



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, May 19, 2022**  
**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, May 19, 2022, at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 833 0545 8447 Meeting Password: 559357

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

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

Staff: Heather Gill, Senior Planner

Amy Tenebaum, Heidi Godbout, Darien Smith, Patrick McWhinney, Brigitte Senkler, Alek Adamson, Gregor McGregor, Lois Suarez, Karlen Reed, Michael Glick, Charles Rolando

Peter Nobile, acting as chair for tonight's meeting called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Nobile, Ms. Flanagan, Ms. Shumway, 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**

Charles Rolando, project architect, Alek Adamson, General Manager, and Michael Glick, Regional Manager of the Colonial Inn appeared before the Commission. Mr. Rolando presented the revised plans to the Commission, which included reducing the size and number of columns, moving the overhang two feet behind the front portico, and installing a new door and new window. Mr. Rolando also reviewed the lighting plan and the proposed light fixtures. Mr. Fiori stated that the plan was an improvement but suggested adding brackets to the top of the columns to match the portico and something to dress up the plain base as well. Ms. Flanagan stated that pulling the overhang back is an improvement, but she has concerns about the awkward placement of the columns on the salon overhang. Ms. Flanagan also expressed concerns about the roofline on the salon porch overhang and asked how many existing and new light fixtures there are. Mr. Rolando stated that they are adding two lanterns on either side of the portico and four lanterns on the salon porch. Ms. Flanagan stated that this is a large increase in impervious surface and that the site has lost a lot of green space. She stated that she would like to see more landscaping to soften all the new hardscaping. Mr. Moss stated that he is confused about the porch overhang and the columns as shown on the drawings and that he is concerned about the porch roof interfering with the corner pilaster on the building. Mr. Moss agrees that the column placement on the salon porch does not look right and believes that different light fixtures should be used on the salon porch. Mr. Moss also expressed concerns about the column placement in front of the window on the left most side of the main building porch. Ms. Mast agreed with her colleagues about the roofline, and the column style and placement. Ms. Shumway stated that she believes the columns on the main porch and the salon porch should match. Mr. Nobile echoed Mr. Moss's comments and stated that he thinks a more contemporary approach with a flat and simplified roofline may look better. Mr. Rolando stated that they can look at lowering the pitch and making changes to the columns as suggested. Mr. Nobile stated that he believes the salon door should not match the main door, and that the language should be different, although they could be the same color. Mr. Nobile agreed that the hanging lantern light fixtures do not make sense on the salon porch and that overall, the proposed changes need to be lighter.

The chair opened the meeting for public comments. Ms. Gill read a public comment email into the record:

Dear Heather --

I would like to express my support for the proposed enhancements to the Colonial Inn. I have seen the drawing, and I totally support giving the Inn a chance to make their outdoor seating usable in all weather.

The changes blend seamlessly into the total colonial design of the building; the outdoor dining area is probably the most beautiful one of all the Concord restaurants.

I'm sure that the HDC wants to support local businesses, especially the Colonial Inn, which is a significant presence in Monument Square. I have dined many times at their outdoor space.

As an aside, I recall when the Colonial Inn was applying to offer outdoor dining on the porch for the first time, and many townspeople opposed it, saying that it would cause too many accidents in Monument Square--why? Because drivers would be trying to see who was dining on the porch, and would end up crashing into each other! Obviously, that never materialized, and I'm sure that those who opposed it have now eaten there many times and enjoyed it--no accidents!!

Sincerely,  
Sandra R. Folk  
181 Lowell Road  
Concord, MA 01742

Lois Suarez of 34 Everett Street agreed that the rhythm is off in the design. Ms. Suarez asked about the level changes and the ADA accessibility of the new paths and porches. Brigitte Senkler of the North Bridge Inn stated that while they support the application for covered outdoor seating, the Inn has concerns about the increased seating which will lead to related parking concerns in the shared parking lot behind the building. Alek Adamson explained that they have leased parking spaces across the street at the church for employees, and they will now be required to park off-site. Heidi Godbout of the North Bridge Inn also expressed concerns about parking during functions at the Colonial Inn and asked about satellite parking for guests. Ms. Flanagan stated that parking concerns are outside of the jurisdiction of the HDC.

Ms. Flanagan made a motion to continue the public hearing to the July 7<sup>th</sup> meeting. Ms. Shumway 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**

Ms. Flanagan made a motion to continue the public hearing to the June 16<sup>th</sup> meeting as requested. Mr. Fiori seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

### **NEW PUBLIC HEARINGS**

#### **20 Lexington Road – American Mile Historic District, to construct a circular raised garden**

Mr. Nobile disclosed that he is a member of First Parish Church but has no financial interest in this project. Darien Smith from First Parish Church presented the raised garden around the existing Kopjafa. Ms. Smith explained that there will be a metal ring around the base of the post to protect it from water, a circular raised wall around the post of stacked Connecticut thin stone, with annuals planted inside of the wall and river rock around the outside. Ms. Smith showed the Commission photos of the existing Kopjafa and renderings of the proposed raised garden. Mr. Fiori stated that he had no issues with the proposed project. Ms. Flanagan stated that she had no objections. Mr. Moss questioned the proposed hardscaping and asked about drainage. Ms. Mast stated that this will be an improvement. Ms. Shumway stated that it looks like a lovely addition.

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

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

**15 Monument Street – North Bridge/Monument Square Historic District, to install seasonal guide ropes and a new mail slot**

Patrick McWhinney presented the proposed addition of the guide ropes for winter and the mail slot to the left of the front door. Mr. Fiori, Ms. Mast, and Ms. Flanagan had no objections. Mr. Moss said the project looked good. Ms. Shumway stated that it looked great.

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

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

**OTHER BUSINESS**

**Minutes:**

Mr. Fiori moved to approve the minutes from the April 7<sup>th</sup> and May 5<sup>th</sup> meetings as drafted. Ms. Mast seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote. The Commission asked that the March 16<sup>th</sup> and April 21<sup>st</sup> minutes are placed on the next meeting agenda.

**The meeting was adjourned at 8:50 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, June 2, 2022.

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

Respectfully submitted by:  
Heather Gill  
Senior Planner

Minutes Approved on: 6/16/22