trees. Ms. Hughes spoke about the public shade tree program and explained that maintenance would be okay. Mr. Tiedemann asked if there would be any signage. Ms. Saalfield stated that there would not be.

Demolition Review – 38 Davis Court

Matt Sepe explained why he believes this property is not worthy of preserving. Mr. Sepe explained that there are significant structural issues and that the house is in rough shape due to the lack of maintenance. The Commission noted that this house serves as an interesting piece of Concord's history and asked to hear more details on the structural issues. Mr. Sepe asked if the rear addition to the house and the detached garage could be demolished.

Ms. Saalfield opened the meeting for public comment. Robert Simon of 13 Davis Court spoke in favor of saving the house. Steven Judge of 76 Bedford Street stated that he has done work on the house and spoke in favor of preserving it. Bill Kemeza of 28 Davis Court stated that this is the oldest house on the street. David Garrod of 166 Monument Street, stated that he thinks the review of the proposed new house should be considered. Ms. Saalfield explained that the Commission only has jurisdiction over the existing house and not what will be built. Maureen Kemeza of 28 Davis Court provided a brief history of the ownership of the house.

The Commission had a brief conversation about the rear addition and the garage and decided they would not be in favor of allowing the demolition of those items at this time.

Ms. Nelson moved to find the house preferably preserved and to delay the demolition for one year. Mr. Capizzi seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote. The demolition of the structure is delayed until January 13, 2023.

Demolition Review -1053 Main Street

Matt Sepe explained the reasons for demolition and explained that the house needs significant work, including foundation work. Ms. Saalfield spoke about the history of the property. Mr. Capizzi believed the house should be preserved.

Ms. Saalfield opened the meeting for public comment. Benjamin Demille of 1045 Main Street stated that he is concerned about the asbestos shingles and asked about the applicant's liability insurance. Mr. Demille stated that he doesn't think the neighborhood is historic. Anne Piessens of 1063 Main Street stated that there is enormous historic significance of this house and the neighborhood. Ms. Piessens spoke in favor of preserving the house and also asked about the impact on the paper road. Ms. Saalfield stated that the paper road is not within the jurisdiction of the Historical Commission. Maks Y spoke in favor of preserving the house. Sharlene Dorothy of 1065 Main Street spoke in favor of preserving the house.

Michael moved to find the house preferably preserved and to delay the demolition of the house for one year. Mr. Bogosian seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote. The demolition of the structure is delayed until January 13, 2023.

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Civil War Monument Task Force – George W. Dugan

Rick Frese spoke about honoring George W. Dugan on the civil war monument in Monument Square. He explained that the Committee will be recommending replacing the existing tabley with a new tablet that adds Mr. Dugan’s name. He explained that the tablet will be the same size, typeface, and composition as the existing. The Commission had no issues with the proposal.

Wright Tavern Preservation Restriction

Tom Wilson gave a presentation about the status of the project and the preservation restriction. Ms. Saalfield stated that she would like to set up a site visit to the building. Mr. Capizzi asked if structural work had been completed as part of previous grant. Larry Sorli stated that no work has been completed yet, and that they are waiting on the engineer’s review. Ms. Nelson stated that she remains concerned about the project and the lack of collaboration and involvement of preservation professionals up until this point.

Karlen Reed of 83 Whit’s End asked if Ms. Nelson’s opinion on the CPC application has been changed after tonight’s presentation. Ms. Nelson stated that her opinion has not changed and that there is not enough specificity of the end use of the building.

Other Business

Mr. Capizzi moved to approve the December 9, 2021 meeting minutes as drafted. Ms. Nelson seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

The meeting was adjourned at 9:55 P.M.

Minutes Approved: February 10, 2022

Respectfully submitted by:
Heather Gill
Senior Planner