



# HISTORIC DISTRICTS COMMISSION

## Public Meeting Minutes

### Thursday, June 2, 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 via Zoom on Thursday, June 2, 2022, at 7:00 P.M.

Commission Members Present: Luis Berrizbeitia, Abigail Flanagan, Peter Nobile, Melinda Shumway, Paul Ware  
Associate Members Present: Dennis Fiori, Katherine Mast, Henry Moss  
Commission Members Absent: Kate Chartener  
Staff: Heather Carey, Administrative Assistant  
Hayleigh Walker, Administrative Assistant  
Marcia Rasmussen, Director of Planning and Land Management

Chair, Luis Berrizbeitia called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Flanagan, Mr. Moss, Mr. Nobile, Ms. Shumway, and Mr. Ware.

#### **NEW PUBLIC HEARINGS**

#### **440 Main Street - Main Street Historic District, to replace lattice around front porch, replace landscape timber retaining wall, and remove lantern**

Chair Berrizbeitia opened the hearing and requested an overview of the application.

Gregory King appeared for the hearing and gave an overview of the project beginning with removal of the lattice style skirting on the porch to be replaced with a more traditional quarter-inch vertical board skirting in black. The Chair asked if that was the only alteration to the skirting. Mr. King confirmed it was.

Mr. King then noted the lantern style light fixture to be removed and asked the Commission about what style of lighting would be acceptable, mentioning recessed lighting. Chair Berrizbeitia stated that a new application may be required for new lighting as only the lantern removal is mentioned in this application. Mr. King asked if the Commission had any preferences on style of lighting. Chair Berrizbeitia stated there are many factors when considering lighting and the Commission can provide guidance.

Mr. King then gave an overview of the proposed plan to replace the existing landscape timbers with a fieldstone retaining wall using photos as an example. Chair Berrizbeitia asked if the style of the wall in the photo what is is being proposed. Mr. King confirmed it was.

Mr. Ware stated he has no issue with lattice as it is historically appropriate or the lantern removal. He emphasized luminosity and "dark sky compliance" when it came to lighting and asked Mr. King to keep that in mind. Mr. Ware spoke in favor of the stone wall but asked if the coloring of rock in the picture provided represents what is intended. Mr. King said that the photo is what his mason supplied from previous projects. Mr. Ware asked if the field stone wall will be grey in color. Mr. King stated that the stones can be changed to a uniform color if necessary. Mr. Ware asked if the field stone retaining wall

would be visible from public way. Mr. King confirmed it would be. Mr. Ware reaffirmed the importance of the stone color.

Ms. Shumway spoke in favor of the recessed lighting and the proposed skirting but expressed concern about the lack of specifics on the stone wall.

Mr. Nobile spoke in favor of the proposed skirting and stated “dark sky compliance” wouldn’t be an issue with recessed lighting and stated he had nothing to add about the stone retaining wall.

Mr. Moss stated he agreed with Mr. Nobile about downlights and that any stone will be a welcome replacement to the timbers. Mr. Moss stated that he was concerned that the style of the stone wall shown in the photo and asked Mr. King to inquire with stone mason about a different style stone.

Ms. Mast spoke in favor of the lattice and the lighting and asked for more uniformity in the color and size of the stones in the proposed retaining wall.

Ms. Flanagan stated that she had no issue with recessed lights but asked Mr. King to note the number of lights proposed, the color and lumens when submitting an application in the future. Ms. Flanagan agreed with colleagues regarding the stone wall and reiterated the importance of consistency in color. She noted that replacing the timbers with stone is an improvement.

Mr. Fiori stated he had nothing further to add. Chair Berrizbeitia stated he didn’t have any additional comments aside from the stone used for the wall. He asked Ms. Carey if they could approve with a condition that the wall has uniformity in the color and size of the stone. Ms. Carey confirmed the Commission could do so.

Chair Berrizbeitia opened the hearing for public comments and there were none.

Mr. Ware moved to approve the replacement of the porch skirting, the removal of the lantern and replacement of timbers subject to the condition of uniformity in the size and color of the stones in the proposed fieldstone wall. Mr. Nobile seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used at public hearing: existing/historic condition and proposed example photos

### **363 Main Street - Main Street Historic District, to install a basketball hoop**

The Chair opened the hearing and reviewed the application.

Ms. Flanagan recused herself from this hearing as she is an abutter. Chair Berrizbeitia appointed Mr. Moss to vote in her place.

Kevin Obrien appeared on behalf of the property owners for the hearing and gave an overview of the project. Mr. Obrien reviewed the location of proposed basketball hoop and the proposed style, which is more modern: a 4x4 of black post and clear backstop with an orange rimmed hoop.

Mr. Fiori spoke in favor of the new hoop. Ms. Mast was pleased that the proposed location is tucked away. Mr. Moss asked if the hoop would be set into ground. Mr. Obrien confirmed it would be. Mr. Nobile and Ms. Shumway stated they were also happy with the proposed hoop. Mr. Ware and Chair Berrizbeitia had no further comments

Chair Berrizbeitia opened the hearing for public comments and there were none.

Mr. Nobile moved to approve the application of Kevin Obrien to install a basketball hoop at 363 Main Street as presented. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used at public hearing: existing condition and proposed example photo

### **615 Lowell Road - Barrett Farm Historic District, to construct a single-family dwelling and detached garage on a vacant lot (The applicant has requested a continuance without discussion to the 6/16 meeting.**

Chair Berrizbeitia opened the hearing and asked for a motion to continue the public hearing as requested by the Applicant.

Mr. Nobile moved to continue without discussion the construction of a single-family dwelling and detached garage on a vacant lot at 615 Lowell Road to the meeting of June 16, 2022. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

## **OTHER BUSINESS**

### **Discussion: Concord Academy - West Campus Project**

Don Kingman appeared before the Commission, gave a brief overview of the project and introduced Dave Chase, Tom Kearns and Courtney Borelli from DSK Architects and Planners. Ms. Borelli shared slides of the project. Mr. Kearns stated that the project focuses on the West Campus which is largely underdeveloped and therefore a zone of opportunity. This zone is characterized by parking lots, an existing tennis court and an underutilized playfield. There are also two historic buildings located on campus: Ides Cottage and 220 Main Street Barn, which serve as faculty housing.

Mr. Kearns gave an overview of the proposed work and its geography; including the construction of the proposed Centennial Arts Center (CAC), a redesigned academy garden, a new west lawn, the proposed Academy Village Common which would be framed by the relocated Ides Cottage and 220 Main Street Barn, a new pollinator meadow and reorganized parking with pervious pavers. Mr. Kearns stated that the west gate would be relocated to an existing curb cut near 242 Main Street. He noted the goals of simplification and improving habitat and bioretention. Mr. Kearns added that construction of the proposed CAC will create a similar footprint as the central block of the campus. An elevations overview of the proposed CAC building was shown as well as aerial views of the existing conditions.

Mr. Kearns then discussed the 3D model of the proposed CAC and emphasized the importance of bringing the west side of campus in line with other past improvements. He stated that there would be solar panels placed on the roof of the CAC which will not be seen from the street. Existing conditions and proposed views were shown from various points around campus. Mr. Kearns stated the goal to convert the 238 Main Street garage into faculty unit. The 242 Main Street Storage Barn will remain. Mr. Kingman gave an overview of the timing of the proposed work and stated the goal of 2025 for completion.

Chair Berrizbeitia emphasized importance of the academy and its role in Concord's past and future and noted the historic architecture in the front of the proposed CAC and the more modern rear view.

Ms. Shumway was impressed by the overview and spoke in favor of removing the soccer field. She noted that having closer faculty houses will be an asset.

Mr. Nobile agreed on the potential of the location with the caveat that the scale of the CAC may be an issue in the future.

Mr. Moss spoke in favor of the improvements and asked that the applicant consider adding more shade trees to the parking lot. Mr. Kingman stated they would explore the option of adding more shade trees. Mr. Moss asked for clarification on the design of the covered porch on the CAC and elevations. Mr. Kingman gave another overview of the covered porch and elevations. Mr. Moss stated he was pleased with the design and the new meadow.

Ms. Mast spoke in favor of the project and asked for more information about surface area scale. Mr. Kearns provided preliminary figures and stated that they are still working on scale. Ms. Mast had no further comments.

Ms. Flanagan was pleased with the project and praised DSK. Ms. Flanagan requested night renderings of the existing and proposed conditions from the view of Main Street and the Assabet River. Additionally, it would be nice to have a liaison for the project to get ahead of any future issues should they arise.

Mr. Fiori asked for the square footage of building compared to largest building on campus. Mr. Kingman provided the footprint of the gym as a comparison. Mr. Fiori expressed approval for the liaison and had

no further comments. Mr. Ware agreed with other Commissioners and had no further comments. Chair Berrizbeitia spoke in favor of the project.

### **Review and comments of HDC Rules and Regulations and Design Guidelines**

Chair Berrizbeitia initiated the overview of the matter and stated that he wasn't present for the previous meeting where the Colonial Inn was discussed but was pleased with level of collaboration that occurred. He noted that it should serve as a model for all future interactions with applicants and that it would be helpful for Commissioners to individually review the rules and regulations of the HDC and the design guidelines. Mr. Nobile suggested it would be important for commissioners to write down details of opinions before meeting as it can help provide clarity to applicants on the merits of their application.

Mr. Fiori asked to address comments made in an unrelated letter suggesting that the HDC may have stepped out of bounds in terms of its responsibilities. Ms. Rasmussen explained that such a discussion needed to be part of a different agenda since there had been no notice provided in this evening's agenda.

Chair Berrizbeitia explained that this agenda item was for general comments and stated the goal of a more formal relationship with the Historic Commission. He confirmed that any matters relating to the HDC's responsibilities will be part of a formal agenda. Mr. Fiori requested that the conversation take place soon so they can have a better understanding of the necessary review parameters to operate efficiently and accurately.

Mr. Moss asked Ms. Rasmussen if applicants request comments on projects prior to review by the Commission and how those are handled. Ms. Rasmussen stated that the Planning Division staff provides what is available in terms of the HDC guidelines, the Secretary of the Interior's guidelines, and what is appropriate in different areas of town. Town staff provide various levels of information and comments to applicants, depending on what is proposed. Mr. Moss stated he found that reassuring.

Mr. Ware stated that a rational discussion of parameters is needed. Ms. Rasmussen stated that Town Counsel will be available to Commission Members at the June 16<sup>th</sup> hearing. Chair Berrizbeitia stated that town leadership has been working together for a solution to concerns raised.

Mr. Ware raised an informal motion to thank Heather Gill for all her hard work for the Commission and the Town of Concord. Chair Berrizbeitia and Ms. Mast seconded the motion. Ms. Flanagan stated she would circulate a "Thank You" card that members can sign.

### **Approval of Minutes**

1. Minutes from the 3/16/2022 Historic Districts Commission Meeting

Mr. Nobile moved to approve the minutes from the March 16, 2022 meeting as submitted. Mr. Ware seconded the motion. The motion passed (5-0) by roll call vote.

2. Minutes from the 4/21/2022 Historic Districts Commission Meeting

Mr. Nobile moved to approve the minutes from the April 21, 2022 meeting as amended. Mr. Ware seconded the motion. The motion passed (5-0) by roll call vote.

### **The meeting was adjourned at 8:28 p.m.**

The next Historic District Commission meeting is scheduled for Thursday, June 16, 2022

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

Respectfully submitted by:

Hayleigh Walker  
Administrative Assistant

Minutes Approved on: 6/16/22