



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, April 7, 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 Thursday, April 7, 2022, at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 897 0012 6032 Meeting Password: 401073

Commission Members Present: Luis Berrizbeitia, Peter Nobile, Paul Ware, Abigail Flanagan

Associate Members Present: Dennis Fiori, Henry Moss

Staff: Heather Gill, Senior Planner

Others: Joseph Palmer, David Turner, Frank W., Jason Roan, John Van Siclen, Joyce Lamensdorf, Julie Reker, Linda Escobedo, T. Confrey, Nina and Tim, Emily, Bill Sharkey, Amanda Johnson, Alan Bogosian, Jim White, Thomas Falwell, Mark Lionetta, Claire Gauthier, Rich Harrington, Mark, Melissa and Andy Bonzagni, Stephan Bader, David Clarke

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

CONTINUED PUBLIC HEARINGS

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

The project architect reviewed the changes to the front door, the location of the vent pipe in the roof, the location of the pole lights in the parking lot, and reviewed the options for the light fixture at the top of the pole. They also explained that they moved the gate for the utility area behind the building.

Ms. Flanagan stated that she has concerns about the overall increase in volume of the building and concerns about exterior lighting. Mr. Moss stated that he likes the changes from the brick to clapboard, but he has concerns about the hardscaping on the site and the high wall mounted lights on the building. Mr. Nobile stated that the design is moving in a good direction, but he shares similar concerns as Ms. Flanagan and Mr. Moss. Mr. Nobile suggested a different articulation of the second floor to bring down the massing. Mr. Ware agreed with his colleagues. Mr. Fiori stated that he does not have any issues with the massing, but he does share the concerns about the lighting. Mr. Berrizbeitia stated that he has issues with the parking lot and would like to see landscaping in the middle of the parking lot.

The chair opened the meeting for public comment. John Van Siclen of 69 Walden Street asked about the landscaping along the driveway and expressed concerns about lighting.

The Commission had a discussion about the driveways and parking. Nina and Tim of 97 Bartlett Hill Road stated that they think the parking lot is a hidden gem and spoke in favor of keeping two driveways. The project team addressed the concerns raised during the meeting.

Mr. Ware moved to continue the application to the meeting on May 5th. Mr. Nobile seconded the motion, and all others voted in favor. The motion passed by a (5-0) roll call vote.

NEW PUBLIC HEARINGS

383 Lowell Road – Barrett Farm Historic District, to install a skylight

Joseph Palmer presented the proposed bathroom skylight to the Commission. The Commission had no issues or comments on the proposed skylight.

The chair opened the hearing for public comments and there were none.

Mr. Ware moved to approve the application as submitted. Mr. Nobile seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

52 Main Street – Main Street Historic District, to remove, replace, and install new lighting

Julie Reker presented the proposed lighting plan for the Bank of America building at 52 Main Street. Ms. Reker explained that the changes to the lighting are due to customer safety concerns. Ms. Reker reviewed the site plan, the rendered views of the building, and the types of light fixtures being proposed. Ms. Flanagan stated that this is a massive increase in lighting and that she would like to conduct an evening site visit to see the existing conditions. Mr. Moss stated that he had concerns about some of the additional lights on the front of the building over lighting the site. Mr. Nobile stated that this was an excellent presentation and agrees with Mr. Moss. Mr. Fiori and Mr. Ware agreed with the concerns raised by their colleagues. Mr. Ware asked how many more fixtures are being proposed than the existing. Ms. Reker stated that there were at least six, maybe more.

The chair opened the meeting for public comment and there were none.

Mr. Nobile moved to continue the application to the meeting on April 21st with a site visit on April 19th at 7:30pm. Mr. Ware seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

45 Bartlett Hill Road – North Bridge/Monument Square Historic District, to reconstruct the existing dwelling to include a second story with front and rear additions; relocate driveway and garage entrance; install solar roof tiles; make changes to landscaping and hardscaping; and install lighting

Jason Roan presented the proposal to the Commission. Mr. Roan walked thru the project plans, elevations, site plan, landscape plan, lighting, materials, colors, and solar options. Mr. Roan explained that there is a long wait time for the Tesla solar tiles, which is why they have explored both options. Ms. Flanagan stated that this was a well done design that is appropriate and attractive. Ms. Flanagan stated that the Tesla solar tiles are a fascinating idea and asked about the reflective qualities of the panels and the location on the roof. Mr. Roan stated that they would be placed on the south facing slopes facing Bartlett Hill Road. Ms. Flanagan asked if the path lights are dark sky compliant. Mr. Roan stated that there is no upward illumination. Mr. Moss stated that he is not concerned about solar in this context and on this street, but is concerned if the panels need to be stepped. Mr. Moss suggested having just one light in the center of the garage. Mr. Nobile wondered if they could put on a cheap roof until the solar tiles are available. Mr. Nobile applauded the design for the project. Mr. Fiori asked how visible the roof will be from Monument Street.

The chair opened the meeting for public comment. Tim Rose of 97 Bartlett Hill Road stated that the design of the house is appreciated by the neighbors.

Mr. Nobile moved to continue the application to the meeting on April 21st with a site visit at 8:00am. Mr. Ware seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

OTHER BUSINESS

Certificate Amendment: 97 Lowell Road – Jim White presented the plan to move the existing Compass sign to a different location on the building, so that it is located closer to the entrance of Compass and not the restaurant. The Commission did not have any issues with this plan.

Mr. Nobile moved to approve the amendment of the location of the Compass sign as presented. Mr. Ware seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

Discussion: Warrant Article #30

Mr. Berrizbeitia presented Article #30, the Scenic Roads Bylaw and the Commission discussed the proposed bylaw and any implications it may or may not have on the HDC. Mr. Ware and Ms. Flanagan were authorized to draft a statement about supporting the preservation intent of the bylaw to be reviewed by the Commission at the next meeting.

The meeting was adjourned at 9:39 P.M.

The next Historic District Commission meeting is scheduled for Thursday, April 21, 2022.

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

Respectfully submitted by:
Heather Gill
Senior Planner

Minutes Approved on: May 19, 2022



Abigail Flanagan, Secretary