



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, April 21, 2022
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, April 21, 2022, at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 894 0746 4101 Meeting Password: 089350

Commission Members Present: Luis Berrizbeitia, Abigail Flanagan, Peter Nobile, Melinda Shumway, Paul Ware
Associate Members Present: Katharine Mast, Henry Moss
Commission Members Absent: Kate Chartener, Dennis Fiori

Staff: Heather Gill, Senior Planner
Heather Carey, Administrative Assistant

Luis Berrizbeitia called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Flanagan, Ms. Mast, Mr. Moss, Mr. Nobile, Ms. Shumway, and Mr. Ware.

CONTINUED PUBLIC HEARINGS

52 Main Street – Main Street Historic District, to remove, replace, and install new lighting

Chair Berrizbeitia opened the hearing and reviewed the application. Amanda Johnson from Gensler appeared for the hearing and gave an overview of the lighting plan which includes replacement lights, new lights, and the removal of lights. Chair Berrizbeitia asked if there were any changes made from their initial presentation. Mr. Ware was comparing lights to Middlesex bank while at the site visit and does not object to the lighting at the front. Mr. Ware stated that he is not a fan of the lighting at the side of the building, think it isn't necessary with lighting at the atm. Ms. Mast asked to see the lighting specifications. She asked why the amount of lighting is needed. Ms. Johnson stated that this is standard lighting design for all locations. Mr. Moss noted that the only lighting needed for security would be in the alley way. Mr. Moss does not think that the windows need to be lighted at night and that the existing pole lights in front are old fashioned and innocuous. After dark, upper stories are not usually lighted, but ground level is. Ms. Shumway stated that a number of the lights are no required and superfluous and the historic district does not need to be lit up. Ms. Shumway stated that the building next door has motion detector lights and wondered if they had been considered for this building. Ms. Shumway stated that the lights over the windows are too bright and not necessary and that the pole light in back should match the lights in the front. Ms. Flanagan stated that light "tb1" should be recessed and could be appropriate and that all of the other fixtures are superfluous. Ms. Flanagan stated that only the lighting required for health and safety should be included in any revised plans and all other lights should be eliminated. Mr. Nobile agree with Ms. Flanagan, and stated that the lights over the windows out front need to be eliminated. Chair Berrizbeitia stated that the appearance is not consistent with other buildings in concord. The lighting is in place to reflect the brand name. Johnson did not have any further comments.

Chair Berrizbeitia opened the hearing for public comment and there were none.

Ms. Flanagan moved to continue the application of Gensler to remove, replace and install new lighting at 52 Main Street to the May 19, 2022. Mr. Nobile seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Proposed lighting plan

45 Bartlett Hill Road – North Bridge/Monument Square Historic District, to reconstruct the existing dwelling to include a second story with front and rear additions; relocate driveway and garage entrance; install solar roof tiles; make changes to landscaping and hardscaping; and install lighting

Chair Berrizbeitia opened the hearing and reviewed the application. Jason Roan, architect for the project appeared for the hearing. Mr. Roan presented the revised lower landscape light fixture that is designed to just graze the walkway. Mr. Roan stated that they are still advocating for 3 light fixtures around the garage using the same lighting originally proposed. Mr. Roan explained that the previous solar tiles or low-profile panels are no longer available in this area, and he presented new solar shingles. Mr. Moss stated that the roof shingles will be very noticeable and out of scale to the house, but in this location won't be a problem. Mr. Moss noted that the neighbors next door has solar panels on their roof. Ms. Shumway stated that the tiles are fascinating and groundbreaking. Ms. Flanagan appreciate the change to the landscape lighting fixture. Ms. Flanagan stated that the roof tiles are interesting, and that they are trying to incorporate more solar in the districts and this is a good compromise. Mr. Nobile agreed with his colleagues. Ms. Mast spoke in favor of the solar tiles. Mr. Ware had nothing additional to add. Chair Berrizbeitia was in favor of the solar tiles on this project.

Chair Berrizbeitia opened the hearing for public comment and there were none.

Mr. Nobile moved to approve the application of Jason Roan Design to reconstruct the existing dwelling to include a second story with front and rear additions; relocate driveway and garage entrance; install solar roof tiles; make changes to landscaping and hardscaping; and install lighting at 45 Bartlett Hill Road as amended. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Lighting specs, elevations, solar specs, solar example photos

NEW PUBLIC HEARINGS

44 Barretts Mill Road – Barrett Farm Historic District, to repave and reconfigure driveway, replace mailbox, and install a weathervane

Chair Berrizbeitia opened the hearing and reviewed the application. John Igoe appeared for the hearing. Mr. Igoe explained that they are looking to repave the driveway, add a new section of driveway, add a weathervane, and replace the mailbox. Mr. Igoe explained that the increase in pavement will be on the left side of the driveway. Ms. Flanagan was ok with the project, but asked whether they had considered chip seal for the driveway. Mr. Igoe stated that cost and time were a factor and that is why they are not proposing to chip seal the driveway. Mr. Ware stated that he had no issues with the project. Mr. Moss had no objection. Mr. Berrizbeitia stated that he was not a fan of the asphalt but would not object.

Chair Berrizbeitia opened the hearing for public comment and there were none.

Mr. Nobile moved to approve the application of John Igoe to repave and reconfigure driveway, replace mailbox, and install a weathervane at 44 Barretts Mill Road. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application materials

399 Lexington Road – American Mile Historic District, to install signage

Chair Berrizbeitia recused himself from the hearing as his is both an abutter and a corporator of the Orchard House. Peter Nobile, Vice-Chair assumed the role of Chair. Associate Member Catharine Mast served as voting member for this application.

Chair Nobile opened the hearing and reviewed the application. Jan Turnquist appeared for the hearing. Ms. Turnquist explained that they are proposing to replace the sign as it appears now but made with a modern material. Mr. Nobile asked if there would be any changes to lighting. Ms. Turnquist stated that it would be a replacement in kind with the exception of the material. Mr. Moss stated that he was in favor. Ms. Shumway had no issues with the project. Ms. Flanagan stated that her only issue is that the web address should be eliminated from the sign in order to meet the HDC design guidelines. Ms. Turnquist explained why they would like to keep the web address on the sign. Mr. Ware spoke in favor of keeping it and allowing the web address to stand. Ms. Flanagan stated that since it is already there, it could be kept without setting precedent.

Chair Nobile opened the hearing for public comment and there was none.

Ms. Flanagan moved to approve the application of Jan Turnquist to install signage at 399 Lexington Road with the caveat that the web address is grandfathered in. Ms. Mast seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Sign specs, existing conditions photos

166 Monument Street – North Bridge/Monument Square Historic District, to enclose an existing screen porch

Chair Berrizbeitia opened the hearing and reviewed the application. David Garrod appeared for the hearing. Mr. Garrod explained that they would like to enclose the existing screen porch and presented the proposed plans. The Commission had no comments or objections.

Chair Berrizbeitia opened the hearing for public comment and there was none.

Ms. Flanagan moved to approve the application of David Garrod to enclose an existing screen porch at 166 Monument Street. Mr. Nobile seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Plans and elevations, site plan, renderings

377 Main Street – Main Street Historic District, to replace roof, install HVAC equipment with fence enclosure, repair side porches and replace balusters, construct new portico, install new lighting and mailbox

Abby Flanagan recused herself from the hearing as she is an abutter. Associate Member Henry Moss served as voting member for this application.

Chair Berrizbeitia opened the hearing and reviewed the application. Jen and Tucker Kelly appeared for the hearing. Ms. Kelly presented the application to replace roof, repair the porch and replace balusters to match a historic photo. Ms. Kelly also explained that they would like to add a portico to the front of the house. Ms. Shumway had no specific objections and stated that the new portico is an improvement. Mr. Nobile agreed that this is a nice improvement and ties the architecture together. Mr. Moss asked what the roof material of the new portico would be. Ms. Kelly stated it will be copper. Mr. Moss stated that he would not oppose the new balusters, but would hate to see the existing ones lost. Ms. Mast spoke in favor. Chair Berrizbeitia spoke in favor. Ms. Kelly commented that they took into consideration the style of the balusters but designed the portico to match the historic photo.

Chair Berrizbeitia opened the hearing for public comment and there was none.

Mr. Nobile moved to approve the application of Jennifer and Thomas Kelly to replace roof, repair side porches and replace balusters, construct new portico, install new lighting and mailbox at 377 Main Street but not the HVAC equipment. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Plans and Elevations

OTHER BUSINESS

Other

Certificate Amendment: 19 Sudbury Road – Vivian Low appeared before the Commission. She explained that the scope of work had been reduced. Ms. Low explained that the garage will remain as is but will be reframed so that there is access from either side of the car. Ms. Low stated that the garage door was already approved and remains the same, and the north side windows will remain as is. Ms. Low stated that they are still building a conservatory with skylight, but they would be moving the light on the garage to the side because there will no longer be a second story to have the light above. Ms. Low presented extending the garage roof to create an enclosure for storage. Ms. Shumway stated that the changes are not significant. Mr. Nobile, stated that he has no strong feelings about needing another site visit because the changes are fairly minimal. Mr. Moss stated that he likes the idea that the driver can get out of the car now and that the changes are completely sound. Ms. Flanagan stated that the changes are appropriate and doesn't feel the need for a site visit. Mr. Ware had no comment. Chair Berrizbeitia had no objections. Ms. Mast also did not have any objections.

Mr. Nobile moved to approve the amendment as requested. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Plans and elevations

Certificate Amendment: 1 Sudbury Road – Su-en Wong appeared before the Commission. Ms. Wong explained that the lighting has been indefinitely delayed, so they are proposing two options as a replacement. Ms. Shumway stated that she is okay with both choices. Mr. Nobile stated that he prefers the henry street option, but both are okay. Mr. Moss agreed with Mr. Nobile. Ms. Flanagan stated that this is a common issue right now and asked if they could approve them all interchangeably. Mr. Ware stated that he also prefers the henry street, but would approve any of them. Ms. Mast stated that she prefers the simplicity of the henry street. Mr. Berrizbeitia agreed with the other Commissioners.

Mr. Nobile moved to approve the amendment for lighting at 1 Sudbury Road as submitted. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Discussion: Support of Warrant Article #30, Scenic Roads General Bylaw –The Commission reviewed the draft letter of support for the Scenic Road General Bylaw. Ms. Shumway sated that the letter is okay. Mr. Nobile stated that the letter is clear, concise, and well written. Mr. Moss and Ms. Mast agreed that the letter is fine. Ms. Flanagan stated that she is not sure the HDC needs to weigh in on these types of things and the Commission should discuss the impetus for weighing in on these types of things in the future. The Commission discussed the reasons for submitting the letter and whether they should review future warrant articles as a standard practice. Linda Escobedo pointed out that the Select Board has not requested this letter. There was an invitation from the town moderator for taking a position on warrant articles that are close to the charge of the committee.

Mr. Nobile moved to submit the letter with amendments as discussed. Ms. Shumway seconded the motion. The motion passed with Ms. Flanagan voting against and Mr. Moss abstaining.

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

The meeting was adjourned at 9:15 P.M.

The next Historic District Commission meeting is scheduled for Thursday, May 5, 2022.

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

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 6/2/22



Abigail Flanagan, Secretary