



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, January 2, 2020
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, January 2, 2020 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Luis Berrizbeitia, Nea Glenn, Peter Nobile, Melinda Shumway

Associate Members Present: Katharine Mast, Paul Ware

Commission Members Absent: Kate Chartener, Abigail Flanagan

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

Also Present: Michael Leary, for 71 Lowell Road
Joan Geoghegan, 275 Holden Wood Road

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

CONTINUED PUBLIC HEARINGS

399 Lowell Road – Barrett Farm Historic District, to construct an addition including a 3-car garage and mudroom, renovate existing building, and remove existing freestanding garage foundation

Chair Nobile opened the hearing and reviewed the application.

Mr. Berrizbeitia moved to continue the application of Julia Minor to construct an addition including a 3-car garage and mudroom, renovate existing building, and remove existing freestanding garage foundation at 399 Lowell Road to the January 16, 2020 meeting. Mr. Ware seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: none

64 Main Street – Main Street Historic District, to install bollard and chain fencing

Chair Nobile opened the hearing and reviewed the application. Adam Fandrey with Middlesex Savings Bank appeared for the hearing. He explained the history of the project and apologized that this item was missed in the original application discussions. Mr. Ware asked whether there were photos that historically show this type of fence in the downtown area. Mr. Fandrey stated that the landscape architect had done some research and submitted materials to support the request. Mr. Fandrey discussed the reasons for installing the fence. Ms. Glenn commented that the Commission understands that it was a mistake and explained that if they had known about this before a different outcome would have been made. She also questioned whether there should be further discussion because the Commission already voted to deny the application and there has not been any new material submitted. Chair Nobile explained that although there may be historic references to this type of fencing, this fence is not historically accurate because there has never been a fence in this location. Ms. Shumway explained that they had requested landscaping or low shrubbery and felt that there were better solutions for protecting the existing vegetation. Mr. Ware spoke in favor of the fence as installed. Mr. Berrizbeitia commented that he would like to see a new application with something other than what has been installed. He reiterated that the vote to approve failed and that

the application for the fencing as installed has been denied. Ms. Glenn commented that she believed that the Commission would never have approved the fence as submitted. Commission Members discussed further and the Applicant indicated that they did not wish to pursue the application further.

Chair Nobile opened the hearing for public comment.

Amanda Hillery of 90 Barretts Mill Road asked if the height of the fence could be modified.

Commission Members discussed the process for denial of the application.

Mr. Ware moved to confirm the previous vote denying the application of 64 Main Street and that the hearing be closed. Mr. Berrizbeitia seconded and ALL VOTED in favor.

93 Main Street – Main Street Historic District, to install signage

Chair Nobile opened the hearing and reviewed the application. Amanda Hillery appeared for the hearing and commented that she would prefer to use a small real estate sign rather than a sandwich board sign to be used during hours of operation and occasionally beyond that. Chair Nobile asked where the sign would be located and Ms. Hillery stated it would be placed in the median between the road and the sidewalk. Commission Members discussed setting a precedent in the Main Street district. Mr. Berrizbeitia felt that a sign with posts in the ground gives a more permanent feel. Mr. Ware felt that the sign could be approved with conditions allowing the sign due to the lack of visibility of the store. Ms. Shumway felt that the sign would not be considered permanent. Ms. Glenn spoke in favor of the sign with the proposed condition. Ms. Mast also agreed.

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

Mr. Ware moved to approve the application of Amanda Hillery to install temporary signage at 93 Main Street because of the unique location of the store front, and with the condition that the two sided sign will be 18 inches by 12 inches and be removable. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: sign rendering

NEW PUBLIC HEARINGS

71 Lowell Road – Main Street Historic District, to install signage

Chair Nobile opened the hearing and reviewed the application. Mike Leary from Sundance Sign appeared for the hearing. He explained that the store is changing from Rite Aid to Walgreens and will require new signage. Commission Members discussed the proposed sign materials, sizes, and locations. The Applicant is proposing a new sign on the end of the awning that faces the parking lot, replacement of the existing sign facing the market, and replacement of the two board signs along Lowell Road and Keyes Road. Ms. Glenn didn't think an additional sign was necessary. Mr. Berrizbeitia commented that he felt that it was needed.

Chair Nobile opened the hearing for public comment.

The building owner, Jim White, spoke in favor of the additional sign facing the parking lot.

Ms. Glenn moved to approve the application of Sundance Sign Co., to install signage at 71 Lowell Road with the condition that the letters are no larger than 3 inches in thickness. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: sign specs and renderings

OTHER BUSINESS

Approval of Minutes

Documents:

1. Minutes from 12/5/2019 Historic District Commission Meeting

Mr. Berrizbeitia motioned to approve the minutes from the December 5, 2019 meeting as amended. Mr. Ware seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

2. Minutes from 12/19/2019 Historic District Commission Meeting

Mr. Berrizbeitia motioned to approve the minutes from the December 19, 2019 meeting as submitted. Mr. Ware seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

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

The meeting was adjourned at 8:00 P.M.

The next Historic District Commission meeting is scheduled for Thursday, January 16, 2019

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

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 2/20/20

Nea Glenn, Secretary