



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, June 4, 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, June 4, 2020 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 825 0101 4361 Meeting Password: 798505

Commission Members Present: Luis Berrizbeitia, Nea Glenn, Peter Nobile
Associate Members Present: Abigail Flanagan, Katharine Mast
Commission Members Absent: Kate Chartener, Melinda Shumway, Paul Ware

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

Also Present:

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

NEW PUBLIC HEARINGS

6 Lexington Road – American Mile Historic District, to repair chimney and install chimney cap

Chair Nobile opened the hearing and reviewed the application. Chair Nobile and Ms. Mast stated for the record that they were Members of the First Parish. Roselyn Romberg appeared for the hearing on behalf of the First Parish Trustees. She explained that the chimney on Wrights Tavern was repointed last summer and it was recommended at that time to install a chimney cap to prevent further decay of the original chimney. They are proposing to install a small chimney cap painted matte black. Mr. Berrizbeitia commented that chimney caps are unavoidable and did not have any objections. Ms. Flanagan agreed that it was important to preserve the chimney. Ms. Glenn also agreed and requested that they cap be painted flat black to minimize its appearance. Ms. Mast also agreed that it was consistent with caps that had been approved in the past.

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

Ms. Glenn moved to approve the application of Roselyn Romberg on behalf of First Parish Trustees, to repair chimney and install chimney cap at 6 Lexington Road at submitted with the condition that the cap is painted a matte black. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Existing conditions photos, proposed chimney cap

51 Walden Street –Main Street Historic District, to replace front steps, landing, and railings, install new railing, and repave walkway.

Chair Nobile opened the hearing and reviewed the application. Carole Wayland of 51 Walden Inc. and the architect, Holly Cratsley appeared for the hearing. Ms. Wayland explained that they are looking to replace the existing wood stairs and railing with wood stairs and wrought iron railing which would also include a middle rail. Ms. Cratsley explained that building code requires them to raise the top landing so that it is level with the front door and that will require them to add a riser to the stairway. She explained that the

wrought iron railing is like many railings in the center of town. Chair Nobile asked how the railings would be installed. Ms. Cratsley explained that the existing stairs are beyond repair and will be removed entirely and the railings will be cast in concrete under the wood steps. Chair Nobile questioned the brick pavement. Ms. Cratsley explained that the brick was chosen to match the pavement under the benches on either side of the door. Mr. Berrizbeitia spoke in favor and thought that the project would enhance the building. Ms. Glenn agreed and felt that most of the work is repair and code driven and liked the added brick section to match the existing. Ms. Mast spoke in favor and thought it was a timely and nice improvement. Ms. Flanagan and Chair Nobile were in favor.

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

Mr. Glenn moved to approve the application of 51 Walden Inc., to replace front steps, landing, and railings, install new railing, and repave walkway at 51 Walden Street as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Existing conditions photos, proposed rendering,

OTHER BUSINESS

325 Main Street – Temporary Storage Pod

Mark Carbeau, the new owner of 325 Main Street appeared for the meeting and explained that they are using feedback from a previous meeting discuss to prepare plans for a future application. He explained that they are looking to move into the house and would like to have a storage pod on the property for the next nine months or so to store excess items from their home while they are under renovation. The pod would be located off the end of the driveway back beside the barn and would be viewable from Cottage Lane. The Senior Planner explained that the Historic District Guidelines do not include any provisions for temporary storage units. Mr. Berrizbeitia stated that he was in favor of limiting it to nine months. Ms. Flanagan stated that there have been many storage units along Main Street that have not been formally approved and appreciated that the homeowner came before the Commission for approval.

Ms. Glenn Moved to approve a temporary Certificate of Appropriateness at 325 Main Street for a temporary storage pod to be installed at the rear of the driveway past the barn for a total of 9 months from June 12, 2020. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Approval of Minutes

Documents:

1. *Minutes from 1/16/2020 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to approve the minutes from the January 16, 2020 meeting as submitted. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

2. *Minutes from 3/5/2020 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to continue the minutes from the March 5, 2020 meeting. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

3. *Minutes from 3/19/2020 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to approve the minutes from the March 19, 2020 meeting as submitted. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

4. *Minutes from 4/2/2020 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to approve the minutes from the April 2, 2020 meeting as submitted. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

5. *Minutes from 4/16/2020 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to continue the minutes from the April 16, 2020 meeting. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

6. *Minutes from 5/7/2020 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to continue the minutes from the May 7, 2020 meeting. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

OTHER BUSINESS – Kate Hanley, the Town of Concord’s Sustainability Director introduced Abigail Ahern who has been hired as a summer intern and will be doing research on sustainability and best practices for older homes.

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

The meeting was adjourned at 7:36 P.M.

The next Historic District Commission meeting is scheduled for Thursday, June 18, 2020.

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

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 6/18/2020

Nea Glenn, Secretary