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 7, 2020 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 927 0103 8733 Meeting Password: 045030

Commission Members Present: Luis Berrizbeitia, Nea Glenn, Peter Nobile, Melinda Shumway,
Associate Members Present: Kate Chartener, Abigail Flanagan, Katharine Mast
Commission Members Absent: Paul Ware

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

Also Present: Kathy Witback, for 48 Monument Square, Colonial Inn
Martha Paul, 330 Main Street
Anita Rogers, Nashawtuc Architects for 262 Lexington Road
Mark Carbeau, 325 Main Street

Peter Nobile called the meeting to order at 7:04 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Glenn, Mr. Nobile, Ms. Shumway, and Abigail Flanagan.

CONTINUED PUBLIC HEARINGS

48 Monument Square – North Bridge/Monument Square Historic District, to repaint the inn

Chair Nobile opened the hearing and reviewed the application. Kathy Witback appeared for the hearing in behalf of the owner. She explained the history of the color chosen which was used by and then named for the Bedford Village Inn in Bedford, NH. The owner felt that the color would really showcase the Inn as you come into Concord Center. Chair Nobile asked if a color analysis had been completed and thought it would be a good addition to the application. Ms. Shumway spoke in favor and thought that the yellow color was very welcoming but asked for clarification on what color would be used as the renderings and example do not seem to match. Mr. Berrizbeitia thought that the color would fit but wanted to view an actual sample of the color. Ms. Witback commented that the sample is currently mounted on the building but that the owner would be willing to paint a larger sample on the clapboards. Chair Nobile asked whether the rear of the building would also be painted this yellow color. Ms. Witback commented that the inn itself would be painted yellow but the addition in the back would remain as is for the time being. Ms. Glenn commented that she was unable to locate the sample but did feel that she was in favor of the color with what was presented. Ms. Flanagan agreed that the yellow was appropriate but felt that having so many colors leaned more towards a Victorian style and suggested painting the doors black instead of red. Ms. Mast also agreed that the color was appropriate and also wanted understand the history of the colors of the inn over time. Ms. Chartener commented that she was familiar with the color of the Bedford Village Inn and even though Concord’s Colonial Inn is about 100 years older, the yellow would still be appropriate for Concord Center. She also agreed that the red should be removed from the color scheme and that learning the history of the Inn would be helpful. Ms. Witback commented that it appears that the Inn was only a gray color and asked whether the Town had any resources for determining colors in the past. Chair Nobile commented that they were looking for a paint chip analysis that would show the colors over time. He also asked that the proposed color samples be painted on the clapboards and all the Commission Members agreed. Chair Nobile asked if there were Commission Members that wanted a
paint analysis of the Inn. Ms. Chartener commented that she felt that it would be useful to have that history. Ms. Shumway commented that the Special Collections at the Library may have information on the color. Commission Members further discussed determining the history of the paint colors. Chair Nobile commented that the Bedford Village Inn sits in isolation and the Commission needs to be careful because there are other buildings that surround the Colonial Inn.

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

Mr. Berrizbeitia moved to continue the application of Concord’s Colonial Inn to repaint the inn at 48 Monument Square to the May 21, 2020 meeting pending more information of the history of the paint color and that paint samples be applied directly to the clapboard. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: existing conditions photos, proposed rendering, color sample photo

NEW PUBLIC HEARINGS

330 Main Street – Main Street Historic District, to relocate and replace existing fence and gate

Chair Nobile opened the hearing and reviewed the application. Martha Paul appeared for the hearing and explained that they are looking to replace the fence at the rear of property with a split rail fence with 1 x 2 wire mesh. She also explained that they are proposing to replace the existing fence gate which is visible from Main Street under certain angles. Chair Nobile asked if the gate would be taller. Ms. Paul stated that it was proposed to be taller which would provide privacy and more of a sound barrier from Main Street. Mr. Berrizbeitia was in favor of the rear fence but felt that the front gate was too tall and the style would not be appropriate. Ms. Glenn asked for clarification on the placement of the rear fence. Ms. Paul explained the fence layout and commented that the fence would be black wire. Ms. Mast thought that the solid board gate would be very imposing and thought that lattice work on top would minimize the height and would be more appropriate. Ms. Shumway agreed that the scale of the fence was too large and wouldn’t want it higher than 4 ft. Ms. Flanagan was in favor of the rear fence and though that the gate would be obscured but also wanted the height of the gate to come down a bit. Chair Nobile agreed with all the comments and thought that the scale of the fence could be reduced by lowering the height and staggering the pickets. Chair Nobile commented that it didn’t seem like there were any objections to the fence in the rear. Ms. Glenn thought that the lowering the height of the gate would help to minimize its appearance. Ms. Paul commented that there is a climbing hydrangea that covers the gate.

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

The Commission discussed whether the applicant could come back with alternate options for the gate. Ms. Paul agreed and requested that the Commission approve the rear fence if in favor.

Mr. Berrizbeitia moved to approve the application of Martha Paul to relocate and replace existing rear fence at 330 Main Street and to continue the side gate to the May 21, 2020 meeting. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: existing conditions photos, proposed fencing, proposed gate photo

262 Lexington Road – American Mile Historic District, to replace garage doors

Chair Nobile opened the hearing and reviewed the application. Anita Rogers with Nashawtuc Architects appeared for the hearing on behalf of the homeowner. She presented the application to replace the garage doors. She presented a rendering of the doors and explained that they proposing vinyl clad carriage style doors with 6 windows painted Essex green and would not have hardware. Mr. Berrizbeitia commented that the Essex green color is appropriate for the garage doors and thought that all the exterior doors should
be painted to match. Ms. Glenn agreed. Ms. Mast agreed with the color and thought it would be a good contrast to the gray house. Ms. Shumway, Ms. Flanagan and Ms. Chartener all spoke in favor.

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

Ms. Glenn moved to approve the application of Nashawtuc Architects to replace garage doors as submitted at 262 Lexington Road. Ms. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Existing Conditions photos, proposed rendering, garage door specification sheets.

**OTHER BUSINESS**

**Other**

325 Main Street – Mark Carbeau appeared for the meeting and explained that they will be the new owners of 325 Main Street at the end of the month and are excited to restore and update the house. Mr. Carbeau gave a history of the house and barn on the property and an overview of how they would like to convert the existing barn to living area by changing the window and door layout. He also explained that they would like to add a second barn door to allow for a functional two-car garage and make the second story into usable space by adding a dormer to the back roof. Chair Nobile felt that the proposed changes seemed reasonable. Mr. Carbeau discussed roof dormers and thermal replacement windows. Chair Nobile commented that window screens can be an issue with replacement windows. Ms. Flanagan commented that the Commission is particular about the windows and would not be able to comment until an example is presented. Mr. Carbeau asked for guidance on windows that have been previously approved by the Commission.

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

**The meeting was adjourned at 8:35 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, May 21, 2020.

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

Respectfully submitted by:

Heather Carey
Administrative Assistant

Minutes Approved on: 6/18/2020

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Nea Glenn, Secretary