



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, March 7, 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, March 7, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Nea Glenn, Mark Giddings, Peter Nobile, Luis Berrizbeitia  
Associate Members Present: Kate Chartener  
Commission Members Absent: Abigail Flanagan, Justin King, Melinda Shumway, Paul Ware

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

Also Present: Heather Dudko, for 97 Lowell Road  
Christine Zottoli, 20 Munroe Place  
Chris Cotter, for 64 Main Street  
Christina Greenwald, for 64 Main Street  
Cate Oranchak, for 64 Main Street  
Betsy Roosa, for 60 Lang Street  
Jane Hotchkiss, Select Board

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

**CONTINUED PUBLIC HEARINGS**

**73 Monument Street – North Bridge/Monument Square Historic District, to demolish existing detached garage and to construct an addition that includes a 2-car garage and covered porch**

Chair Nobile opened the hearing and reviewed the application. John Battle appeared for the hearing and presented landscape renderings explaining that the proposed stonework will match an existing stone wall and that there will be a reduction of impervious surfaces after demolition of the existing detached garage. He explained that the proposed railing at the bottom of the driveway must be a minimum of 36 inches tall to meet building requirements and that the overall height will be about 40 inches tall. Mr. Battle pointed out the proposed lighting which includes a new poll light in the yard to match an existing poll light further up the driveway, gooseneck lights to illuminate the stairs, recessed lights above the porch and garage doors, and lighting on the new stone wall. Mr. Giddings asked for specifications on the temperature of lighting. Mr. Battle stated that the lights would be 2,700 kelvins. Mr. Berrizbeitia stated that they should specify a wattage equivalent. Mr. Battle explained how the garage door would operate. Mr. Berrizbeitia stated his concerns about the door looking like a metal hanger door. Mr. Battle explained the architectural details that would make it look like a carriage door. Ms. Chartener asked how the Commission felt about the post light. Commission Members discussed site lighting and whether there were alternatives.

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

Mr. Giddings moved to approve the application of Battle Associates to demolish existing detached garage and to construct an addition that includes a 2-car garage and covered porch at 73 Monument Street as submitted with the condition that a cut sheet on the lighting be submitted detailing out the lighting

specifications for administrative approval. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing:

Landscape Renderings dated 3/7/19;

Lighting Specification Sheets – Aurora Light, Hinkley & FR, Maxim Lighting;

Simpson 7044 Thermal Sash Door Specification;

Battle Associates Inc, Sone Pier and Railing Detail dated 3/1/19

**20 Munroe Place – North Bridge/Monument Square Historic District, to construct two bay windows on first floor of left elevation and construct an addition over the garage on the right elevation, replace roofing, replace and alter windows and doors, replace garage door, replace exterior lighting, remove chimney, remove asphalt walkway, and install HVAC compressor**

Chair Nobile opened the hearing and reviewed the application. Paul Mahoney appeared for the hearing with Christine Zottoli the homeowner. Mr. Mahoney explained that they had conducted a site visit earlier in the morning and asked if there were any questions resulting from that. Mr. Giddings asked where the HVAC unit would be located and Ms. Glenn asked if evergreen shrubbery could be planted for screening. Chair Nobile asked whether gutters would be installed. Mr. Mahoney confirmed that gutters would be installed to match the existing trim. Mr. Mahoney reviewed the paint colors for the house including gray for the body of the house, white trim, black window frames, and a red front door. Roofing will be replaced with asphalt architectural shingles in slate. Mr. Mahoney stated that there will be a black gooseneck barn light over the garage that is 18 inches in diameter; windows will be Pella 400 series aluminum clad simulated divided lite. Chair Nobile asked about what types of screens would be used in the windows and stated that the Commission prefers minimally visible screens. Mr. Mahoney agreed that would be best. Ms. Glenn asked whether there would be a light above the garage egress door. Mr. Mahoney stated that there is not one proposed at this time but if they decided to add one that they would come back before the Commission for approval. Chair Nobile asked what changes would be made to the walkways. Mr. Mahoney confirmed that they are removing an existing asphalt walkway.

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

Ms. Glenn moved to approve the application of Brian Creeley to construct two bay windows on first floor of left elevation and construct an addition over the garage on the right elevation, replace roofing, replace and alter windows and doors, replace garage door, replace exterior lighting, remove chimney, remove asphalt walkway, and install HVAC compressor at 20 Munroe Place as submitted with the condition that screens will be minimally visible and evergreen plantings will be added to screen the HVAC compressor. Ms. Chartener seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing:

Mahoney Architects - Elevations, A-2 and A-3, dated January 28, 2019;

K Style Aluminum Rain Gutters;

Timberline Roofing Shingles specification sheet;

The Original Warehouse Gooseneck Light specification sheet;

Pella 450 Series Window specification sheet

## **OTHER BUSINESS**

### **Approval of Minutes**

*Documents:*

1. *Minutes from 12/20/2018 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to approve the minutes from the December 20, 2018 meeting as amended. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

2. *Minutes from 2/21/2019 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to approve the minutes from the February 21, 2019 meeting as amended. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

**NEW PUBLIC HEARINGS**

**64 Main Street – Main Street Historic District, to replace lighting and paving, relocate and replace benches, repave walkways, site grading, and to install a stone seat wall**

Chair Nobile opened the hearing and reviewed the application. Chris Cotter of VVA and Associates and Cate Oranchak the Landscape Architect for the project appeared for the hearing. Mr. Cotter explained that the Middlesex Bank has been renovating the interior of the building and they are here to present exterior landscape changes. Ms. Oranchak explained that they are not proposing any changes to the existing brick walkway but relaying some brick under the benches on Main Street to fix where they are sinking into the ground. She explained that the existing blue stone walkway in the rear of the building has degraded over time and they are replacing it with new blue stone to match the existing. They are proposing to add a concrete pad by the trolley stop to stop the gardens and grass from getting trampled and compacted as has occurred in the past. Mr. Cotter explained that the Town of Concord is looking to extend the width of the path from the visitor's center and because that work is pending, they will not be installing the handicap pullover area on the proposed plan and will leave that to the Town to construct. Chair Nobile asked what trees would remain. Ms. Oranchak explained that they are proposing to create a seat wall around the tree in front of the visitor's center which would be approximately 15-18 inches tall and showed several examples of stone walls that could be used. Ms. Chartener and Ms. Glenn stated that they prefer the seat wall to match the adjacent fieldstone wall at the cemetery. Chair Nobile asked about site lighting and Ms. Oranchak explained that they had not yet chosen replacement lighting. Commission Members discussed which lights would be replaced and agreed that lighting would need to be submitted for approval. Commission Members discussed the material of the trolley stop and asked that brick or blue stone be used instead of concrete. Ms. Glenn asked whether the railings on the back walkway stairs would be reused. Ms. Oranchak explained that the railing was also in disrepair and would be replaced. Ms. Cotter stated that they plan to replace it to match the existing. Commission Members commented that if the railing design were to change that they should also submit that for approval.

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

Mr. Giddings moved to approve the application of Mark Mitchell to replace lighting and paving, relocate and replace benches, repave walkways, site grading, and to install a stone seat wall at 64 Main Street as submitted with the condition that lighting be submitted for approval, the trolley stop to be paved with brick or blue stone, the seat wall to be constructed as shown in the bottom left photo on the Site Details page, and any changes to the style of the railings must be brought to the Commission for further approval. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing:

Catherine Oranchak, Landscape Architect, Proposed Site Plan, L 1-0, dated July 16, 2018;

Catherine Oranchak, Landscape Architect, Site details, L 5-0, dated July 16, 2018

**97 Lowell Road – Main Street Historic District, to install signage**

Chair Nobile opened the hearing and reviewed the application. Heather Dudko of Philadelphia Sign appeared for the hearing and explained that Citizens Bank is looking to replace their current signage. The new signs will match existing size and shape however they want the background sign color to be green

instead of white. Ms. Glenn asked if the sign could be left the way it is as the sign is very large and the green would overwhelm the building. Mr. Berrizbeitia stated that he would prefer to see a more understated sign in this area because it is already crowded with modern signage. Commission Members agreed that they prefer the existing white background and asked if Citizens Bank would be amenable to keeping them as is. Ms. Dudko stated that she would need to meet with them to determine their options.

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

Mr. Giddings moved to continue the application of Heather Dudko to install signage at 97 Lowell Road to March 21, 2019 meeting. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing:  
Philadelphia Sign – pages E03, E04, E05, E07, N01

### **37 Main Street – Main Street Historic District, to replace windows**

Chair Nobile opened the hearing and reviewed the application. Sharon Spaulding of Concord Square Trust appeared for the hearing and explained that they are looking to replace 6 windows to match windows already approved and replaced in 2012. Chair Nobile asked about screens and asked that any screens match what has already been installed.

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

Ms. Glenn moved to approve the application of Concord Square Trust to replace windows at 37 Main Street as submitted with the condition that screens match the existing. Ms. Chartener seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing:  
Kolbe Traditional Double Hung Window specification sheet;  
Existing Conditions Photographs

### **128 Walden Street – Main Street Historic District, to replace roofing and gutters**

Chair Nobile opened the hearing and reviewed the application. Senior Planner Gill spoke for the homeowners and explained that they want to replace asphalt shingles from portions of their roof with slate to match the main portion of the house. She also explained that they would like to replace the existing plastic gutters with copper gutters. Mr. Giddings questioned the weight of the slate but it was determined that this issue would fall under the jurisdiction of the Building Department. Commission Members stated that they should add a condition that the color and shape of the slate match the existing house. They also asked about the shape and material finish of the gutter and requested that the copper not have a protective coating and be left natural to weather on its own.

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

Mr. Berrizbeitia moved to approve the application of Patrick McWhinney to replace roofing and gutters at 128 Walden Street as submitted with the condition that the shape and color of the slate match existing and that the copper be left natural without a protective coating and the shape of the gutter be submitted for administrative approval. Chair Nobile seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing:  
Existing Conditions Photographs;  
Sample of slate shingle

### **60 Lang Street – North Bridge/Monument Square Historic District, to install HVAC compressor**

Chair Nobile opened the hearing and reviewed the application. Betsy Roosa of DSK Architects and Planners and Bill Perkins the homeowner appeared for the hearing. Ms. Roosa explained that they are working on plans for interior renovations and they determined that the need to install an HVAC compressor to the exterior of the building. The proposed location will be in the rear of the house tucked in between two existing condensers and the basement bulkhead door.

Chair Nobile opened the hearing for public comment. Toni Ferrara Reinstein of 52 Lang Street stated that the units are unattractive from their view point and wondered if something could be done to screen them. Mr. Perkins stated that he was willing to install some bushes between their properties to screen the units and they agreed to discuss further outside of the meeting.

Mr. Giddings moved to approve the application of Karen Perkins to install HVAC compressor at 60 Lang Street as submitted. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing:

DSK Architects & Planners - Existing First Floor Plan, A1-2, dated February 12, 2019;

Mitsubishi Electric FH series specification sheet

### **52A Barretts Mill Road – Barrett Farm Historic District, to install two gothic-style high tunnels**

Chair Nobile opened the hearing and commented that Mr. Giddings would need to recuse himself from the public hearing and as a result, they no longer had a quorum to review the application.

Mr. Giddings moved to continue the application of Barretts Mill Farm to install two gothic-style high tunnels at 52A Barretts Mill Road to March 21, 2019. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

### **OTHER BUSINESS**

70 Monument Square – Mr. Dermady gave an overview of the proposed changes which will now include an accessible ramp from the sidewalk on Monument Street to a new side entrance of the building and installation of a low wood fence to protect from a significant drop. Mr. Dermady discussed the process of how the brick would be created to match the existing brick on the building. He also discussed ADA compliance and landscaping. The Commission discussed sight lines of mechanical equipment from Main Street, the USS Concord Bell Park, and the Keyes Road parking lot.

Concord Museum – Chair Nobile stated that he had attended a meeting with Senior Planner Gill and the Concord Museum to address issues with the as build renovations. He explained that they had received a preliminary letter with notes from Concord Museum but that an updated letter with more clarification and detail will be submitted by the Museum in the near future. He advised that Commission Members should review the letter with notes and email any questions or comments to the Senior Planner to be addressed at a future meeting.

30 Monument Square Exterior Lighting – Ms. Gill received a letter regarding LED lighting installed at 30 Monument Street that is extremely bright and may not have been approved by the Commission. Ms. Gill will investigate and send enforcement letter if necessary.

252 Main Street Driveway – Senior Planner Gill explained that she had received a call several months ago regarding a crushed stone driveway that was installed. She explained that she had viewed the property and spoke to the homeowner who explained that the driveway was only temporary during construction. The Commission agreed that the crushed stone driveway is a paving surface and asked the Senior Planner to notify the homeowner that the need to come before the commission for approval.

Neighborhood Conservation Districts – Chair Nobile explained that the Planning Board is worried that the current historic districts are not enough to protect the historic structures of the Town and wondered how the Town could move forward with neighborhood historic districts. The Senior Planner explained how it worked in another Town for protecting the character of the neighborhood without the stringent rules as a regular district. Ms. Chartener suggested that for our existing districts it might be a good idea to create a laundry list of acceptable colors, finishes, materials etc. that do not require review from the Commission. Ms. Hotchkiss, Select Board Member suggested that creating less stringent historic neighborhoods may actually help fuel pride for historic neighborhoods and encourage more participation in the historic districts.

Comprehensive Long-Range Plan – Chair Nobile asked that Commission Members familiarize themselves with Towns long-range plan for increasing historic preservation.

Collaboration with other Boards and Committees, Amendments to Guidelines, Expanding the Historic Districts – Commission Members agreed to postpone these topics to another meeting.

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

**The meeting was adjourned at 9:09 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, March 21, 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:           4/4/19          

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Luis D. Berrizbeitia, Secretary