



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, May 21, 2020
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 21, 2020 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 879 2364 4799 Meeting Password: 946427

Commission Members Present: Luis Berrizbeitia, Nea Glenn, Peter Nobile, Melinda Shumway, Paul Ware

Associate Members Present: Kate Chartener, Katharine Mast

Commission Members Absent: Abigail Flanagan

Staff: Heather Gill, Senior Planner

Also Present: Kathy Witback, for 48 Monument Square, Colonial Inn
Martha Paul, 330 Main Street
Patrick Toomey, 380 Lexington Road

Peter Nobile called the meeting to order at 7:03 P.M by a roll call vote. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Glenn, Mr. Nobile, Ms. Shumway, and Mr. Ware.

CONTINUED PUBLIC HEARINGS

48 Monument Square – North Bridge/Monument Square Historic District, to repaint the inn

Chair Nobile opened the hearing and reviewed the application. Kathy Witback appeared for the hearing in behalf of the owner over time. The Commission discussed how they had all viewed the paint sample on the side of the building. Ms. Glenn stated that in real life, the color is more intense than depicted in the rendering. Mr. Berrizbeitia stated that the yellow will fade a little, and that he thinks the color is appropriate. Mr. Berrizbeitia stated that he would also be in favor of a slightly lighter yellow color. Mr. Ware stated that the paint color is similar to his former house at 525 Lexington Road, and he thinks it is a beautiful, harmonious color. Ms. Shumway stated that she loves the color. Ms. Chartener stated that she viewed the proposed paint color sitting in different locations in Monument Square, and she thinks the color is appropriate for the era. Ms. Mast thinks the color in this context is appropriate.

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

Ms. Glenn moved to approve the application as submitted for the Bedford Village Inn Yellow, with white trim and black shutters to match the existing. 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: existing conditions photos, proposed rendering, color sample photo.

330 Main Street – Main Street Historic District, to relocate and replace existing fence and gate

Chair Nobile opened the hearing and reviewed the application. Martha Paul appeared for the hearing and presented the revised plan for the gate. Ms. Paul explained that they would also like to replace the gate on the opposite side of the house as well. Ms. Glenn stated that she was happy with the revisions to the gate and fence. Mr. Berrizbeitia stated that he thinks this is a good compromise and will fit in well with the

neighborhood. Mr. Ware asked if the gate and fence will be painted. Ms. Paul stated that it will be painted off-white to match the existing fence and the house. Ms. Shumway stated that the gate looks lovely and it is a nice compromise. Ms. Chartener stated that the gate is appropriate for the house and the neighborhood. Ms. Chartener asked if the arch on the gate will be on both gates. Ms. Paul stated that they had not decided that yet. Ms. Mast stated that the gate is harmonious and elegant. Mr. Nobile stated that he had no additional comments.

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

Ms. Glenn moved to approve the application of Martha Paul replace the fence and gate on either side of the house at 330 Main Street as revised; which the stipulation that the gate on the West side of the house can either have the arch to match or not. 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: existing conditions photos, revised fence/gate sketch.

NEW PUBLIC HEARINGS

380 Lexington Road – American Mile Historic District, to replace existing front steps and walkway

Mr. Berrizbeitia stated that he is an abutter to the property and recused himself from the hearing. Mr. Berrizbeitia stopped his video. Ms. Chartener was made a voting member for this application.

Chair Nobile opened the hearing and reviewed the application. Homeowner, Patrick Toomey presented the proposed application to the Commission. Mr. Toomey explained that the current walkway is 36” wide, and the proposed walkway is 4’ wide. Mr. Toomey explained that they would like to replace two granite steps, and that they may need a third step. He stated that there will be no railings and no exterior lighting as part of this project. Mr. Toomey explained that they will be changing the brick pattern to running bond. Ms. Glenn asked about the grout on the walkway. Mr. Toomey explained the grouting. Mr. Ware stated that he believes the grouting is more for stabilization and won’t be visible. Mr. Ware stated that he has no issues with the design. Ms. Shumway stated that the project sounds lovely. Ms. Chartener stated that this contractor does terrific work and is historically well-versed. Ms. Mast stated that the project looks great. Mr. Nobile stated that the walkway and steps will barely be visible from Lexington Road.

Chair Nobile opened the hearing for public comment. Mr. Berrizbeitia stated that the project will be an improvement over the existing conditions.

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

Documents used during public hearing: Existing Conditions photos, walkway sketch and material photos

Ms. Glenn moved to adjourn. Mr. Berrizbeitia seconded the motion. The motion passed (5-0).

The meeting was adjourned at 7:44 P.M.

The next Historic District Commission meeting is scheduled for Thursday, June 4, 2020.

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

Respectfully submitted by:
Heather Gill
Senior Planner

Minutes Approved on: 6/18/2020

Nea Glenn, Secretary