



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, June 17, 2021**  
**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, June 17, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 817 4022 9429 Meeting Password: 863341

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

Associate Members Present: Kate Chartner, Abigail Flanagan, Katharine Mast

Commission Members Absent: Dennis Fiori

Staff: Heather Gill, Senior Planner

Peter Nobile called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Berrizbeitia, 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 the removal of the family room addition, more details on the greenhouse, landscaping changes and details on the window replacement. Mr. Finch showed photographs of the existing windows and the reasons why they would like to replace the windows instead of attempting to restore them. Landscape architect Tom Lee reviewed the updates to the landscaping plan, which include details on the dog fence area, and the change from the stone wall in the front to a 30" high granite post and wood fence. Mr. Nobile asked about the front door. Mr. Finch stated that they are still requesting to add glass panels to the door, but have agreed to leave the door wood instead of painting it. Ms. Glenn thanked the applicants for addressing the Commission's issues and stated that she is delighted with the fence, fine with the greenhouse, grateful for the screening showed in the rendering, but stated that it is not shown on the actual landscape plans, and that she is struggling with the window replacement. Ms. Flanagan addressed her concerns about replacing the windows. Mr. Ware stated that he supports the owner's right to replace with more modern energy efficient windows as long as they will look the same as the existing windows. Mr. Berrizbeitia stated that he would like to see more details on the proposed replacement windows and otherwise has no objections to the project. Mr. Nobile stated that the existing windows have huge heavy sashes that can pose a safety concern with younger children. Ms. Shumway stated that they hit it out of the park with this project, but she is not thrilled with adding glass to the front doors. Ms. Mast stated that she is happy that the door will remain unpainted, and that she is fine with everything except the windows. Ms. Mast stated that she agreed with Ms. Flanagan about the windows. Ms. Chartner stated that typically the pickets on a fence in the district are painted and wanted clarification if they would be painted or unpainted. Ms. Lee stated that they would like them to be unpainted and allow to weather. Mr. Lee stated that they believe white would pop too much against the house. Ms. Flanagan stated that she like the pickets unpainted, and believes that will be more subdued and also less maintenance. Mr. Nobile stated that he is leaning towards leaving the window replacement up to the discretion of the homeowners, and warned them that Marvin windows will not last them 100 years like the current windows. Mr. Nobile opened the meeting up to public comment. Jeff Adams spoke about

window replacement and historic windows. Mr. Nobile summarized the discussion. Ms. Glenn stated that she would like to see specs on the greenhouse. Mr. Nobile stated that he would like measured drawings on the proposed fence.

Mr. Berrizbeitia moved to approve the application for 1 Sudbury Road 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 as submitted. With the condition that the greenhouse specs and the fence details are submitted for administrative approval. Ms. Glenn amended the motion to remove the family room addition as shown on the most recent revised drawings. Ms. Glenn seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Renderings, floor plans

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

Mr. Berrizbeitia moved to accept the withdrawal request for 29 Main Street. Ms. Shumway seconded and all others voted in favor. The motion passed (5-0) by a roll call vote.

### **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 presented the revised directory wall sign and stated that he removed the color and made it black and white to match the other directory signs. Ms. Glenn asked for clarification on the sign that has already been installed. Mr. Crosby stated that this sign will replace that sign. No other commissioners had objections. Chair Nobile opened the hearing for public comment and there was none.

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

## **NEW PUBLIC HEARINGS**

### **24 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. He explained that the Applicant is proposing a flat wall sign and a blade sign to replace the existing signage. Mr. Crosby explained that they will be moving the signs over from the existing spot so that there is room for a sign for an additional shop in the future if needed. Mr. Crosby reviewed the size of the signs, the colors and the font. Ms. Flanagan stated that the guidelines prohibit web addresses and phone numbers from signs, so the web address on the awning cannot remain. Ms. Gill stated that the original application and legal ad did not include the awnings, so the owner will need to submit a separate application for the awnings. All of the other commissioners were okay with the project.

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

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

Documents used during public hearing: Photo rendering.

### **100 Keyes Road – Main Street Historic District, to repaint building**

Chair Nobile opened the hearing and reviewed the application. Deirdre Leopold and Mandy (last name unknown) appeared before the commission. Ms. Leopold summarized the repainting of the building and explained how they decided on the proposed colors. Mr. Nobile stated that it would be helpful to see a

rendering of the building with the new colors. Ms. Glenn stated that she is in favor of the new colors and does not have an issue with allowing owners to paint whichever colors because it is not a permanent change. Ms. Shumway did not have an issue with the project. Mr. Ware stated that he would like to see a rendering with the new colors. No other commissioners had objections to the project. The Commission asked the applicant to paint a mock up on the building so that they can see the new colors. The Commission asked the applicant to let them know when it is painted so that they can go by and see it in person prior to the next meeting.

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

Mr. Ware moved to continue the application to the meeting on July 1, 2021. Ms. Glenn seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photos and paint chips

### **165 Barretts Mill Road – Barretts Farm Historic District, to replace roofing and install solar panels**

Chair Nobile opened the hearing and reviewed the application. Homeowner Susan Tucker presented the proposed project to the Commission. She explained that they have existing solar panels for their hot water tank and now they would like to add more panels after receiving a mailing from the town about it. Ms. Tucker explained how the house is oriented and that the panels will not be visible from the street. Raphaela (last name unknown) from the solar company showed the commission photos of the solar panels on another house as an example of what it will look like. Ms. Chartner stated that she has no issues with the project. Ms. Mast stated that she has no objections because they won't be highly visible. Ms. Flanagan stated that she would like to do a site visit. Mr. Luis agreed with a site visit, but didn't believe they will be visible. Mr. Ware stated that he knows the "front" of the house is not visible from the street, but he still has some concerns about the entire "front" roof having solar panels on it. Ms. Shumway stated that as long as they are not visible from the road she is okay with it. Ms. Glenn stated that the river is also a public way and that they need to do a site visit. The Commission scheduled a site visit for 8:00am on July 1<sup>st</sup>.

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

Mr. Ware moved to continue the application to the meeting on July 1, 2021. Ms. Glenn seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photos, plans and specs on solar panels

### **51 Walden Street – Main Street Historic District, to install ventilation, air conditioning and related equipment**

Chair Nobile opened the hearing and reviewed the application. Carole Wayland, Director of 51 Walden provided a brief history of the building and the need for air conditioning. Holly Cratsley presented the plans for the fan on the roof with a shingled wing wall, and two or three condensers screened by a trellis fence. Ms. Cratsley explained that the fence has to be close to the units because of their lot lines, and therefore needs to be able to provide air flow to the units. Ms. Glenn asked what was to the right of the building. Ms. Cratsley stated that it is the brick building that used to be a bank, but is currently for sale. Mr. Ware suggested landscaping along the fence to help buffer it. Ms. Cratsley stated that the path/land adjacent is owned by First Parish and that they do plan on asking for permission to plant along it and maintain the plantings. Mr. Berrizbeitia reminded the applicant that the fence must cover the equipment entirely. Ms. Flanagan asked if the fence returns to the building. Ms. Cratsley stated that it would. Ms. Mast suggested an evergreen shrub or climbing vine to help buffer the fencing. Ms. Chartner agrees with Mr. Berrizbeitia about making sure the fence is large enough to actually screen the units. Ms. Cratsley stated that she would like more time to refine the application.

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

Ms. Glenn moved to continue the application to the meeting on July 1, 2021. Mr. Ware seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photos and renderings

**OTHER BUSINESS**

**445 Lowell Road Discussion**

Homeowner Rick Feldt explained that his chimneys need to be replaced before they fall down and cause more damage to his roof. He stated that the chimneys are non-operational and that he received a quote to replace the chimneys for \$25,000. Mr. Feldt explained that he would like to remove the chimneys and not replace them, as they are not operational and it would be cost prohibitive to rebuild the chimneys. Mr. Feldt provided photos of the house that show the chimneys are not highly visible from the public way. Mr. Ware asked what would replace the chimneys. Mr. Feldt stated that the building inspector stated that he would just need a small roof vent pipe. Mr. Berrizbeitia stated that chimneys are important to a structure. Ms. Glenn recused herself as a neighbor. Ms. Shumway stated that the chimneys are not very visible. Ms. Flanagan stated that she is sensitive to their position and understands firsthand the cost of replacing historic chimneys. Ms. Flanagan stated that she would be willing to consider the application, but would need to review it further and conduct a site visit. The applicant agreed to submit a formal application.

Main Street Historic District Expansion – Chair Nobile stated that Town Meeting approved the warrant article on the consent calendar.

Jennie Dugan Acres Historic District – No update

Minutes- Ms. Glenn stated that she submitted her drafts with minor amendments. Mr. Ware moved to approve the minutes from May 20<sup>th</sup> and June 3<sup>rd</sup> as amended. Ms. Glenn seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

**The meeting was adjourned at 9:31 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, July 1, 2021.

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

Respectfully submitted by:  
Heather Gill  
Senior Planner

Minutes Approved on: 7/15/21

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Nea Glenn, Secretary