



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, July 1, 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, July 1, 2021, at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 880 4120 9855 Meeting Password: 79076

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

Associate Members Present: Kate Chartener, Abigail Flanagan

Commission Members Absent: Dennis Fiori, Katharine Mast, Paul Ware

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 Mr. Berrizbeitia, Ms. Glenn, Mr. Nobile, Ms. Shumway, and Ms. Flanagan.

CONTINUED PUBLIC HEARINGS

Monument Square – North Bridge/Monument Square Historic District, to install bronze plaque to honor George W. Dugan

Chair Nobile opened the hearing and reviewed the application. Tish Hopkins with Concord Public Works gave a quick overview of the project and explained that the Town Manager has tasked the Select Board with creating a War Memorial Committee to review whether George W. Dugan and others could be added to the plaque. Mr. Berrizbeitia reiterated that he was strongly opposed to adding Mr. Dugan's name to the existing plaque and that he should be honored separately to promote the awareness that he was treated differently than other Concord Citizens at that time. The Board discussed continuing the application and agreed to continue to the November 4th meeting.

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

Ms. Flanagan moved to continue the application of Town of Concord to install bronze plaque to honor George W. Dugan at Monument Square to the November 4, 2021 meeting. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photos

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

Chair Nobile opened the hearing and explained that the Applicant had painted a mockup on the building for the Commission to review. The Commission reviewed photos of the paint mockup and agreed that proposed colors were appropriate.

Chair Nobile opened the hearing for public comment.

Kathryn & Gregory Aeder of 100 Keyes Road commented that the Milldam Square Condo owners were not consulted about the proposed painting of the building. Mandy Young, speaking on behalf of the condo association explained the HDC approval was just one step in the process.

Ms. Flanagan moved to approve the application of Milldam Condo Association to repaint building at 100 Keyes Road as submitted. Ms. Glenn seconded the motion and the motion passed (4-0) by a roll call vote with Mr. Nobile abstaining from the vote.

Documents used during public hearing: Mockup Photos

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

Chair Nobile opened the hearing and explained that the Commission had reviewed the site that morning. The Commission agreed that the proposed solar panels could not be seen from a public way and did not have any objection to the application as submitted.

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

Ms. Flanagan moved to approve the application of Susan C. Tucker to replace roofing and install solar panels at 165 Barretts Mill Road as submitted. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photos, rooftop solar plan

Carole Wayland – Main Street Historic District, to install ventilation, air conditioning and related equipment

Chair Nobile opened the hearing and explained that the applicant had requested to continue without discussion to the next meeting.

Ms. Flanagan moved to continue the application of Carole Wayland to install ventilation, air conditioning and related equipment at 51 Walden Street to the July 15th meeting. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: none

NEW PUBLIC HEARINGS

100 Keyes Road – Main Street Historic District, to replace existing plywood panel with window

Chair Nobile opened the hearing and reviewed the application. The owner, Eleanor Allen appeared for the hearing and explained that she is looking to replace the plywood panel on the right side of her balcony with a window. Commission members agreed that this change was consistent with the guidelines and had been approved on many past applications.

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

Ms. Flanagan moved to approve the application of Eleanor Allen to replace existing plywood panel with window at 100 Keyes Road as submitted. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Existing Photo, Proposed Rendering

67 Bow Street – North Bridge/Monument Square Historic District, to repaint house

Chair Nobile opened the hearing and reviewed the application. Senior Planner Gill presented the application to repaint the body of the house Manchester Tan, the trim Ancient Ivory, and the doors and shutters Vale

Mist, all colors by Benjamin Moore. Chair Nobile clarified that they are essentially looking to change the house from a gray to tan color. Commission Members agreed that the proposed paint colors were appropriate. Ms. Glenn noted that the door and trim paint should not have a high gloss finish.

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

Ms. Flanagan moved to continue the application of Masha Doohovskoy to repaint house at 67 Bow Street with the condition that trim and door paint will not be high gloss. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Paint color swatches, existing house photos

155 Monument Street – North Bridge/Monument Square Historic District, to construct a new one-story detached garage structure with site improvements including paving and walkway

Chair Nobile opened the hearing and reviewed the application. The owner, Martha Collins Gray appeared for the hearing. She commented that they had previously applied for a 1-car garage and bike shed which was determined to be out of scale and not appropriate for the neighborhood. She explained that her architect addressed the massing issues by removing the second floor. The proposed garage will incorporate the historic details that have been approved on the bungalow including the deep overhanging rafters, front door and garage door, Marvin true divided lite windows, window trim, cedar siding, roof shingles, and lighting. Ms. Collins Gray also noted that they are proposing to remove the walkway from the front door leading to Monument Street and add a slight curve to the driveway which will be repaved with asphalt and a chip seal coating. Chair Nobile asked if there was an increase in hardscaping. Ms. Collins Gray explained that there is a reduction in pavement by removing the walkway and reducing the length of the driveway in front of the garage.

Chair Nobile asked for comments from the Commission. Mr. Berrizbeitia stated that the proposed plan included good design elements like the curve of the driveway and was looking forward to a site visit. Ms. Chartener stated that she had no objections at this time and was also looking forward to the site visit. Ms. Glenn stated that the proposed plan appears to be appropriate, and the massing is more in line with what they had requested in the last application. She liked the way they tucked part of the building behind the bungalow and the curve of the driveway. Ms. Flanagan commented that the application is in keeping with the guidelines, the building is subservient to the main structure, and the architecture is appropriate. She also noted that the driveway and walkway are improvements and that the Commission always likes to see a reduction in impervious services. Ms. Shumway stated that she was in favor of this design and asked how many windows were being proposed. Ms. Collins Gray confirmed that there are two windows, one at the front and one on the bike shed.

Chair Nobile opened the hearing for public comment.

Srinath Tupil of 20 Lang Street spoke in favor of the project.

Ms. Flanagan moved to approve the application of Martha Collins Gray to construct a new one-story detached garage structure with site improvements including paving and walkway at 155 Monument Street to the July 15, 2021 meeting with a site visit at 8:00 am that same morning. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Elevations, Site plan

OTHER BUSINESS

The Commission discussed the need for new Members to complete the full roster.

The meeting was adjourned at 7:52 P.M.

The next Historic District Commission meeting is scheduled for Thursday, July 15, 2021.

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

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 9/2/21

Nea Glenn, Secretary