

CONCORD HISTORICAL COMMISSION
Public Meeting Minutes
January 11, 2018, 7:00 P.M.
Second Floor Conference Room, 141 Keyes Road

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Historical Commission held a public meeting in the Second Floor Conference Room at 141 Keyes Road, Concord starting at 7:00 P.M.

Commission Members Present: Electa Tritsch, Nancy Nelson, Claire Gauthier, and Andrew Koh

Associate Members Present: Robert Gross and Melissa Saalfield

Staff: Heather Lamplough, Senior Planner

Also Present: Daniel Bailey, 317 Garfield Road

Paul Rhuda, Symes Associates – 1440 Main Street

Gary Clayton, 22 Center Village Drive

Robert and Priscilla Marquis, 1472 Main Street

Christa Collins, 57 Highland Street

Darren Brown, 86 Highland Street

Alice Kaufman, BOS Liaison

Chair Electa Tritsch called the meeting to order at 7:00 P.M.

Approval of Agenda

Ms. Tritsch added a discussion regarding the Preservation Awards to the agenda under other business. Ms. Nelson moved to approve the agenda as amended. Ms. Gauthier seconded. The agenda was approved (4-0).

Recommendation on ZBA Applications – 317 Garfield Road

Mr. Daniel Bailey, representing the property owner, presented the proposed application to the Commission. Mr. Bailey presented updates to the commission since the last meeting, and reviewed the proposed preservation restriction the applicant has submitted. The commission discussed the proposed preservation restriction and Mr. Gross suggested additional wording. Gary Clayton, of 22 Center Village Drive suggested that a baseline report be submitted on the current condition of the structure, and that it is inspected every year to monitor and measure changes. Mr. Bailey stated that the preservation restriction states that the property shall be inspected annually by the Historical Commission and that the Massachusetts Historical Commission, which needs to review and approve the preservation restriction, would likely require a baseline to be established. The Commission stated that they would require a condition that the Planning Department staff and/or a member of the Historical Commission be allowed access to the property to photograph the existing conditions.

Ms. Gauthier motioned to recommend approval of the Special Permit with the conditions that the granting of the Special Permit is contingent on the execution of the Preservation Restriction, for both of the lots created; the Historical Commission and/or its staff is allowed to photograph the exterior of the property to document the existing conditions [in order to have reference for future inspections]; and the Historical Commission and/or staff is allowed access to the property to conduct annual inspections, as required by the Preservation Restriction. Mr. Koh seconded the motion. The motion passed (4-0).

Demolition Review – 1440 Main Street

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Paul Rhuda from Symes Associates presented the proposed demolition review application to the commission. He explained that they will be re-grading the lot and that the land where the house is currently located, will be lowered by ten feet. Mr. Rhuda stated that they would be willing to give the house to anyone who wants to move it off the property. Mr. Rhuda further explained that they are planning to build a 35 unit subdivision, consisting of condominiums and single unit houses. Symes Associates has considered saving the house, however, Mr. Rhuda stated that they cannot get it to work with their plans. Mr. Gross summarized the history of the house, and its association with the Strawberry King of Concord, and the Fitzgerald Kennedy family. Mr. Rhuda stated that they are fully expecting a demolition delay, and that they are simply in front of the commission to start the clock. He explained that they are still in the early planning stages, and will also need a Special Permit for a Planned Residential Development, which will be reviewed by the Planning Board and the Zoning Board of Appeals. Mr. Gross asked if there are any wetlands on the property. Mr. Rhuda stated that there is a discontinuous wetland, which is a non-jurisdictional wetland. Mr. Rhuda further explained that as part of the PRD approval process, the application must include some type of public benefit. Mr. Rhuda explained the various forms which this could take, including moving this house, or creating a public park along Main Street. Ms. Marquis of 1472 Main Street asked more about the re-grading of the lot. Mr. Clayton asked if both structures (two houses currently standing) would be demolished as part of this project. Mr. Rhuda stated that they will. Darren Brown of 86 Highland Street stated that the developers have been meeting with the neighbors to keep them up to date with the proposed plans. Mr. Marquis of 1472 Main Street asked about the trees on the lot, and which trees would be removed. Mr. Rhuda offered to meet with abutters with additional questions regarding outside of the jurisdiction of the Historical Commission, downstairs after the meeting. Ms. Collins of 57 Highland Street stated that the whole effect of that property is beautiful, and that it is an historic landscape. Mr. Brown asked about the stone walls on the property, and if they too would be demolished. Mr. Rhuda stated that this plan is still in concept, and therefore he couldn't answer those questions yet.

Ms. Tritsch invited a motion. Ms. Gauthier made a motion to find the structure at 1440 Main Street to be Preferably Preserved. Mr. Koh seconded the motion. The motion passed (4-0). Ms. Tritsch stated that the demolition of the structure would be delayed until December 13, 2018. Ms. Tritsch encouraged the applicant to revisit the landscape with the consideration that this property has a park-like landscape. Ms. Gauthier encouraged the applicant to come back to the commission for further discussions about saving or relocating the structure.

Discussion regarding Demolition Delay Bylaw and Review Criteria

Ms. Tritsch summarized the recent discussion that the commission had regarding the demolition review bylaw. She stated that the more the commission had discussed it, the more it became apparent that these are changes that would need to be approved by Town Meeting. Ms. Tritsch stated that a number of the changes being proposed had been in the earlier bylaw proposal voted down by Town Meeting in 2013. The commission discussed submitting a few revisions to the bylaw per year, and not attempting to do them all at once. The commission discussed the City of Newton's demolition delay bylaw, and the amendment they had made, in which the delay runs with the owner of the property, so that when the property is transferred the delay starts over. The commission agreed that this change would need to be a stand-alone amendment at a future town meeting. Ms. Tritsch stated that they should also consider amending the start of the delay date from the application date to the determination date; and also change the terms of the bylaw from "before 1941" to "75 years or older". Mr. Koh stated that the commission needs to prioritize these amendments. Mr. Koh asked how many towns have delays longer than one year, and if that should also be a proposed amendment. The commission discussed the proposed amendments and

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also discussed which amendments should be attempted first. The commission also discussed the possibility of adopting rules and regulations for demolition review but were cautioned that a preliminary bylaw change was needed, stating that rules and regulations were under preparation, and would be developed as needed.

Minutes

Documents:

1. Minutes from 12/14/2017 Historical Commission Meeting

Ms. Gauthier moved to approve the December 14, 2017 minutes as amended. Ms. Nelson seconded the motion. The motion passed (4-0).

Other Business

The Commission briefly discussed the 2018 Preservation Awards, and discussed potential nominations. Ms. Tritsch stated that commissioners may submit nominations as private citizens.

Ms. Nelson moved to adjourn. Ms. Gauthier seconded the motion. The motion passed (4-0).

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

Minutes Approved: XXX

Respectfully submitted by:
Heather Lamplough``
Senior Planner