



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, April 15, 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, April 15, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 825 5384 0887 Password: 225870

Commission Members Present: Peter Nobile, Luis Berrizbeitia, Melinda Shumway  
Associate Members Present: Abigail Flanagan, Dennis Fiori, Kate Chartener, Katherine Mast  
Commission Members Absent: Nea, Glenn, Paul Ware

Staff: Heather Gill, Senior Planner

Also Present: Jonathan Feig, Melisa Simonci, Jane Hotchkiss, Adam Sureau, Elizabeth Gibbs, Suen Wong, Mark Giddings, Kara Bridgett, Alan Bogosian, Adam Mikkelson, Marshall McClean, Martha Gray, Mickael Szalaji, Ingird Detweiler, Chris Carmody, Jacob Lilley, Sri Tupril, Mike Finch, Sharon Spaulding, Karl Kussin, Nancy Cole

Peter Nobile called the meeting to order at 7:04 P.M by a roll call vote. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Flanagan, Mr. Fiori, Mr. Nobile, and Ms. Shumway.

**CONTINUED PUBLIC HEARINGS**

**155 Monument Street – North Bridge/Monument Square Historic District, for alterations to front entrance, construction of new porch, and replacement of windows and doors**

Peter re-opened the public hearing and thanked the applicant for the site visit that morning. Mr. Fiori stated that the restoration will be great. Mr. Berrizbeitia stated that it looks good. Ms. Flanagan reviewed the exterior lighting and asked the applicant to submit the fixture and the wattage for the flood lights that will be replaced in-kind at the garage. Ms. Shumway stated that she is looking forward to the project being done. Ms. Mast stated that the site visit was great and that the original trim replication is great. Ms. Chartner stated that the revisions look great. Mr. Nobile stated that the project ties the house back together.

There were no comments from the public.

Mr. Berrizbeitia moved to approve the application as submitted. Ms. Shumway seconded and all others voted in favor. The motion passed (5-0).

Documents used during public hearing: Application materials

**98 Monument Street – North Bridge/Monument Square Historic District, to demolish and reconstruct center section of home with small one-story addition, construct new shed dormer and new garage entry roof, and replace windows**

Mr. Nobile re-opened the public hearing for this application and thanked the applicants for the site visit that morning. Ms. Shumway asked about the chimney. The applicants explained that they will try to keep it intact, but if not, it will be replicated as it is a working fireplace. Ms. Flanagan asked about exterior

lighting and expressed concerns about replacing windows – specifically the long windows with the wavy glass on the study. Ms. Flanagan explained that restored windows is always preferred. The applicant stated that there are no new exterior lights as part of this project. Mr. Berrizbeitia asked if the current windows have storms, and stated that he would prefer to replace the windows so that the storms could be removed. Mr. Fiori stated that the windows on the study should be restored, and if the other windows are early they should also try to be restored before replacement. Mr. Fiori stated that he likes the gothic doorway and suggested moving or reconstructing it as part of the project. Ms. Mast agreed that the gothic doorway is a charming feature and should be saved if possible. Ms. Chartner agreed with her fellow Commissioner's comments. Mr. Nobile stated that it is a lovely classic New England home.

There were no public comments on the application.

Mr. Berrizbeitia moved to approve the application as submitted, with the condition that the windows are restored or replaced as appropriate, and the applicant makes an effort to keep the gothic doorway. Ms. Shumway seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application materials

### **NEW PUBLIC HEARINGS**

#### **12 Monument Square – North Bridge/Monument Square Historic District, to replace flat portion of roofing**

Mr. Nobile opened the public hearing and Mark Giddings presented the application on behalf of Holy Family Parish. Mr. Giddings explained that the roof is leaking, and that it is currently a tin roof that they are proposing to cover with black rubber material. Mr. Nobile asked if they had considered a lighter gray rubber material, as it may attract less heat. The Commissioners all agreed that black or gray would be fine.

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

Ms. Flanagan moved to approve the application as submitted for a black or gray roof. Mr. Fiori seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application materials

#### **12 Elm Street – Main Street Historic District, to install new fencing**

Ms. Flanagan recused herself as an abutter and turned off her camera. Mr. Nobile opened the public hearing and appointed Ms. Mast as a voting member for this application. Elizabeth Gibbs presented the proposed project which includes a new post and rail fence along the property line. The Commissioners had no objections to the proposed fencing.

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

Mr. Fiori moved to approve the application as submitted. Ms. Shumway seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application materials

Ms. Flanagan rejoined the meeting.

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

Mr. Nobile opened the public hearing and Sharon Spaulding presented the proposed project to the Commission. She explained that she attended a previous meeting to request emergency approval to replace the windows at Comellas. Ms. Spaulding summarized the proposed windows and stated that the installation was completed on Tuesday and she is here as a formality. The Commissioners had no additional comments on the project.

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

Ms. Flanagan moved to approve the application as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application materials

**25 Munroe Place – North Bridge/Monument Square Historic District, to construct a screened porch and small addition, replace garage door with bay window, construct new skylight and roof dormer, changes to windows, and lighting**

Mr. Nobile opened the public hearing and Kara and Michael Tencellent presented the proposed project to the Commission. Ms. Tencellent summarized the project which includes a small addition, the conversion of the garage, and a screened in porch. She stated that they are no longer looking to add the dormer above the side door. Mr. Nobile stated that they are likely going to need to conduct a site visit and that they need specs on the windows, doors and proposed screening material. Ms. Shumway stated that she is okay with the project. Ms. Flanagan stated that they need cut sheets on the windows and doors, and that they will need to come back with details for exterior lighting, but she is okay with no site visit. Mr. Berrizbeitia and Mr. Fiori both stated they had no objections with the project. Ms. Mast stated that it was well designed. Ms. Chartner stated that she has no objections, she just asks that the screen not be black and that it is more of a transparent material.

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

Mr. Berrizbeitia moved to approve the application as submitted with the condition that the specs are submitted for the windows, doors and screen; and that any light fixtures require a new application. Ms. Shumway seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application materials

**462 Lexington Road – American Mile Historic District, to remove existing asphalt and construct a new detached garage structure with lighting, new porch steps and alterations to hardscaping, replace existing fencing and construct new fencing, and to remove an existing handicap accessible ramp**

Mr. Berrizbeitia recused himself as a close neighbor. Mr. Nobile opened the public hearing and appointed Ms. Mast as a voting member for this application. Ashley Castrichini and her husband Adam Mikkelson presented the proposed project to the Commission along with the project architect Mike Szalji. Mr. Szalji presented plans to the Commission for the two car garage, the replacement of fencing, the removal of the handicap ramp and the building of new steps. Ms. Shumway stated that they will need a site visit for this project and stated that she is confused by the size of the garage. Ms. Flanagan stated that the ramp removal is a no brainer, but that there is a lot of fencing. Ms. Flanagan also stated that she thinks the style of the garage is good, but that they will need to look at the massing, scale, and ridge height during the site visit. Mr. Fiori had no additional comments. Ms. Mast stated that they will benefit from a site visit. Ms. Chartner stated that it is a lot of fencing at five feet tall. The Commission discussed how the next meeting is scheduled for May 20<sup>th</sup>, which is five weeks away. Ms. Gill explained that there is a Finance Committee public hearing scheduled for May 6<sup>th</sup> at 7:00pm and that the HDC meeting will need to be done by 6:59pm.

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

Ms. Flanagan moved to continue the public hearing to the meeting on May 6<sup>th</sup> at 6:00pm with a site visit at 8:00am. Ms. Shumway seconded the motion and all others voted in favor. The motion passed (5-0).

Documents used during public hearing: Application materials

Mr. Berrizbeitia rejoined the meeting.

**OTHER BUSINESS**

**Discussion - 1 Sudbury Road**

Liam and Suen Wong introduced themselves as the new homeowners for 1 Sudbury Road. Their architect Jacob Lilley and Michael Finch presented the proposed changes to the house including a garage addition. The Commission provided preliminary feedback on the project.

**Discussion – Public Works Project – Bell Park**

Chris Carmody presented the proposed addition of a water drinking fountain in Bell Park. The Commission provided preliminary feedback on the project.

**Discussion – Jennie Dugan Road and Main Street Expansion**

Mr. Nobile stated that he will be presenting their warrant article to the Planning Board on May 13<sup>th</sup>. No further updates on Jennie Dugan Road at this time.

**Approval of Minutes**

Mr. Berrizbeitia moved to approve the minutes of March 18, 2021 with Ms. Glenn's final review. Ms. Shumway seconded the motion and all others voted in favor.

Ms. Flanagan moved to adjourn. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

**The meeting was adjourned at 9:20 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, May 6, 2021 at 6:00pm.

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

Respectfully submitted by:  
Heather Gill  
Senior Planner

Minutes Approved on: 5/20/21

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Nea Glenn, Secretary