



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, September 5, 2019**  
**First Floor Conference Room, 141 Keyes Road**

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Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Thursday, September 5, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Luis Berrizbeitia, Mark Giddings, Nea Glenn, Justin King, Peter Nobile  
Associate Members Present: Kate Chartener, Abigail Flanagan, Katharine Mast, Melinda Shumway, Paul Ware  
Commission Members Absent: None

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

Also Present: Sally Sanford, 25 Academy Lane  
Sandy Smith, 25 Academy Lane  
Kim Ahern, CFPL  
Anita Rogers, Nashawtuc Architects  
Mario Favorito, 61 Brook Trail Road  
Joanne Gibson, 88 Walden Street  
Ed and Bean Nardi, 29 Academy Lane  
Susan Berge, 1 Nashoba Road  
Sherry Litwack, CFPL  
Scott Wood, 241 Barretts Mill Road  
Cristina Blau, 135 Partridge Lane  
Ardis Bordman, 41 Monument Street  
Jane Hotchkiss, Select Board  
Jack and Di Clymer, 13 River Street  
David and Belinda Dapice, 169 Main Street  
John Althouse, 645 Lexington Road  
Dick and Claire Greene, 38 Sorrel Road  
Aiyana Currie, 47 Lowell Road  
Pamela Gannon, 66 Monument Street

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

**OTHER BUSINESS**

**Other**

262 Lexington Road – Backyard Shed – Anita Rogers with Nashawtuc Architects met with the Commission for guidance on the construction of a shed. Commission Members commented that they would require an application for formal review.

32 Lowell Road – Amendment to Certificate – Senior Planner Gill explained that the homeowner had already received a Certificate of Appropriateness to repave the driveway with the condition that she come back before the Commission for approval of a chipped stone finish. Mr. Giddings motioned to approve

the amendment to the Certificate of Appropriateness with the condition that a sample of the stone color is submitted for administrative approval. Ms. Glenn seconded the motion and all voted in favor.

24 Lowell Road – Driveway Resurfacing – Senior Planner Gill explained the driveway for 24 and 32 Lowell Road are separated with a row of cobblestones and the homeowner of 24 Lowell Road would also like to add the chipped stone to the surface of their driveway to match. She explained that it would be advantageous for both driveways to be completed at the same time but that wouldn't give enough time for the homeowner to submit an application prior to the installation. The Commission agreed that an approval after the fact would be acceptable if the cobble stones remained and also wanted to ensure that the color of the stone was administratively approved before being installed.

### **Approval of Minutes**

#### *Documents:*

1. *Minutes from 6/6/2019 Historic District Commission Meeting*

Mr. Giddings motioned to approve the minutes from the June 6, 2019 meeting as submitted. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

2. *Minutes from 6/20/2019 Historic District Commission Meeting*

Mr. Giddings motioned to approve the minutes from the June 20, 2019 meeting as amended. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

3. *Minutes from 8/1/2019 Historic District Commission Meeting*

Staff commented that the minutes from the August 1, 2019 meeting had not yet been completed.

4. *Minutes from 8/15/2019 Historic District Commission Meeting*

Mr. Giddings motioned to approve the minutes from the August 15, 2019 meeting as submitted. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

### **NEW PUBLIC HEARINGS**

#### **241 Barretts Mill Road – Barrett Farm Historic District, to install rooftop solar panels**

Chair Nobile opened the hearing and reviewed the application. James Schneider, a representative with Sunlight Solar Energy appeared for the hearing along with Scott Wood the homeowner. Mr. Schneider presented the application to install 41 rooftop solar panels to the rear facing roof of the house. He explained that the panels will sit 2 ½ inches off of the roof with micro inverters that are housed underneath the panels. Any external conduit will also run under the panels and under the back ridge of the house with one conduit running down to the production meter. Any conduit will be painted to match the house. Ms. Glenn asked if the neighboring properties are public ways. Ms. Flanagan commented that the design guidelines specifically state that this could be allowed where appropriate. Mr. Berrizbeitia questioned whether they would be visible in the winter and asked if there were other locations to install the panels. Commission Members discussed the public way and ultimately decided that the view would be minimal. Mr. Giddings stated that he would like to see the conduit painted to match the house.

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

Ms. Glenn moved to approve the application of Sunlight Solar Energy Inc. to install rooftop solar panels at 241 Barretts Mill Road as submitted with the condition that the conduit be painted to match the house. Mr. King seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: video, array rendering, panel and micro inverter specifications

**295 Barretts Mill Road – Barrett Farm Historic District, to install a direct vent for a gas fireplace**

Chair Nobile opened the hearing and reviewed the application. Anita Rogers from Nashawtuc Architects appeared for the hearing. She presented the floor plans showing where the proposed gas fireplace and direct vent would be installed. Chair Nobile asked about the color of the vent. Ms. Rogers explained that they are researching to determine if they can find a direct vent that could be painted, otherwise it would be as shown. Ms. Glenn asked if there was another location that the vent could be installed and Ms. Rogers explained why this was the only feasible location. Commission Members stated that they did not want a shiny or high gloss finish to the vent and Ms. Glenn suggested an administrative review of the finish when they finished their research.

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

Mr. Giddings moved to approve the application of Nashawtuc Architects to install a direct vent for a gas fireplace at 295 Barretts Mill Road as submitted subject to administrative approval of the finish. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: rendering, floor plans

**262 Lexington Road – American Mile Historic District, to replace windows and remove chimney**

Chair Nobile opened the hearing and reviewed the application. Anita Rogers appeared for the hearing and explained that the house was built in 1993 and the windows need to be replaced. They are proposing to use Anderson Woodwright Double-Hung insert windows with a 6 over 1 pattern to match the existing. She explained that one of the windows in the kitchen sits lower than the counter and they are proposing to replace with a smaller 6 lite casement window that comes up above the counter level. They are also proposing to change the second floor window over the garage from a 2 over 2 pattern to a 6 over 1 pattern to match the remainder of the house. Ms. Rogers also explained that they would like to remove the rear chimney to allow for a relocation of the fireplace with a new insert. Mr. Giddings asked for the window specs on the casement window to be submitted to the file and asked what is proposed for the screens. Ms. Rogers stated that the homeowner would like to replace full screens with half screens. Commission Members asked that the screens be made from an invisible mesh material. Ms. Flanagan stated that she was in favor of removing the chimney for this application only as it is not integral to the appearance of the house. Ms. Glenn stated that she is in favor of all aspects of the application.

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

Mr. Giddings moved to approve the application of Nashawtuc Architects to replace windows and remove a chimney at 262 Lexington Road as submitted with the condition that a spec sheet for the casement window be submitted for the file. Mr. King seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: existing photos and renderings, window specs, backyard site plan

**CONTINUED 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**

Chair Nobile opened the hearing and reviewed the application. Jeff Adams, Trustee with the Library Corporation appeared for the hearing and gave an overview of what would be presented at the meeting.

Kim Ahearn, the landscape architect, presented changes to the Main Street façade including a blue stone and evergreen trees. She explained that the abutters have concerns with trees on the Western property border and that they are working together to maintain privacy. Stew Roberts from Johnson and Roberts and Associates presented updated renderings that show the changes to the landscaping. Chair Nobile asked if the trees in the rendering were an accurate depiction of the trees immediately after planting. Ms. Ahearn commented that the plan includes 3 ½ inch caliper trees on the Main street side which is close to the rendering. Mr. King asked if the windows on the Sudbury Road Façade were tinted. Mr. Roberts confirmed that the windows will have the shades on automatic timers. Mr. Roberts passed around color samples of the proposed colors. Chair Nobile asked to view the site plan which included and overlay of the new building over the existing. Mr. Berrizbeitia commented that after the proposed demolition, the Heywood Benjamin house becomes only a façade of a large building. Mr. Adams gave overview of the parts of the existing Heywood Benjamin house that are currently being obscured by additions. Chair Nobile asked the Commission if they had any new or different thoughts on the project. Ms. Glenn stated that she really liked the changes to the south façade and Ms. Mast agreed. Ms. Shumway questioned the proposed paint color and thought that the actual paint color was reading closer to the original color that was not favored by the Commission. Ms. Glenn stated that she is in favor of the color as it appears in the computer rendering and not the actual color sample. Chair Nobile asked whether there could be black out shades installed on some of the windows and Mr. Ware asked if you could see out of the shades from the inside of the building. Mr. Adams explained that the proposed shades block out 97% of the light and view. Chair Nobile addressed a letter that was received referencing a review by the Massachusetts Historical Commission. Senior Planner Gill confirmed again that the MHC is a separate process and not related to the approval by the Historic Districts Commission. Mr. King stated that this project is a compromise and felt that they have come a long way and Mr. Giddings agreed. Ms. Chartener commented that the Heywood-Benjamin house is currently obscured by the existing additions. Mr. Berrizbeitia stated that with the current renderings, you can't tell which one is the Heywood Benjamin house and which one is the new addition. Ms. Glenn asked about the specific caliper of redwood trees, whether crushed stone or stone dust would be used, lighting specs and temperature, color of the cladding around the windows and stated that it was very important to hash out these details so that the Commission can get an accurate picture of the project. Ms. Chartener stated that this project needs to be a compromise between everyone involved and Ms. Flanagan also agreed.

Chair Nobile opened the hearing for public comment.

Pierce Browne of 154 Balls Hill Road spoke in favor of the changes and read a letter that he had previously submitted to the file.

John Althouse of 645 Lexington Road spoke against the project and major renovation read a letter that he had previously submitted to the file.

Sally Sanford of 25 Academy Lane spoke regarding the proposed changes, lighting, paint colors, and questioned a discrepancy on the landscape renderings of an existing white pine. She also presented a rendering of an alternative design.

Bean Nardi of 29 Academy Lane and 54 Sudbury Road spoke regarding lighting in the Historic Districts.

Mav Pardee of 87 Stow Street spoke regarding the size of the windows and living with light spill in a downtown area.

Ed Nardi of 29 Academy Lane spoke regarding the window shades and technical aspects on how the shades work and whether landscape screening could be a required condition of approval.

Dennis Fiori of 309 Strawberry Hill Road spoke regarding the noncontroversial nature of aesthetically “unbalanced” buildings in an historic context, and asked that the Commission approve the application with a condition requiring the review by the Massachusetts Historical Commission.

Mr. Adams addressed comments regarding a review by the Massachusetts Historic Commission and asked Marcy Eckel, Development Director of the Library to explain Further. She explained that the Library has been awarded a two-hundred thousand dollar grant and is working on filing a notice to accept funds and once that is complete, they can submit the application for review with the MHC. Commission Members discussed conflicting information regarding when the review should take place.

Mr. Adams reviewed the site plans showing the age of the existing Benjamin Heywood House and subsequent additions and showed pictures representing how the existing structure is no longer historic. Mr. Berrizbeitia commented that it is not whether the building has been rebuilt from the inside out but whether a structure has been in that place for all this time.

Jack Clymer of 13 River Street spoke regarding the process with the Massachusetts Historical Commission.

Sally Sanford of 25 Academy Lane commented on the granting authority regarding grant funds and the required Massachusetts Historical Commission review.

Commission Members discussed again the review process and Mr. Adams reiterated that the Town has confirmed that the HDC review is independent of the MHC review. Mr. Ware asked whether a condition could be added to any of the approvals to require the review. Mr. Adams commented that a condition would be a reasonable strategy to move forward.

Ms. Chartener discussed the guidelines and asked whether they have exhausted all means of using the existing buildings as they are and whether the Commission is going to allow partial demolition of the structure. Mr. Adams stated that the planning process on this project began five years ago. Mr. Roberts explained that they had to work within design and egress codes, zoning setbacks, and safety and flow for a children's library. Mr. King spoke about compromise and asked whether this project should be kicked back to start with a new design or whether the Commission can move forward. Mr. Berrizbeitia spoke against diminishing the historic relevance of the house by selective demolition. Ms. Glenn stated that small buildings that grow organically over time are typical for this town. She spoke in favor of the project stating that the façade of the 1795 house has been left intact, the new additions are clearly subservient, and that the house is growing organically.

Sally Sanford of 25 Academy Lane spoke regarding in her opinion the lack of changes since initial sketches of the plan were presented to the neighborhood in February of 2018.

Di Clymer of 13 River Street trustee of the library for 30 years spoke regarding the uniqueness of the house and how the current design preserves the character of the "library house".

Stan Black of 17 Edmonds Road spoke against the amount of time the Commission has spent discussing the massing and footprint of the building. Mr. Giddings commented that he felt they were at a point where they needed to move forward. Chair Nobile asked for final comments from the public.

Ed Nardi of 29 Academy Lane asked for clarification on enforcement of conditions and voiced concerns over the window shades. Ms. Flanagan explained the process of how a violation of a condition would be addressed.

Mario Favorito of 61 Brook Trail Road and a Trustee of Library Corporation commented that the library has a budget that includes maintenance to the buildings and grounds which includes items like window shades. He explained that the Fowler Branch of the Library requested to be added to the Church Street Historic district knowing that they would be subjected to the guidelines. Mr. Favorito also commented that the Town has great historic significance but is not a museum and that changes must be allowed in a way that is meaningful, consistent, and respectful of the ideas and concept of the Town.

Ms. Sanford of 25 Academy Lane requested that the Commission add a stipulation that would protect the white pine that buffers her property from the library property.

Mr. King stated that he felt the overall plan needs to be agreed upon tonight and that the details could be determined at a later time. Mr. Adams reviewed the process for selecting the proposed paint color. Ms. Flanagan commented that the Commission favors the color as it appears on the screen but not how the actual paint sample appears. She explained that the color as it appears on screen helps to integrate the Benjamin Heywood House. Mr. Giddings stated that final construction drawings will need to be submitted for review of all the details. Ms. Flanagan reiterated that they need specific detail including windows, roof materials, gutters etc. in the final construction drawings. Mr. King stated that he would like to add a condition that the MHC review application be submitted. Mr. Giddings reviewed recommended conditions prepared by the Senior Planner to address Commission and Abutter concerns.

Mr. Giddings moved to approve the application of Johnson Roberts Associates, Inc. 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 at 129 and 151 Main Street with the condition that Massachusetts Historical Commission review the project pursuant to 950 CMR 71.00 prior to the issuance of a building permit, that final construction drawings, site details and architectural details, consistent with the approved plans are submitted for review and approval of the Historic Districts Commission prior to the issuance of a building permit, that motorized shades are installed on a timer, that final landscape drawings are reviewed, prior to the issuance of a building permit, Planning Division Staff shall review and certify that the plans submitted to the Building Department for permits are substantially consistent with those approved under this Certificate of Appropriateness, Prior to the approval of a final inspection by the Building Department, as applicable, the Planning Division Staff shall inspect the completed work and submit confirmation to the Building Department that the work was completed consistent with the issued Certificate of Appropriateness. Ms. Glenn seconded the motion. The motion passed (4-1) with Mr. Berrizbeitia opposed.

Documents used during public hearing: drawings and renderings dated August 30, 2019

### **OTHER BUSINESS**

Expanding historic districts: Martina Ladd and Andrew Bonnes of 131 Hubbard Street met with the Commission to get a better understanding on possible expansion of the Historic Districts. Mr. Giddings explained the process for expanding a district and commented that they did not receive enough positive feedback to continue moving forward at this time.

Mr. Giddings moved to adjourn. Ms. Glenn seconded the motion. The motion passed (5-0).  
**The meeting was adjourned at 9:54P.M.**

The next Historic District Commission meeting is scheduled for Thursday, September 19, 2019 at 7:00pm.

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

Respectfully submitted by:  
Heather Carey  
Administrative Assistant

Minutes Approved on: \_\_\_\_\_

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Luis D. Berrizbeitia, Secretary