



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, March 21, 2019**  
**First Floor Conference Room, 141 Keyes Road**

---

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Thursday, March 21, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Peter Nobile, Justin King, Nea Glenn, Mark Giddings, Luis Berrizbeitia

Associate Members Present: Melinda Shumway, Paul Ware, Kate Chartener, Abigail Flanagan

Commission Members Absent:

Staff: Heather Gill, Senior Planner

Also Present: Susan Bates, 28-6 Concord Greene  
Ned Perry, 362 Bedford Street  
Sally Sanford, 25 Academy Lane  
Jeff Adams, 142 Farmers Cliff Road  
David and Belinda Depice, 169 Main Street  
Don Kingman, 166 Main Street  
Katherine Mast, 38 Blueberry Lane  
Robert Grom, Mildred Circle  
Bean and Ed Nardi, 29 Academy Lane  
Jack and Di Clymer, 13 River Street  
Jane Hotchkiss, Select Board Liaison  
Sherry Litwach, CFPL Corporation  
Maria King, 9 Wright Farm  
Mary Eckel, Library Director of Development  
John Boynton, Chestnut Street  
Kim Ahearn, 40 Foster Street, Littleton

Chairperson, Peter Nobile called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Nobile, Mr. King, Ms. Glenn, Mr. Giddings, and Mr. Berrizbeitia.

**CONTINUED PUBLIC HEARINGS**

**97 Lowell Road – Main Street Historic District, to install signage**

The applicant requested a continuance to the meeting on April 4<sup>th</sup>. Mr. Giddings moved to continue the application to the meeting on April 4, 2019. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

**52A Barretts Mill Road – Barrett Farm Historic District, to install two gothic-style high tunnels**

The applicant requested a continuance to the meeting on April 4<sup>th</sup>. Mr. Giddings moved to continue the application to the meeting on April 4, 2019. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

**NEW PUBLIC HEARINGS**

**129 and 151 Main Street – Main Street Historic District, to demolish portions of the building, construct a single-story addition linking the Heywood-Benjamin House to the Concord Free Public Library, renovate existing buildings, and make numerous site improvements.**

Jeff Adams introduced the proposed project to the Commission. Mr. Adams stated that the Library's Director of Development, a number of Trustees, and the project architects are also in attendance at the meeting. J. Stewart Roberts and Michael Bellefeuille from Johnson and Roberts Associates, presented the proposed project to the Commission. Mr. Roberts reviewed the renovations to the existing library and to the Heywood-Benjamin House (HBH). Mr. Roberts reviewed the rear additions of the HWB that the Library intends to demolish as part of this project, the existing and proposed elevations, the site lighting, and the paint analysis that was conducted on the HBH. Landscape architect, Kim Ahearn, presented the project landscaping, including trees to remain, trees to be removed, fencing, and proposed plantings.

The Commission discussed the brick portion of the addition to the main library, and confirmed that the cladding is intended to match the existing brick. The Commission stated that they need the specifications on the door on that addition. The Commission reviewed the changes to the HBH and asked about the history behind all the additions on the rear. Mr. Roberts stated that the project will maintain the exterior chimneys, the staircase and fireplaces on the interior, and the exposed timbers on the interior. Mr. Roberts stated that all of the windows on the HBH will be replaced, and that there are a number of salvaged doors on the interior that are not wide enough to meet ADA accessibility codes.

Mr. Berrizbeitia asked why the project is proposing such a large onsite parking lot. Mr. Adams explained that there is not enough parking on site and that the project is applying to the Zoning Board of Appeals for parking relief. Mr. Berrizbeitia then asked why the parking lot has been proposed in this particular location. Mr. Ware asked if underground parking had been explored. Mr. Roberts stated that there is not enough space to create underground parking and it would in any case be prohibitively expensive. Mr. Adams stated that the library already struggles with a lack of parking and that this small parking lot still does not meet the requirements of the current zoning bylaw which is why for the project is seeking relief. Ms. Eckel, the Director of Development at the library explained the hardship the library currently experiences around parking, especially a lack of nearby handicapped parking. Mr. Adams stated that the project team will explore a rusticated surface for the parking lot instead of asphalt.

Ms. Glenn asked why the corridor addition to the HBH is so contemporary or unlike the rest of the house, and why the fenestration pattern of the existing house wasn't just continued. Mr. Roberts stated that they were trying to make that addition look more like a porch. Mr. Roberts explained that the project will include automatic interior shades throughout that are intended to obscure most of the light at night (similar to the shades at the Fowler Branch Library). Mr. Roberts stated that the skylight will also include automatic shades. Ms. Flanagan expressed concerns about the shade strategy and how even at night the glowing shades will emphasize the massing of the additions, reminding the commission of similar concerns about shades and light transmission at the Concord Museum addition. Mr. King emphasized that the Commission experienced several misunderstandings and changes on the Museum Project, and again that addition features large expanses of glass that makes visible much of the interior of the structure. On that project the result is that interior components like florescent lighting are made very visible from the exterior. The Commission discussed the height of the skylight (4'), and Ms. Glenn stated that she is concerned that it will be too visible from Main Street.

The Commission reviewed the additions to the right side of the HBH, the light under the front porch, the step lights on the exit only door, the stone dust path, and the visibility from Sudbury Road. Kerry Cronin explained the library's use of the van and how daily deliveries are made between the Main Library and the Fowler Library. Ms. Glenn asked about possibly eliminating the van space and using trees to screen the link building from the street. Mr. Roberts reviewed the ceiling and roof heights of the link building, and the Commission discussed their opinions on the massing of the structure.

Mr. Giddings summarized the Commission's discussions and concerns with the proposed project. Mr. Nobile stated that plan-wise, he thinks the project is good; but stated that the vocabulary of the materials and proportioning is problematic. Mr. Nobile also stated that the reflectivity and quantity of the glass is

of great concern. Ms. Glenn stated that a physical model of the entire site would be very helpful in understanding the massing. Mr. Nobile stated that a chip board massing model would be sufficient. Mr. Nobile stated that a full sketch-up model that would allow views to be examined from all around the entire site from the surrounding streets may also suffice. Mr. Ware stated that the renderings presented are not sufficient for the Commission to understand the site in enough detail. Mr. Nobile acknowledged a letter from Sally Sanford which presents some alternative elevation ideas. The Commission reviewed the night view renderings of the proposed project.

Mr. Nobile opened the floor for public comment. Sally Sanford, of 25 Academy Lane, reviewed additional information and images showing her proposed amendments to the elevations and fenestration. Ms. Sanford stated that she is excited for the project, but wants it to happen in the best way. Ms. Sanford also expressed concerns about the height of the addition. Ned Perry, of 362 Bedford Street, provided handouts to the Commission and stated that the parking lot should be made to be as small as possible. Mr. Perry stated that he has issues with all of the glass in the proposed additions, and he showed a photograph of a house on Main Street that combines clapboard siding with a brick gable end, demonstrating that in his opinion the two materials can abut one another and be historically compatible. Mr. Perry also referenced the design of the Science Building on Concord Academy's campus as a good precedent, and stated that he is also concerned with the number of trees proposed to be removed. Mr. Perry stated that he is embarrassed by the current design and that it does not fit in the historic district. Ed Nardi, of 29 Academy Lane and 54 Sudbury Road, stated that as a close abutter he is concerned with all of the glass on the rear of the building, and that it will appear as a large glowing mass in the evenings and at night. Mr. Nardi stated that the overall height of the additions is concerning to him, as well as the lack of landscaping to buffer the addition from the neighbors. Mr. Nardi did applaud the Library's outreach to the abutters during this process. David Dapice, of 169 Main Street, agrees with Ms. Sanford's points, and believes a re-focus on more historic elements would make sense. Jack Clymer, of 13 River Street, stated that he believes the link building is architecturally incorrect.

Mr. Giddings moved to continue the application to the meeting on April 4, 2019, with a site visit scheduled for Thursday, March 28<sup>th</sup> at 8:00am. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

## **OTHER BUSINESS**

### Approval of Minutes

#### *Documents:*

- 1. Minutes from 3/07/2019 Historic District Commission Meeting*

The Commission stated that they have not reviewed the revised minutes and asked that they are placed on the next meeting agenda.

- 2. Minutes from 2/21/2019 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to approve the minutes as amended. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Discussion: Collaboration with other Boards and Committees – Continue discussion to next meeting.

Discussion: Amendments to Guidelines – No discussion.

Expanding the Historic Districts – The Commission briefly discussed the formally proposed expansion of the Main Street Historic District with a property owner in the neighborhood.

Other:

Mr. Nobile stated that he tabled the discussion with the Concord Museum for now. He stated that they need more time to respond, and that he knew this would be a long meeting already.

The Commission met Katherine Mast, whom the Planning Board has recommended to be appointed to the HDC as an associate member.

Mr. Giddings moved to adjourn. Ms. Glenn seconded the motion. The motion passed (5-0).

**The meeting was adjourned at 9:18 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, April 4, 2019 at 7:00pm.

Respectfully submitted by:  
Heather Gill  
Senior Planner

Minutes Approved on: 4/18/19

---

Luis D. Berrizbeitia, Secretary