



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, June 3, 2021**  
**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, June 3, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 893 7016 7665 Meeting Password: 080214

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

Associate Members Present: Dennis Fiori, Abigail Flanagan, Katharine Mast

Commission Members Absent: Luis Berrizbeitia, Kate Chartener

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

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

**CONTINUED PUBLIC HEARINGS**

**1 Sudbury Road - Main Street Historic District, to renovate existing building including replacement windows, new paint, and removal of skylights, and to construct new a family room, screened porch, 2-car garage, and mudroom additions, new lighting and gutters, new driveway, stone wall, pathway, greenhouse, fencing, and terrace with associated grading**

Peter re-opened the public hearing and reviewed the application. Mike Finch with Jacob Lilley Architects appeared for the hearing and gave an overview of updates made to the drawings including an area behind the garage, changes to the mudroom walls, new wall sconces, and adding glass to the front entry doors. Mr. Finch presented a rendering of proposed stone wall at front of property. Ms. Flanagan stated that overall the project is fantastic but had some issues knowing its prominent location. She questioned the material of the driveway and guest parking. Tom Lee, the landscape architect for the project stated that the driveway will consist of asphalt with chip seal coating and a granite edging that will extend the length of the driveway. The guest parking area will use the same granite curbing but will be laid flat. Ms. Flanagan questioned the size difference between the existing and proposed driveway. Mr. Lee confirmed that the driveway will have the same width but that the parking area will be partially taken up by the addition reducing its current size. Mr. Lee noted that the new stone path at the front of the property would likely be stone but were unsure of what type yet. Ms. Flanagan asked about the proposed dog enclosure. Mr. Lee explained that the enclosure would consist of a wood post with a mesh fence that would be situated fully behind the garage. Ms. Flanagan commented that the proposed greenhouse in very rear would be visible and requested to see drawings and plans if they are intending to move forward with that. She also commented that she was concerned with the proposed retaining wall and stone wall because they are very modern do not adhere to the guidelines for the size and shape of the stones. She also noted that there are not many stone walls in the Main Street Historic District and when there are, they are typically a granite base with iron or wood pickets. Ms. Mast agreed and noted that she was happy with the changes to the mudroom structure and although the stone wall is attractive it was not appropriate for this property. Ms. Glenn stated that this was a fantastic project and the garage connector changes are appropriate in terms of size, scale, and massing. She commented that the stone wall was not appropriate given the length and location and would prefer to keep the front doors as is. Ms. Glenn noted that it made sense to remove the large pine and Norway maple trees but was concerned about the visibility of the retaining wall and 4 ft grade change at the back of the house knowing that a lot of trees will be removed to make a driveway in the abutting lot. Ms. Shumway commented that

the front door without glass is more in keeping with the house and would prefer to keep the original doors as is. She also stated that the stone wall is not appropriate and would like to see a rendering of the stone wall from a different perspective. Mr. Fiori noted that this was a great project but needed to know more about whether the windows were original and agreed that the door should be left as is. He commented that they could leave the privet hedge and give it more structure by adding a gate to the middle which was appropriate during the Victorian era. Mr. Ware commented that he understood the need for lighting in an older home and was supportive of the addition of glass in the front doors. The Commission discussed the proposed paint colors and replacement of original windows.

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

Chair Nobile commented that he didn't have a strong opinion on adding windows to the front doors but stated that he would like to see the doors left unpainted. Chair Nobile asked the applicant for comments on the stone wall and doors. Mr. Lee commented that he would like to discuss the stone wall with the owners. Mr. Finch stated that the owners would like to have glass on the doors and would prefer to paint them but would also be open to keeping a natural finish. Ms. Flanagan stated that the Commission would like to see a rendering of the house with the retaining wall and grade change, alternatives for the stone wall, and plans for the greenhouse if the Applicant wanted it to be considered with this application. She asked that they submit any external mechanical equipment that may be visible. Ms. Glenn requested that the rendering for the right side of the property be shown from the corner of the original lot. Chair Nobile stated that he liked the idea that the stone wall opened up the view to the house but wanted to see another iteration.

Ms. Flanagan moved to continue the application of Su-en Wong and Liam Paskvan to renovate existing building including replacement windows, new paint, and removal of skylights, and to construct new a family room, screened porch, 2-car garage, and mudroom additions, new lighting and gutters, new driveway, stone wall, pathway, greenhouse, fencing, and terrace with associated grading at 1 Sudbury Road to the June 17, 2021 meeting. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Renderings, floor plans

## **NEW PUBLIC HEARINGS**

### **29 Main Street – Main Street Historic District, to replace windows**

Chair Nobile opened the hearing and reviewed the application. Senior Planner Gill presented the application to replace the plate glass at the front of the building. Chair Nobile questioned whether there would be seams in the glass on either side of the window. Senior Planner Gill did not have the answer and also questioned whether they were proposing to remove the wood trim. All Commission Members agreed that they needed more information to decide.

Ms. Flanagan moved to continue the application of Concord Square Trust to replace windows at 29 Main Street to the June 17, 2021 meeting. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Renderings, window examples, photos

### **10 Walden St – Main Street Historic District, to install signage and repaint doors**

Chair Nobile opened the hearing and reviewed the application. Billy Crosby of Crosby Design appeared for the hearing. He explained that the Applicant is proposing to install a blade sign next to the coffee shop sign on the front of the building. He noted that the building owner is planning to fix the header on the building and the applicant will come back when that is complete to apply for a wall sign. Mr. Crosby explained that they will be using the existing 2' x 3' sign from their previous location. He also noted that

they are proposing to change the door color to red. All Commission Members were in favor of the proposed sign and paint color changes.

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

Ms. Flanagan moved to approve the application of Crosby Design Inc., to install a new blade sign and repaint doors at 10 Walden Street with the condition that the wall sign will be submitted for review in the future. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photo rendering.

### **91 Main St – Main Street Historic District, to install signage**

Chair Nobile opened the hearing and reviewed the application. Billy Crosby of Crosby Design appeared for the hearing. Mr. Crosby explained that they are proposing to install a 2' x 3' blade sign and a directory sign. Ms. Flanagan stated that she didn't have any issues with the blade sign but would like to see the size and lettering of the wall sign. Ms. Mast agreed that she would like to see the directory sign consistent with the other slats. Ms. Shumway, Mr. Fiori and Mr. Ware agreed. Mr. Crosby showed a rendering of the proposed directory sign which included red lettering and a logo in addition to a list of business services. Ms. Flanagan commented that she was amenable to including the logo but that the size and color of the font would need to be consistent with the other signs.

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

The Commission agreed that they would need to see an updated rendering of the directory sign.

Ms. Flanagan moved to continue the application of Crosby Design Inc., to install signage at 91 Main Street to the June 17, 2021 meeting. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photo renderings

### **207 Main Street – Main Street Historic District, to remove, alter, and replace stairways and handrails, replace brick walkway, replace steps, and to install concrete sidewalk from Academy Lane to Belknap Street**

Chair Nobile opened the hearing and reviewed the application. Don Kingman with Concord Academy appeared for the hearing. He explained that this building is the admissions office which has about 2,000 visitors a year. He noted that the sidewalk does not get any sun and is treacherous during the winter months because the snow is impossible to clear from the stone dust path. He also explained that they are proposing to remove a dangerous set of stairs that are not ADA compliant and connect the sidewalk to the street where there is no pedestrian crosswalk. Mr. Kingman commented that they are also proposing to remove the existing handrail the house and reinstall two railings, replace the existing brick walkway and remove some excess asphalt from the driveway. He noted that they discussed the plan to replace the sidewalk with Concord Public Works and the one direct abutter. Ms. Flanagan stated that she had no objection to the plan and agreed that it is impassable during the winter months. Ms. Mast noted that she had no objections the new brick walkway and the symmetrical railings will look good. Ms. Glenn commented that she doesn't like the concrete but agreed it is necessary and was in favor of removing the stairs to the street. Ms. Shumway stated the new sidewalk will be a gift to the entire town.

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

Ms. Flanagan moved to approve the application of Concord Academy to remove, alter, and replace stairways and handrails, replace brick walkway, replace steps, and to install concrete sidewalk from Academy Lane to Belknap Street at 207 Main Street as submitted. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photo renderings

**OTHER BUSINESS**

70 Monument Square Certificate Amendment – Chair Nobile acknowledged their site visit earlier in the day. Mr. Giddings reviewed the items for discussion including the removal of 3 trees and the prefinished hardy board and trim colors. All Commissioners agreed that they were in favor of the proposed hardy board. Ms. Flanagan stated that it was reasonable to remove the trees but there needs to be more than one 4-inch caliper maple tree planted in their place. Ms. Mast commented that it is a safety issue but there is a also an opportunity to plant more than one tree to create a nice screening. Ms. Glenn asked to see the proposed site plan and pointed out two light poles that they need to screen from Bell Park. She commented that she would prefer to see a grouping of smaller trees including evergreens and the sugar maples to screen. Mr. Fiori agreed. Mr. Ware asked whether the Commission should be discussing the type of trees to be planted. Ms. Flanagan stated that these pine trees were included in the original Certificate for screening purposes and that they need to ensure that additional screening is planted to replace them.

Ms. Flanagan moved to approve the amendment for the hardy board siding and trim and the removal of 3 additional pine trees with the condition that the applicant return with a landscape plan subject to the approval of the Commission. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

15 Monument Street Certificate Amendment – Billy Crosby with Crosby Design appeared for the discussion. He explained that once the bracket was created for the approved sign, they determined that it was too large for the sign bracket and are proposing to reduce the size of the blade sign from 45” x 45” to 41.5” x 41.5”. All Commission Members agreed that the reduced size was appropriate and are always in favor of smaller signs.

Ms. Flanagan moved to approve the Certificate amendment of Patrick McWhinney to reduce the size of the blade sign to 41.5” x 41.5” at 15 Monument Street. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Main Street Historic District Expansion – Chair Nobile commented that Town Meeting is in two weeks and Ms. Gill explained that the Warrant Article has been place on the consent agenda.

**The meeting was adjourned at 8:42 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, June 17, 2021.

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

Respectfully submitted by:  
Heather Carey  
Administrative Assistant

Minutes Approved on: 6/17/21

---

Nea Glenn, Secretary