



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, May 5, 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, May 5, 2022, at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 886 0408 6761 Meeting Password: 458391

Commission Members Present: Luis Berrizbeitia, Peter Nobile, Melinda Shumway, Abigail Flanagan

Associate Members Present: Dennis Fiori, Henry Moss, Katherine Mast

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

Luis Berrizbeitia called the meeting to order at 7:02 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Mr. Nobile, Ms. Flanagan, Ms. Shumway and Mr. Fiori.

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

Rich Harrington presented the proposed plans and explained that the driveways and parking will remain the same as the existing conditions per the recommendations from the Town Planner and the Assistant Fire Chief. Mr. Harrington reviewed the revisions made to the plan since the last meeting in an effort to address all of the concerns raised by the Commission. This included revisions to the columns on the side porch, the entry door, adding and removing windows on different elevations, exterior lighting and landscaping. Mr. Harrington reviewed the site plan and the proposed exterior lighting.

Mr. Nobile stated that the team has address all of his concerns. Ms. Shumway stated that she thinks the project looks good. Ms. Flanagan had questions about exterior lighting and landscaping including lighting locations, lumen, and kelvins. Ms. Flanagan suggested swapping the wall pack lights on the left side of the structure with two bollards to match the right side. Ms. Flanagan suggested taller evergreen plantings near the side entrance. Mr. Fiori and Ms. Mast stated that they had nothing to add. Mr. Moss asked about the landscaping along the left side of the building. Mr. Berrizbeitia stated that he echoes the comments made by his colleagues.

Mr. Berrizbeitia opened the meeting for public comments. Abutter, John Van Siclen, stated that he would like higher plants between the two properties and that he is concerned about the height of the pole lights in the rear parking lot.

Mr. Nobile moved to approve the application 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 as amended for this meeting and including the modifications to the exterior lighting and landscaping as discussed during this meeting. Mr. Fiori seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

NEW PUBLIC HEARINGS

215 Lexington Road – American Mile Historic District, to replace mailbox and install gutter with downspout

Chris Park presented the mailbox and gutters to the Commission. He explained that they need a second mailbox for their accessory dwelling unit and that it will be located atop a horizontal bracket and site next to the existing mailbox. Mr. Park explained that they are also looking to add a short section of gutter and a downspout on the side of the house. The Commission did not have any objections.

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

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

398 Main Street – Main Street Historic District, to install a playset

Ms. Flanagan recused herself as the applicant and Ms. Mast was made a voting member for this application.

Ms. Flanagan presented the application for an after-the-fact playset that is slightly visible over the top of the fence from Elm Street. Ms. Flanagan explained that this was due to a last minute design change in the playset due. The Commission had no objections.

The chair opened the meeting for public comment. Stephan Bader stated that he supports this application.

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

OTHER BUSINESS

Discussion 19 Main Street Banner

Jennifer Ubaldino presented the temporary banner for the 75th anniversary of the Concord Carlisle Community Chest. She explained that the banner is 8'x2' and they would like to hang it on the second story of the building for two weeks in May/June and then for the month of October.

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

Discussion: 70 Monument Street Trees

Mark Giddings presented the replacement of three trees along the side of the rectory at 70 Monument Street. He explained that they would like to plant three kwanzan cherry trees 24' apart along the driveway. Mr. Nobile stated that he had no concerns. Ms. Shumway stated that she thinks the trees will be gorgeous. Ms. Flanagan expressed concerns about the short lifespan of the trees and the small caliper at time of planting. Mr. Fiori stated that he would prefer maples, but is fine with the cherry trees. Ms. Mast stated that they will be beautiful. Mr. Moss expressed concerns about the scale of the trees and suggested adding a few elms in addition to the three cherry trees. Mr. Berrizbeitia stated that trees can always be replaced and added.

Mr. Nobile moved to approve the amendment to plan three cherry trees as presented. Ms. Flanagan seconded the motion. The motion passed (4-1) by a roll call vote with Mr. Fiori against.

Minutes:

Mr. Fiori moved to approve the minutes from the 4/19, 4/21 and 4/7 site visits as drafted and amended as discussed. Ms. Shumway seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

The Commission discussed in-person versus virtual meetings.

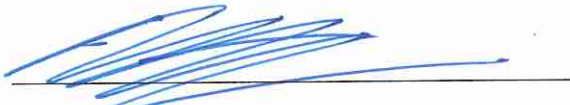
The meeting was adjourned at 8:20 P.M.

The next Historic District Commission meeting is scheduled for Thursday, May 19, 2022.

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

Respectfully submitted by:
Heather Gill
Senior Planner

Minutes Approved on: 5/19/2022



Abigail Flanagan, Secretary