



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Wednesday, March 16, 2022
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 Wednesday, March 16, 2022 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 848 8715 2523 Meeting Password: 885587

Commission Members Present: Luis Berrizbeitia, Abbigail Flanagan
Associate Members Present: Dennis Fiori, Katharine Mast, Henry Moss
Commission Members Absent: Kate Chartener, Peter Nobile, Melinda Shumway, Paul Ware

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

Luis Berrizbeitia called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Mr. Fiori, Ms. Flanagan, Ms. Mast, and Mr. Moss

CONTINUED PUBLIC HEARINGS

48 Monument Square – North Bridge/Monument Square Historic District, to construct new patio and brick terrace with associated landscaping and to construct new covered decks, new door, and new lighting

Chair Berrizbeitia opened the hearing and explained that the applicant has requested to continue their application to the May 19th meeting.

Ms. Flanagan moved to continue the application of Concord's Colonial Inn to construct new patio and brick terrace with associated landscaping and to construct new covered decks, new door, and new lighting at 48 Monument Square to the May 19, 2022 meeting. Ms. Mast seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: n/a

23-25 Lang Street – North Bridge/Monument Square Historic District, to demolish freestanding garage and carport; reconstruct front entrances; construct new walkways; remove, relocate, and replace windows; relocate and replace doors; remove chimney; add new bulkheads; reconstruct deck and stairs; remove, reconstruct, and replace roof; construct new attached garage and sun room; construct additions; remove deck and stairs and replace with stone patio; relocate wires underground; replace gutters; install lighting and light posts

Chair Berrizbeitia opened the hearing and reviewed the application. Kevin Hurley appeared for the hearing and summarized the plans. Mr. Hurley explained that 25 Lang Street was a church built in 1920, and the back of the building was an addition built in the 1950's. He explained that that portion of the building was built before the local historic district was created. Mr. Hurley stated that the commission asked for more landscaping at the last meeting, so he presented a new plan with 150% more landscaping than the original plan. Mr. Fiori asked about the proposed lampposts. Mr. Hurley stated that there are 3 lampposts, and pointed out their location on the site plan. Ms. Flanagan asked about the back patio light and voiced concerns over the non-typical use of the landscape light on a post. Ms. Flanagan asked how

the post lights would be dark sky complaint. Mr. Hurley stated that they would install a piece of plywood painted black that would restrict light from going up. Ms. Flanagan questioned the lumens of the lighting and Mr. Hurley said that he did not know but would be ok with a condition to limit it to the guidelines. Ms. Flanagan asked about the railing on the decking and commented that the cabling was a very modern treatment. Mr. Moss stated that he was very impressed with the quality and thoroughness of the application. Mr. Moss stated that the cabling is meant to look unobtrusive which will be effective in this location. Overall Mr. Moss stated that this is a good application and he was supportive of it. Ms. Mast stated that she is on the fence because the cabling is modern and there are alternatives for the landscape light. Chair Berrizbeitia expressed concerns about the lighting. Mr. Berrizbeitia stated that he believes the deck is very well designed and very transparent and the things that make it modern also make it disappear. Mr. Hurley asked to be able to install the post with power running to it and would return at a later date with another light fixture.

Chair Berrizbeitia opened the hearing for public comment and there were none.

Ms. Flanagan moved to approve the application of Kevin Hurley to demolish freestanding garage and carport; reconstruct front entrances; construct new walkways; remove, relocate, and replace windows; relocate and replace doors; remove chimney; add new bulkheads; reconstruct deck and stairs; remove, reconstruct, and replace roof; construct new attached garage and sun room; construct additions; remove deck and stairs and replace with stone patio; relocate wires underground; replace gutters; install lighting and light posts at 23-25 Lang Street as submitted with the condition that the rear light fixture located at the patio will not be installed a post without light fixture and power will be installed, and the light fixtures to be installed at the front of the property will be in compliance with the stated guidelines on lumens and kelvins and subject to administrative review. Mr. Fiori seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Landscape plan, elevations, lighting

NEW PUBLIC HEARINGS

47 Lowell Road – North Bridge/Monument Square Historic District, to install solar panels

Chair Berrizbeitia opened the hearing and reviewed the application. Aiyana Currie appeared for the hearing. Ms. Currie presented the proposed solar plan and showed photos of the back of the house from the public way along Keyes Road. Mr. Moss stated that he could almost see the house from Concord Market and thought this was a perfect location for panels. Ms. Mast agreed that they would be difficult to see and the applicant has demonstrated that. Mr. Fiori stated that he had no comment or questions. Ms. Flanagan guidelines state very clearly that we want this and this is a situation where the mandate and town goals meet and would that she would be happy to approve this application.

Chair Berrizbeitia opened the hearing for public comment and there were none.

Ms. Flanagan moved to approve the application of Aiyana Curried to install solar panels at 47 Lowell Road as submitted. Mr. Fiori seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Solar plan, photos, google maps

22-24 Main Street – Main Street Historic District, to install new rear entry door

Chair Berrizbeitia opened the hearing and reviewed the application. Odair Alcantara appeared for the hearing. Mr. Alcantara explained that they would like to install a new door in the back under the staircase in the back. He explained that the owner would like a new entrance and the fire department would like another means of egress from the building. Mr. Alcantara stated that the door will match the existing side door. Mr. Moss viewed the location and stated that he has no issues with door. Ms. Flanagan had no

objections. Mr. Fiori had no problem with this. Ms. Mast had no objections. Chair Berrizbeitia had no objections.

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

Mr. Fiori moved to approve the application of to install new rear entry door at 22-24 Main Street as submitted. Ms. Mast seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: proposed door plan

59 Walden Street – Main Street Historic District, to renovate existing building including doors, windows, siding, gutters, and lighting; and to construct a second story addition, new side entry porch, and utility fence enclosure

Chair Berrizbeitia opened the hearing and reviewed the application. Andy Bonzagni, Mike Levak, Chris and Evie Hill, Deb Howe -landscape architect, Tom Falwall - attorney, Rich Harrington - civil engineer, and Frank Widmyer – owner, appeared before the Commission. Ms. Howe presented the landscape plan for the project, which includes installing a fence around the AC condensers and planting ground cover. Andy Loverud from Design Science presented the elevations showing the existing and proposed changes to the building. He explained that the building grows in height by 4 ft 9 inches, and that they want to add clapboard painted white with black windows. Chair Berrizbeitia asked how the height of the building compares to surrounding buildings. Mr. Loverud showed renderings of the before and after height within the context of the streetscape. Ms. Howe stated that she is researching exterior lighting and will be able to submit lighting for the next meeting. Chair Berrizbeitia stated that this application will require a site visit. Ms. Flanagan stated that she appreciated the thorough application, and that she will have lots of specific questions after the site visit. Ms. Flanagan stated that she does have some concerns with massing, specifically on the right side dormer, and the lack of landscaping on the right side of the building. Mr. Fiori stated that he has no major issues, but that the porch roofs and columns seem flimsy. Mr. Fiori also stated that it looks like a colonial revival house with a modern door. He explained that he would prefer to see a centered door with sidelights on either side or a door without sidelights. Ms. Mast stated that the proposed changes are a positive improvement to the building and streetscape. Mr. Moss stated that the general changes in massing and materials are an improvement on Walden street. Mr. Moss asked if there was a way to remove one of the driveways, and agreed with Mr. Fiori on the front door. Chair Berrizbeitia agreed that it would be an improvement to remove one of the driveways.

Chair Berrizbeitia opened the hearing for public comment. Claire Gauthier, a real estate agent at the firm and former concord resident and historical commission member spoke in favor of the project. John Van Sieten, owner of 69 Walden Street and direct abutter, voiced his concerns about the massing of the building, the increase in height, and the windows that look down onto their property. Mr. Van Sieten stated that he also has concerns about the lighting being on all night long, and agreed that removing the driveway between the two properties would be an improvement. Lola Chaison, of 77 Walden Street agrees with the comments on the lighting, and eliminating driveway. Ms. Chaison asked whether they considered adding an elevator and removing the ramp from the front of the building. Joanne Gibson of 88 Walden Street stated that lighting is an issue, and that the handicap ramp could be moved. Chair Berrizbeitia summarized the comments made during public comment.

Ms. Flanagan moved to continue the application of Edith Hill to renovate the existing building including doors, windows, siding, gutters, and lighting; and to construct a second story addition, new side entry porch, and utility fence enclosure at 59 Walden Street to the April 7th meeting with a site visit at 8:00 am. Mr. Fiori seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: renderings, elevations, landscape plan

OTHER BUSINESS

Other

Certificate Amendment: 66 Monument Street – Betsy Roosa with DSK Architects appeared for the meeting. Ms. Roosa explained that the porch has been determined to be in bad condition after being reviewed by the contractor. She explained that they would like to replace the roof, columns, and railings in-kind, remove the concrete steps and replace them with granite steps with one less riser. Ms. Roosa also explained that they are proposing a different light fixture for the porch. Mr. Fiori had no comments. Ms. Flanagan said it looked good. Mr. Moss supported the changes. Ms. Mast was also in favor.

Ms. Flanagan moved to amend the certificate to include a new light fixture to replace one previously approved but no longer available, and to change the stairs from concrete to granite as presented. Mr. Fiori seconded. All voted in favor.

Discussion: 29 Main Street, Best of British – Senior Planner Heather Gill explained that we received a call from someone asking whether the large statue outside Best of British had been approved by the HDC. Ms. Flanagan stated that this is substantial enough to warrant a review and worried about. Ms. Mast stated that if it is a non-permanent fixture it is fine. Mr. Fiori stated that if it is brought in and out every day it's fine with him. Mr. Fiori stated that he is worried about setting a precedent and opening a pandoras box for everything downtown. Mr. Moss stated that the critical issue is that it doesn't remain outside overnight. Ms. Flanagan suggested sending a letter confirming that the statue can be displayed during business hours only and must be brought inside when the store is closed. Ms. Gill will draft and send the letter.

Cooperation between the Historical Commission and Historic Districts Commission – Mr. Berrizbeitia presented the idea of a memorandum of understanding between the Historical Commission and the HDC, and explained that would be geared towards getting their opinion on the historical nature of projects in town. Ms. Mast asked how this would be structured and what form their input would that take. Mr. Fiori stated that he is working on drafting the memorandum of understanding so that the historical commission would weigh in on HDC projects. Ms. Gill stated that she would need to see the agreement and review the language because it could cause some scheduling issues with application deadlines and meetings. Mr. Fiori stated that the concept is that we would call on the Historical Commission if needed their input.

Development of an Architectural Review Board for the Town of Concord – Mr. Berrizbeitia explained that there have been some preliminary discussions on the need for an architectural review board for the Town of Concord. Ms. Gill stated that staffing needs for another town board will need to be part of the overall discussion.

Approval of Minutes

Documents:

1. Minutes from 2/3/2022 Historic District Commission Meeting

Mr. Fiori motioned to approve the minutes from the February 3, 2022, meeting as submitted. Ms. Mast seconded the motion. The motion passed (5-0) by a roll call vote.

2. Minutes from 2/17/2022 Historic District Commission Meeting and Site Visit

Mr. Fiori motioned to approve the minutes from the February 17, 2022, meeting and site visit as submitted. Ms. Mast seconded the motion. The motion passed (5-0) by a roll call vote.

3. Minutes from 3/9/2022 Historic District Commission Site Visit

Mr. Fiori motioned to approve the minutes from the March 9, 2022, site visit as submitted. Ms. Mast seconded the motion. The motion passed (5-0) by a roll call vote.

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

The meeting was adjourned at 8:55 P.M.

The next Historic District Commission meeting is scheduled for Thursday, April 7, 2022.

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

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 6/2/22


Abigail Flanagan, Secretary