



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, March 4, 2021
Virtual Public Meeting

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, March 4, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 869 3714 6071 Meeting Password: 268717

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

Associate Members Present: Kate Chartener, Dennis Fiori, Abigail Flanagan

Commission Members Absent: Katharine Mast, Paul Ware

Staff: Heather Gill, Senior Planner
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, Abigail Flanagan,

NEW PUBLIC HEARINGS

11 Main Street – Main Street Historic District, to replace existing signage

Chair Nobile opened the hearing and reviewed the application. Buck Dutton appeared for the hearing and explained that the bank is updating their signs as part of a nationwide program. He explained that the size and shapes of the signs will match the existing but that the colors and fonts would change. Mr. Berrizbeitia asked what materials were being proposed for the signs. Mr. Dutton explained that they are proposing to use Lexon which is like a plexi glass or high density foam with a slight luster. Mr. Berrizbeitia asked how it compares to the existing sign. Mr. Dutton commented that he believe that it is the same material as the existing signs. Ms. Flanagan stated that the Commission is usually looking for lettering that mimics carved lettering. Mr. Dutton confirmed that the proposed lettering is flat vinyl. Ms. Glenn agreed that the lettering should be raised and commented that the wall sign is quite large compared to other signs on the street and was hoping that the sign could be reduced to match the width of the proposed lettering. Mr. Fiori agreed that the raised lettering would be appropriate. Ms. Chartener also agreed that the carved lettering would be appropriate.

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

Mr. Berrizbeitia moved to approve the application of Richard Burg to replace existing signage at 11 Main Street with the condition that the lettering on the signs be raised. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Sign specifications

500 Lexington Road – American Mile Historic District, to replace exterior staircase

Chair Nobile opened the hearing and reviewed the application. Richard Warren appeared for the hearing and explained that the stairs at the back entrance of the house were removed and replaced because they were unaware that they needed review by the HDC. He explained that they have turned the staircase and constructed a new landing with a colonial look railing. Mr. Fiori questioned whether it could be seen from a public way. Ms. Gill noted that the rear of the property abuts town owned land which is why the review is required. All Commissioners noted that they were in favor of the project.

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

Ms. Glenn moved to approve the application of Richard B. Warren to replace exterior staircase at 500 Lexington Road as submitted. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: existing and proposed conditions, drawings

185 & 207 Main Street – Main Street Historic District, for temporary construction parking

Chair Nobile opened the hearing and reviewed the application. Ms. Flanagan and Mr. Fiori recused themselves from the Public Hearing. Chair Nobile asked Ms. Chartener and Ms. Shumway to vote in the absence. Jeffrey Adams with the Library Corporation appeared for the hearing. He explained that the Concord Academy had offered to let the library use the temporary parking that had previously been in use for their own construction projects and that they were unaware that the Certificate had expired. He explained that the lot will be restored once the library project is complete. He also noted that they had addressed a complaint received from a neighbor regarding trash and fencing. Ms. Shumway commented that she didn't have any issues. Ms. Glenn asked if they could put a timeline on completing the landscaping. Mr. Adams said they would be amenable to that condition. Ms. Chartener agreed that a condition to complete the landscaping was a smart idea. Ms. Glenn suggested that May 15th would be enough time given the typical spring weather in New England. The remaining Commissioners agreed.

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

Ms. Glenn moved to approve the application of Concord Free Public Library Corporation for temporary construction parking at 185 & 207 Main Street with the condition that landscaping will be restored no later than May 15, 2022 and that the fencing be maintained throughout the duration. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: site plan

85 Main Street – Main Street Historic District, to replace existing signage

Chair Nobile opened the hearing and reviewed the application. Bryan Vasser with Archer Signs appeared for the hearing. Chair Nobile questioned whether the size of the lettering on the wall sign was too large. Ms. Glenn asked for more information on the color temperature and wattage of the proposed lighting and also commented that the lettering seemed a bit large. Ms. Shumway also commented that the lettering appeared too large. Ms. Flanagan confirmed that the guidelines specify that lighting should be equivalent to a 40 watt bulb and no more than 3,000 kelvins. She noted that the hanging sign appears smaller now with the proposed replacement. Ms. Fiori asked for clarification on whether the letters would be raised on both signs. Ms. Chartener agreed that the letters should be a bit smaller. Mr. Vasser asked the Commission if they could suggest a size for the reduced lettering. Mr. Berrizbeitia recommended reducing the lettering to 8.5 inches and the Commission agreed this should be an appropriate size.

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

Ms. Glenn moved to approve the application of Archer Signs to replace existing signage at 85 Main Street with the condition that the wall sign lettering is reduced to 8.5 inches and the blade sign lights are the equivalent of 40 watts and no higher than 3,000 kelvins. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Sign specs and renderings

15 Monument Street – North Bridge/Monument Square Historic, to install temporary construction signage

Chair Nobile opened the hearing and reviewed the application. Allison Cutler and Eric Adams of Adams + Beasley Associates appeared for the hearing. Ms. Cutler explained that they have started renovations at 15 Monument Street and are applying to install a temporary construction sign on the property. She presented 3 different sign options including a free standing post sign, hanging sign, and wall sign. She noted that their preference was the freestanding post sign which is a standard construction sign with mahogany frame. Chair Nobile asked how long they anticipate the sign being installed. Ms. Cutler stated that it would be installed about a year. Chair Nobile asked if the owners had a preference on which sign is to be used. Ms. Cutler commented that the owners didn't give a preference. Ms. Flanagan stated that the pole sign is extremely large which would only be acceptable if it was only installed for a short period of time. Commission Members agreed that they were in favor of the hanging sign and the wall sign if the size was reduced. Ms. Cutler explained how the sizes of the signs were chosen. Mr. Adams asked if the size was reduced to match the interior window if that would be amenable. Ms. Glenn stated that either sign would be acceptable and asked if the Commission could give the applicant the option to choose either. Mr. Fiori commented that he preferred the reduced wall sign.

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

Mr. Berrizbeitia moved to approve the application of Adams + Beasley Associates to install a temporary construction signage at 15 Monument Street with the condition that they can choose the hanging sign or flat wall sign reduced to match the frame of the interior window and must notify the Commission of the preference and sign dimension. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: proposed sign renderings

OTHER BUSINESS

Other

44 Barretts Mill Road – Solar Panels – John Igoe appeared for the meeting to discuss a proposed project to add solar panels to their property. He presented two renderings from the solar company showing how the panels would look on the house and as a ground mounted array. Mr. Berrizbeitia stated that the Commission has consistently not approved panels seen by the street. Ms. Flanagan commented that she has strong objections to the roof panels because of their visibility but that the ground mounted panels could be a good option. Ms. Shumway commented that the ground option is a better solution. Commission Members agreed that a ground mounted array could be appropriate if properly screened and urged the homeowner to submit an application.

Main Street Historic District Expansion – Chair Nobile commented that he presented the warrant article for the expansion of the Main Street district at the Town Meeting preview. He also explained that he had reached out to the two homeowners after the discussion at the last meeting to determine whether the homeowners were willing to put off the expansion to the next meeting. He noted that one was in favor of holding off but the other was not so they will go forward with the warrant article as originally planned.

Jennie Dugan Acres Historic District – Chair Nobile confirmed that the follow up letter had been mailed out to the neighborhood and they had received one response letter from a homeowner that did not believe that these discussions to create the district followed Open Meeting Law. He commented that the letter also explained that replacement components for deck houses can only be purchased by one manufacturer which could create a financial hardship to owners of these style houses. Chair Nobile noted that the letter was addressed to him but contained a bit of useful information and would have it forwarded to the Commission for their review.

325 Main Street – Mr. Fiori commented that the original clapboards had been completely removed from the house and questioned how they were being proposed to be replaced. The Commission confirmed they

had approved the replacement of the clapboards but were unsure of how they were being proposed to be replaced. The Commission elected to have Mr. Fiori send out a letter asking for more information.

129 Main Street – Ms. Flanagan gave a brief update on the library noting that there had been some interior modifications made but that the construction is going smoothly.

Approval of Minutes

Documents:

1. *Minutes from 2/18/2021 Historic District Commission Meeting*

The Commission did not have enough time to review the minutes and pushed them to the next meeting.

Nancy Nelson of the Historical Commission but speaking as a citizen commented that she was very concerned that all the historical features had been stripped from the house at 325 Main Street. She discussed a need for a joint meeting between historical committees within the town and more cross participation between Boards and Committees.

The meeting was adjourned at 8:41 P.M.

The next Historic District Commission meeting is scheduled for Thursday, March 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: 4/1/21

Nea Glenn, Secretary