



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, May 6, 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, May 6, 2021 at 6:00 P.M. using the Zoom meeting platform. Meeting ID: 859 8862 4098 Meeting Password: 050052

Commission Members Present: Luis Berrizbeitia, Nea Glenn, Peter Nobile, Melinda Shumway, Paul Ware
Associate Members Present: Kate Chartener, Dennis Fiori, Abigail Flanagan, Katharine Mast
Staff: Heather Gill, Senior Planner
Heather Carey, Administrative Assistant

Peter Nobile called the meeting to order at 6:00 P.M. Voting Members for the meeting were Ms. Glenn, Ms. Flanagan, Mr. Nobile, Ms. Shumway, and Mr. Ware.

CONTINUED PUBLIC HEARINGS

462 Lexington Road – American Mile Historic District, to remove existing asphalt and construct a new detached garage structure with lighting, new porch steps and alterations to hardscaping, replace existing fencing and construct new fencing, and to remove an existing handicap accessible ramp

Chair Nobile opened the hearing and reviewed the application. He noted that the Commission had conducted a site visit earlier in the morning. Mr. Berrizbeitia recused himself from participating as a Commission Member for the public hearing. Ms. Flanagan was promoted to voting Member.

The architect Michael Szaliji appeared for the hearing along with the owners Ashley Castrichini and Adam Mikkelson. Mr. Szaliji gave an overview of the elements of the project which included replacement of fence, removal of the handicap ramp, and construction of a new two car garage structure.

Chair Nobile asked for comments from Commission Members. Mr. Ware commented that he did not have any issues with the project. Ms. Glenn noted that the garage is set back from the road but still felt that it was a bit wide. She commented that one of the side wings could be relocated behind the garage to reduce the visibility. She asked for opinions from other Commission Members about the placement of the shutters on the front of the garage. She also commented that the proposed 5 foot fence was too high and seemed too fussy to run the entire perimeter of the yard. She noted that she had measured the fence height at the Emerson House as 3'8" – 3'10". Ms. Flanagan asked whether the fence would be wood or vinyl. Mr. Mikkelson stated that they are hoping to use cedar or Azek fencing. Ms. Flanagan stated that vinyl fencing is prohibited by the guidelines and if the fence is facing a public way it is limited to 42 inches in height. The Commission discussed different types of fencing and what would be appropriate. Ms. Mast agreed that the proposed fencing style is very ornate and was interested in seeing alternatives. Mr. Fiori stated that a simpler fence around the back would be appropriate and that the proposed style was popular in the late 18th century, not the 19th century when this house was built. He commented that he was not particular about the fencing material as long as it looked like wood once it was painted. Mr. Fiori stated that he was not in favor of the two doors on the barn and the shutters. Ms. Shumway commented that the back yard fence really can't be seen but agreed that the proposed style is too ornate. She proposed keeping the existing screening or adding new screening to hide the second door on the left side of the garage. Ms. Chartener commented that the barn is very wide and a lot of roof can be seen from the road. She noted that the lot can support the size of the barn but that it should still appear to be subordinate to the house. Chair Nobile noted that the

barn is very symmetrical, and the house shows more character in how it was altered over time. He questioned whether one of the doors could be removed or replaced with window. Ms. Glenn asked whether other design ideas had been considered. Mr. Szaliji stated that they had considered alternatives at the beginning of the planning process. Mr. Fiori commented that the barns appearance should be subservient to the house and not made to match it exactly. The Commission discussed different options for exterior finishes. Chair Nobile asked if they would be willing to review alternatives for the exterior of the garage structure.

Chair Nobile opened the hearing for public comment.

Mr. Berrizbeitia of 410 Lexington Road, speaking as a resident, voiced his concerns for the massing of the garage noting that the garage is wider than the front façade of the main house.

Mark Giddings of 474 Barretts Mill Road commented that the garage is a large structure and asked the Commission to take their time in reviewing it.

Ms. Flanagan asked if would be possible to take the left side wing from the garage and move it to the rear of the garage or whether it would be possible to eliminate the left side door and replace it with a window and screening. The Commission agreed that they were not able to come to an agreement in the 1 hour allotted for this meeting and continued the application to the May 20, 2021 meeting.

Ms. Flanagan moved to continue the application of Ashley Castrichini and Adam Mikkelson to remove existing asphalt and construct a new detached garage structure with lighting, new porch steps and alterations to hardscaping, replace existing fencing and construct new fencing, and to remove an existing handicap accessible ramp at 462 Lexington Road to the May 20, 2021 meeting. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Rendering, site plan, product specifications

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

The meeting was adjourned at 6:59 P.M.

The next Historic District Commission meeting is scheduled for Thursday, May 20, 2021.

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

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 5/20/21

Nea Glenn, Secretary