



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, February 4, 2021**  
**Virtual Public Meeting**

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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, February 4, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 851 5544 2115 Meeting Password: 164860

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

Associate Members Present: Dennis Fiori, Abigail Flanagan, Katharine Mast

Commission Members Absent: Kate Chartener

Staff: Heather Carey, Administrative Assistant

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.

**NEW PUBLIC HEARINGS**

**262 Lexington Road – American Mile Historic District, to replace and reconfigure front and side entry steps, replace and reconfigure front walkway, and create a front entry garden**

Chair Nobile opened the hearing and reviewed the application. Elizabeth Morss appeared for the hearing. She presented photos of the existing conditions and the landscape plan showing the changes to the front yard with the proposed garden. Ms. Morss noted that several trees had been removed from the front yard, but that the existing fence and driveway would remain. She explained that the front and side steps would be replaced and would have an additional stair added to each with 6 - 6 1/2" risers rather than the existing 8". A small brick patio and walkway would connect the two entrances. Mr. Ware stated that the existing lawn area would be replaced with brick. Ms. Morss noted that there is a lot of hardscape along with shrubs and other plantings. Mr. Ware questioned whether the additional hardscaping would be an issue with the wetlands in the back of the house. Ms. Morss explained that the brick pathways are laid in sand and would not cause issues with drainage. Ms. Mast had no objections and thought it would be a nice balanced plan for the front of the house. Ms. Glenn noted that the steps and landing make sense, and didn't have any concerns overall. Mr. Berrizbeitia stated that the addition of managed vegetation would be beneficial in attracting pollinating insects and birds. Ms. Flanagan questioned whether they were proposing to change any lighting or add path lighting. Ms. Morss noted that the lighting would remain the same that they are not proposing path lighting. Mr. Fiori commented that the garden was appropriate and was in favor of the project. Ms. Shumway noted her reservations with converting the entire front yard into a garden although the fence would make it harder to see. Mr. Nobile stated that appreciated the formality of the garden and the symmetry of the house and felt that the hardscaping wouldn't appear as significant as it looks on the plans.

Chair Nobile opened the hearing for public comment.

Mark Giddings of 474 Barretts Mill Road commented that the garden was unusual along the American Mile Historic District and stated that the Commission should conduct a site visit to get a better understanding of the property and the project.

Mr. Ware noted that the garden is very ornate and will essentially take away the entire front yard. Mr. Nobile stated that given the reservations by several Commission Members, a site visit would be

beneficial, and the Commission agreed. Ms. Shumway asked if the squares in the proposed hardscaping could be marked out so that the Commission could get a better understanding of the scale of the gardens. A site visit was scheduled for Thursday, February 18, 2021 at 8:00am.

Ms. Glenn moved to continue the application of Elizabeth Morss to replace and reconfigure front and side entry steps, replace and reconfigure front walkway, and create a front entry garden at 262 Lexington Road to the March 18, 2021 meeting. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Existing conditions photos, landscape plan.

## **OTHER BUSINESS**

### **Approval of Minutes**

*Documents:*

1. *Minutes from 11/5, 11/19, 12/3, 12/17, 1/7 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to approve the minutes from the 11/5/20, 11/19/20, 12/3/20, 12/17/20, and 1/7/21 meetings as amended. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

### **Other**

462 Lexington Road – Garage construction – Adam Mikkelson and Ashley Castrichini appeared before the Commission to discuss their future plans and get an overall sense from the Commission on adding a fence to the rear of the property, removing some existing outbuildings, adding a new garage, and removing a ramp and other restoration work to the house.

51 Lang Street – Certificate amendment – Jennifer Werner met with the Commission and explained that they were not able to locate their pool equipment in the shed attached to the existing garage that had previously been approved. She presented a drawing showing the new proposed location along the left side of the house. She explained that they are proposing to add fencing that will connect an existing section of fence along the property line to an existing section of fence that meets up with the house. Ms. Glenn questioned whether the bottom branches of the existing trees would need to be removed. Ms. Werner explained that they will be able to add the fence below the tree limbs. All Commissioners agreed they were in favor of the changes.

Ms. Glenn moved to approve the amendment to add a new section of fencing and to relocate the pool equipment next to the house with the understanding that a new drawing will be submitted showing the true dimensions of the cement pad upon which the pool equipment will be located. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

85 Main Street – Preliminary sign discussion – Brian Vassar with Archer Signs met with the Commission and presented a mock-up of proposed changes to the signs at 85 Main Street. The proposal included lighting, relocating, and resizing of the existing wall and blade signs. Chair Nobile thought that the wall sign should remain where it was in the band above the windows and was not in favor of adding lighting to it. Ms. Flanagan noted that the Commission is generally opposed to adding new sign lighting in the Main Street District. She noted that she was vehemently opposed to any new lighting and did not think that increasing the size of sign would be inappropriate. She stated that she would be in favor of changing the bracket and light fixture on the blade sign. The Commission discussed the proposed bracket which includes scroll work on the top and bottom of the sign. Ms. Glenn commented that she was against relocating the existing wall sign and asked if the Applicant would consider reducing the size of the blade sign. The Commission discussed materials that could be used for the new signs.

70 Monument Square – Update – Mark Giddings met with the Commission to give an update on the renovation project. He explained that two lights will be installed under the eaves as required by fire code and will only be visible and flash when an alarm is activated. He explained that the roof tiles are nearing their 100-year life expectancy and will be replaced in kind. He noted that there have been many unexpected changes mostly concerning the interior of the building and would have further updates on possible changes to the exterior.

129 Main Street – Concord Free Public Library Project – Ms. Flanagan updated the Commission that the project is largely on schedule, on budget, the parking changes are working in the library's favor cost wise, and that they are predicting that the children's wing could be done as early as September.

Concord Academy Temporary Construction Parking – Ms. Carey updated the Commission that the Concord Academy and Library would be submitting a new application for temporary parking at Concord Academy for review at an upcoming meeting.

Discussion: Main Street Historic District Expansion - 21 & 31 Thoreau Street – James Trant of 31 Thoreau Street appeared before the Commission to discuss extending the Main Street Historic District to include his property. He noted that there have not been many changes made to the exterior of the house and was fond of the idea that the historic district extends the neighborhood to where the commercial district starts. Mr. Ware asked whether any historical research had been done to justify the Commission's support for increasing the historic district other than a request from a homeowner. There is support in principle for the Commission's having a rationale for expanding of any historic district. Ms. Flanagan and Mr. Fiore stated the view that properties contiguous to an existing district should be included in that district with a more lenient standard or justification since they provide added protection to an established historic district. Mr. Ware questioned whether a lower threshold should apply to contiguous properties. The Chair stated that further discussion on this issue will be required.

Discussion: Jennie Dugan Acres Historic District – Chair Nobile commented that he had been working on updating a letter and wanted feedback from the Commission on whether they should also send the neighborhood the existing meeting presentation, guidelines, and survey results. The Commission agreed that all available information should be sent out. Mr. Ware noted that information identifying individuals in submitted comments to the Commission should be removed to protect the privacy of the resident. Chair Nobile commented that he would send out the draft for review.

**The meeting was adjourned at 8:49 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, February 18, 2021.

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

Respectfully submitted by:  
Heather Carey  
Administrative Assistant

Minutes Approved on: 2/18/21

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Nea Glenn, Secretary