



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, May 2, 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 21, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Peter Nobile, Nea Glenn, Mark Giddings, Luis Berrizbeitia  
Associate Members Present: Melinda Shumway, Paul Ware, Kate Chartener, Abigail Flanagan, Katherine Mast  
Commission Members Absent: Justin King  
Staff: Heather Gill, Senior Planner  
Also Present: Amanda Hillery, 90 Barretts Mill Road  
Chris Toomey, 380 Lexington Road  
Chris Cotter, 64 Main Street  
Barbara Jezak, 100 Barretts Mill Road  
Elizabeth Morss, 34 Drum Hill Road  
Elise Stone, 288 Old Marlboro Road  
Cate Oranetak, 64 Main Street  
Ned Perry, 362 Bedford Street

Chairperson, Peter Nobile called the meeting to order at 7:03 P.M. Voting Members for the meeting were Mr. Nobile, Ms. Glenn, Mr. Giddings, Mr. Berrizbeitia, and Ms. Flanagan.

**CONTINUED PUBLIC HEARINGS**

**129 and 151 Main Street** – Main Street Historic District, to demolish portions of the building, construct a single-story addition linking the Heywood-Benjamin House to the Concord Free Public Library, renovate existing buildings, and make numerous site improvements.

The applicant requested a continuance to the meeting on May 16<sup>th</sup>. Mr. Giddings moved to continue the public hearing to the meeting on May 16, 2019. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

**OTHER BUSINESS**

**Approval of Minutes**

*Documents:*

1. *Minutes from 3/21/2019 Historic District Commission Meeting*

The Commission stated the minutes were not available online for them to review and asked that they be placed on the next agenda.

**Discussion: Amendments to Guidelines** – Mr. Nobile summarized some of the changes he would like to make to the guidelines, and changes to the process for which large projects are reviewed by the HDC.

**Other:**

The Commission discussed some of the comments received from recent applicants, the commission's conduct, and some recent issues that have arisen.

Mr. Nobile distributed a draft response to the Concord Museum and asked the Commission Members to review and comment as soon as possible.

### **NEW PUBLIC HEARINGS**

#### **380 Lexington Road – American Mile Historic District, to install chimney caps**

Mr. Berrizbeitia recused himself from this application, as he is an abutter. Mr. Ware was a voting member for this application.

Patrick Toomey, of 380 Lexington Road presented the proposed project to install two chimney caps to the Commission. Mr. Ware asked what the purpose of the chimney caps are. Mr. Toomey stated that water gets in the chimneys and causing cracking. He stated that his chimney repair person stated that all chimneys should be capped. The Commission discussed how a matte black cap would blend in the best.

Mr. Giddings moved to approve the application as submitted, with the condition that the chimney caps are a matte black. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

#### **90 Barretts Mill Road – Barrett Farm Historic District, to install fencing**

Amanda Hillery, of 90 Barretts Mill Road presented the proposed project to the Commission. Ms. Hillery explained that she would like to install two sections of split rail fencing in front of her house to grow flowers on. She stated that they will each be eleven feet long, separated by ten feet, and located fifteen feet back from the road. The Commission discussed the project, and agreed that it was a decorative landscape feature. The Commission asked what will happen if nothing grows there as intended. Ms. Hillery stated that she may try to grow ferns or some other plant there. Ms. Hillery stated that the fencing is to also give them a type of psychological buffer from the roadway.

Mr. Giddings moved to approve the application as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

#### **18 River Street – Main Street Historic District, to install a propane tank and a screening fence**

Ms. Flanagan recused herself from this application, as she is an abutter. Mr. Ware was a voting member for this application.

Charles Stone presented the proposed application to the Commission. Mr. Stone explained that they have still not received a response from National Grid as to when gas can be hooked up to the house. Mr. Stone stated that the town is also not enthusiastic about digging up the street. Mr. Stone explained that they would like to install a small permanent propane tank, and a fence around it that will match the existing fencing. Mr. Stone stated that the tank will be refilled via a hose from a truck, and will only need to be filled about three times a year. Ms. Glenn asked if they will hook the house up to gas when they eventually hear back from National Grid. Mr. Stone stated that they would not. Mr. Giddings stated that the Old Manse is having the same issues with National Grid and will be burying their propane tank. Mr. Giddings asked if they had considered burying this tank. Mr. Stone stated that that this type of tank is too small and is not designed to be buried. Mr. Ware asked if zoning allows for the tank to be permanently placed where it is proposed. Mr. Stone stated that the building department stated that it was okay, and that there are no zoning issues with it.

Mr. Giddings moved to approve the application as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

The Commission discussed how this is likely going to become a more frequent request, due to the issues with National Grid.

**63 Wood Street – Main Street Historic District, to construct additions, alterations, and site improvements**

Elise Stone, project architect, and Elizabeth Hanna Morss, landscape architect, presented the proposed project to the Commission. Ms. Stone summarized the property's history, and the addition of the gym at the rear of the house. Ms. Stone walked the Commission through the proposed additions, explaining that all materials will match the existing. Ms. Stone stated that one of the chimneys will be removed on the interior, but preserved on the exterior. Ms. Stone stated that they may submit another application in the future to change the color of the house. Ms. Stone stated that they will be adding a garage underneath the existing gym, and that they will return for approval from the style of the garage doors. Ms. Morss presented the site plan to the Commission and explained the changes to the driveway, the parking court, the new brick terrace, and the new plantings. Ms. Morss stated that they are requesting to add 16 path lights, as well as wall lights in the parking court. The Commission stated that they will need to conduct a site visit. The Commission scheduled the site visit for Thursday, May 16<sup>th</sup> at 8:00am.

Stephanie Fitch, of 225 Elm Street asked about the changes to the property that will affect her view. Ms. Fitch stated that her living room overlooks the gym. Ms. Stone and Ms. Morss stated that there will be no changes to the gym. Ms. Fitch asked about lighting. Ms. Morss stated that there will be no exterior lighting on that side of the gym, the patio on that side of the house has been removed, and the new outdoor terrace is located on the opposite side of the house.

Mr. Giddings moved to continue the public hearing to the meeting on May 16<sup>th</sup>, with a site visit also scheduled for 8:00am. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

**OTHER BUSINESS**

Discussion: 64 Main Street – Middlesex Bank

Cate Oranchak, landscape architect, and Chris Cotter reviewed the exterior lighting with the Commission. The Commission stated that the kelvins are too high on the proposed bollard light. The Commission asked the applicant to find another model of the bollard light that is less bright, and has lower kelvins. Ms. Flanagan stated that she would like to see a photograph of the bollard light while lit. The Commission reviewed the two proposed railings, and stated that either version would be okay. Ms. Gill asked about the 4 propane tanks on the site. Mr. Cotter stated that they are having delay issues with National Grid, as discussed with a previous applicant. Mr. Cotter stated that the tanks are temporary and will be removed once National Grid hooks the building up. The Commission stated that they need to submit an application for the temporary propane tanks.

Ned Perry, of 364 Bedford Street, asked if they are finished with the front of the building, and stated that a granite slab is loose.

Mr. Giddings moved to approve the proposed amendments for both railing presented, and for a bollard light, less than 3000 kelvins, to be administratively approved by staff. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Discussion: Collaboration with other Boards and Committees – Continue discussion to next meeting.

Expanding the Historic Districts – No discussion.

Other:

Mr. Nobile stated that so far only Ms. Glenn and Ms. Mast submitted some examples of their favorite link/connection buildings. Mr. Nobile stated that he would like to discuss the review and approval process for the Library project, without speaking about the actual design. Mr. Nobile read from the Commission's minutes from our January 2018 meeting, where the Library first presented their conceptual plans to the Commission under other business. Ms. Glenn stated that that the original conversation was more detailed than what is reflected in the written minutes; and that while the Commission stated that they liked the idea of connecting the two buildings it did not in any way approve the design that was presented. Mr. Nobile stated that he is still unclear on the requirement for handicapped parking on site. Mr. Nobile stated that he spoke with Stewart Roberts, who told him that the Library is going to be asking for another continuance. Mr. Nobile said that Mr. Roberts told him the design team will be presenting a revised design option to the Library board soon. Mr. Nobile stated that the architects are examining the height of the pavilion roof, and that they will provide views from all angles of the building. Mr. Nobile has asked that plans be submitted well in advance of the next HDC meeting.

Public Comment: Ned Perry, of 364 Bedford Street, stated that it is very important that the Commission not rush the review process, because the Library building will be around for the next 50-100 years. Mr. Perry stated that he believes that the Concord Museum "gamed" the Commission, and thinks that the Library is in the process of "gaming" the Commission as well. Mr. Perry stated that he believes the work that the Commission does is vitally important to the Town. Mr. Perry spoke briefly about green building issues and parking concerns.

Mr. Nobile noted that he has recently received input from various Town citizens that some recent Commissioner comments have been perceived as "rude, insensitive, and aggressive." Mr. Nobile discussed the difficulty that people often have with changes such as the Library addition project, and that while change may be inevitable it can also be hard to accept. He stated that there are aspects of change that are less about aesthetic and more about emotions, and that the Commission needs to be aware of how such changes are going to impact the Town. Mr. Ware noted that there is an inherent tension the Commission's work especially around controversial projects, and that our tone is very important. Mr. Ware stated that he, however, does not remember a time when the Commission has strayed outside the bounds of civil discourse. Ms. Flanagan noted that there have been moments in recent Commission meetings when a few of the Commissioner comments have made her cringe. The Commission discussed our mandate and the realities of enforcement, as well as a past project which at one point resulted in each member of the Commission being named in a lawsuit against the Town. The Commission expressed the view that this was a valuable conversation which should be continued to a meeting when the entire Commission is present for the discussion.

Public Comment: Ned Perry, of 364 Bedford Street, noted that this was a great discussion, and stated that when he was the Town Moderator, various Committees and Commissions would sometimes ask him to attend meetings where his very presence helped maintain decorum and ease the angst in the room. Mr. Perry suggested using the Select Board liaison to help in this way, and to also use them generally as a sounding board for difficult discussions.

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

**The meeting was adjourned at 9:15 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, May 16, 2019 at 7:00pm.

Respectfully submitted by:  
Heather Gill  
Senior Planner

Minutes Approved on: 6/6/19

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Luis D. Berrizbeitia, Secretary