



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, March 18, 2021
Virtual Public Meeting

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a virtual public meeting on Thursday, March 18, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 838 4019 2612 Meeting Password: 841006

Commission Members Present: Luis Berrizbeitia, Nea Glenn, Peter Nobile, Melinda Shumway

Associate Members Present: Dennis Fiori, Abigail Flanagan

Commission Members Absent: Katharine Mast, Paul Ware, Kate Chartener,

Staff: Heather Gill, Senior Planner

Others Present: Lise Holdorf, Melissa Maxwell, Patrick Wood, Suzy Watters, Ingrid Detweiler, Stephen Dookran, John Dilworth, Alan Bogosian, Judy Walpole, Sharon Spaulding, and Mark Giddings

Peter Nobile called the meeting to order at 7:06 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Glenn, Mr. Nobile, and Ms. Shumway.

NEW PUBLIC HEARINGS

449 Barretts Mill Road – Barretts Farm Historic District, to install two storage sheds

Chair Nobile opened the hearing and reviewed the application. Lise Holdorf presented the locations of the sheds, the reasons why they are needed in those locations and the style and size of the sheds chosen. Ms. Holdorf addressed the National Park Service's (NPS) letter and explained that the area had previously been disturbed for the installation of the well and adjacent high tunnels, and that no artifacts were found during those projects. Mr. Nobile asked if the sheds can be constructed without the shutters on the window. Ms. Holdorf stated that they can. Mr. Fiori asked about constructing a lean-to addition to the barn instead of the sheds. Ms. Holdorf explained why that would not work operationally for them, and why they cannot utilize the red barn. Mr. Fiori stated that the shed looks too residential, and asked about facing the blank wall towards the road and using a more plain door. Ms. Glenn asked if the well shed was visible from the river. Ms. Holdorf stated that it is visible from the walking trails. Ms. Glenn stated that a more simple, barn-like shed would be better than a suburban shed. Mr. Berrizbeitia asked about the timeline for installation and stated that he thinks the concerns raised in the NPS letter are worth being explored. Ms. Shumway stated that what they are covering is more unsightly than the sheds, but would prefer something less suburban. Mr. Nobile stated that a shed that is more farm-like, and less house-like would be better aesthetically. The Commission discussed the need for a site visit and set one for 8:00am on April 1st.

Chair Nobile opened the hearing for public comment. Mark Giddings stated that he appreciates the site visit and that he agrees with the concerns raised in the NPS letter.

Ms. Glenn moved to continue the public hearing to the meeting on April 1, 2021, with a site visit on the same day at 8:00am. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application and New Construction Checklist, Shed Materials and Colors, Shed Specs, Elevations, Photos, Site Plan. Letter to Concord HDC from NPS 3-17-2021

Hubbard & Walden Street – Main Street Historic District, to reconfigure intersection including travel ways, crosswalks, and sidewalks

Chair Nobile opened the hearing and reviewed the application. Patrick Wood briefly presented the Town's Complete Streets Policy and summarized the awarded funding for the project. Mr. Wood presented the project to the Commission, which includes the construction of three bump outs provide better visibility for pedestrians and motorists and to protect a public shade tree. Mr. Fiori stated that the changes will take away some of the charm of the town and asked how many incidents with pedestrians have occurred at this location. Mr. Wood and Stephen Dookran stated that the number of incidents is unknown. Ms. Shumway stated that she has no concerns with the project and agrees that it will be beneficial. Mr. Berrizbeitia stated that he has no objections and thinks it will be in improvement. Ms. Glenn stated that she agrees with Mr. Fiori, but believes that safety trumps charm. Ms. Glenn stated that the bump out around the tree needs to be done carefully in order to protect it. Ms. Flanagan stated that any improvement to walkability will enhance the district and believes this is a no brainer project.

Chair Nobile opened the hearing for public comment. Judy Walpole, stated that she is representing the church and that they support the project.

Mr. Berrizbeitia moved to approve the application of the Town of Concord to make changes to the intersection of Hubbard and Walden Streets as submitted. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: powerpoint presentation with sidewalk plan

OTHER BUSINESS

Other

10 Walden Street Signage – Suzy Watters presented possible signage for her new location of her store Jack and Toba. Ms. Watters explained that she would like to move her existing hanging sign, but is worried it may be obstructed by the Haute Coffee sign. Ms. Flanagan stated that the applicant needs to discuss this and work it out with the owners of Haute Coffee. Ms. Flanagan stated that she would recommend just the business name on the wall sign, as the proposed has too much text. Ms. Watters explained that Haute Coffee stated that their sign is in the location the HDC told them to put it. Ms. Glenn stated that the removal of the awning is a plus, and believes the applicant should submit for the wall sign as soon as possible, as that will be most beneficial. Ms. Shumway stated that she believes the Haute Coffee sign would be more visible if it were moved to the alley wall, and thinks that the wall sign is more important for Jack and Toba. The Commission didn't have any issues with the hanging sign next to the bay window, mirroring the French Lessons sign.

33 Main Street – Window Replacement – Ms. Gill summarized the need for the window replacement at Comella's due to storm damage. The Commission stated that they would have no issues with the butt glazing/silicone joint – like Blue's window and as long as both windows match, the owner can move forward with the replacement and submit an application after the fact.

Updates – Mr. Nobile stated that he reviewed the plans for 325 Main Street, and that the Commission did approve the replacement of the siding in-kind, and that the application had good drawings and specifics on the replacement. Mr. Fiori noted that the house has been renovated a number of times over the years, so who's to say what is actually original.

Ms. Gill stated that she will be submitting the warrant article for the Main Street expansion tomorrow.

Approval of Minutes

The Commission asked that minutes be placed on the next meeting agenda.

The meeting was adjourned at 8:26 P.M.

The next Historic District Commission meeting is scheduled for Thursday, April 1, 2021.

Documents used during the meeting are on file in the Planning Division Office.

Respectfully submitted by:
Heather Gill
Senior Planner

Minutes Approved on: 4/15/21

Nea Glenn, Secretary