



HISTORIC DISTRICTS COMMISSION

Public Meeting Minutes

Thursday, July 21, 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, July 21, 2022, at 7:00 P.M.

Commission Members Present: Luis Berrizbeitia, Abigail Flanagan, Peter Nobile, Melinda Shumway, Paul Ware
Associate Members Present: Kate Chartener, Henry Moss
Associate Members Absent: Dennis Fiori, Katherine Mast
Staff: Ann Clifford, Senior Planner

Chair Luis Berrizbeitia called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Flanagan, Mr. Nobile, Ms. Shumway, Mr. Ware and for one item only, Ms. Chartener. For the first public hearing, Chair Berrizbeitia recused himself and appointed Vice Chair Mr. Nobile as temporary Chair and Ms. Chartener as a temporary voting member.

NEW PUBLIC HEARINGS

410 Lexington Road – American Mile Historic District, to replace mailbox stand

The applicant, Luis Berrizbeitia, presented the application to replace the existing 4' X 4' temporary wooden mailbox stand with a 6' X 6' stand, painted BM HC-187 Black Forest Green, to match the doors of the house. There was some discussion and no public comments.

Ms. Flanagan moved to approve the application of Luis Berrizbeitia to replace a mailbox stand at 410 Lexington Road as presented. Ms. Chartener seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used at public hearing: a) photograph of existing conditions; b) photographic mock up of proposed post; c) paint chip of Benjamin Moore's "Black Forest Green" (HC-187)

44 Main Street – Main Street Historic District, to hang a new 30" X 40" oval business sign on an existing bracket

Luis Berrizbeitia resumed his role as Chair and Jessica Goranson presented her application to install an oval double-sided sign with both carved and raised elements on an existing bracket. She has been at on the second floor of 44 Main Street, above the Main Street Café for about two years.

Mr. Ware commented on the 40" width of the sign, believing that 36" was the maximum, as well as what he saw as the non-traditional aesthetics of the sign. Ms. Flanagan did not take issue with the aesthetics, which were in keeping with branding of business, but also was concerned about the size. In 2018 the commission approved a 23.25-inch by 30-inch sign for the preceding business at this location, Crafted Creative Studios. She would like to see a proportional reduction in size, since 30" is maximum size that the commission approved on this bracket in this location previously. Mr. Nobile concurred that he would like to see the size reduced by about 25%, and this became the consensus. Mr. Moss also noted that the sign will not be lit at night.

Mr. Nobile moved to approve the application of sign at 44 Main St. as presented with a maximum horizontal dimension of about 30". Seconded by Ms. Shumway. The motion passed (5-0) by a roll call vote.

Documents used at public hearing:

- a) Graphic design and specifications; b) photographic mock-ups of proposed installation; C) photos of paint chips

15 Lexington Rd. American Mile Historic District, to install a condenser and 2 light fixtures.

Carol Schoeneberger presented the application which would install a mini-split condenser tucked behind a chimney to the right of the building to replace a window air conditioner. The other component of the application is two identical light fixtures, matching those in the adjacent unit #13, at side and rear doors 15 Lexington Rd. She pointed out a spotlight over the side door that would be replaced by the new fixture and also indicated that the hinge of the storm door would be moved to the right side. The profile of the exterior light at the side entrance would be visible from Lexington Road, and the light at the back entrance would be visible from the burial ground.

Mr. Nobile showed the street view on google maps and noted that the light fixtures would match others in terms of brightness, lumens, color temperature.

Ms. Flanagan observed that the cut sheet on the new lighting fixtures called for a maximum of 120 watts, which would be beyond what the commission would approve. She would support approval of the lighting conditional on removing the flood light and a cap on the wattage of the two sconces to about 40-50 watts. She asked whether there would be a concrete pad for the condenser (There will not.) and about the distance from the building, noting that it may not be able to be completely tucked behind the chimney. She did not see the need for additional screening.

After a question about the dimensions of the duct to the unit (about 4 inches) by Ms. Chartener, commissioners echoed comments about the limited public visibility. here were no public comments.

Mr. Nobile moved to approve the application for a condenser unit and two exterior lights at 15 Lexington Road with the following conditions: that the condenser be placed as tightly to the building as allowable by the manufacturer to minimize its visibility from the street; that the existing flood light above the entry door is removed; and that the two new fixtures have a maximum wattage of about 40 watts to match the fixtures out front. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used at public hearing: a) manufacturing specifications for proposed condenser; b) manufacturing specifications for proposed lighting; c) photos of existing conditions; and d) GIS Map.

NEW BUSINESS

Ms. Flanagan voiced her concern about not yet having received minutes for the June 16th meeting. She would like to have minutes from one meeting ready for review before the next meeting. Chair Berrizbeitia mentioned the Mullin Rule which allows members who were absent from a meeting to participate by reviewing a transcript or video and completing a form attesting to the date of the meeting, the materials reviewed, etc.

The meeting was adjourned at 7:48 p.m.

The next Historic District Commission meeting is scheduled for Thursday, August 4, 2022

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

Respectfully submitted by:

Ann Clifford, Senior Planner

Minutes Approved on: 9/1/22