



HISTORIC DISTRICTS COMMISSION

Public Meeting Minutes

Thursday, August 4, 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, August 4, 2022, at 7:00 P.M.

Commission Members Present: Luis Berrizbeitia, Abigail Flanagan, Peter Nobile

Associate Members Present: Dennis Fiori, Katharine Mast, Henry Moss

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. Fiori, Mr. Nobile and Mr. Moss.

NEW PUBLIC HEARINGS

170 Barrett's Mill Road - Barrett Farm Historic District, to install vent

Chair Berrizbeitia opened the hearing and requested an overview of the application. The applicant was not in attendance. Ms. Flanagan remarked that she had driven by the property in question and, in her opinion, the proposed vent was not visible from the public way and therefore would be exempt from the HDC review process. This was the consensus of the Commission; therefore, the applicant can proceed with the project.

70 Monument Square - Monument Square/North Bridge Historic District, to install new signage

Chair Berrizbeitia opened the hearing and requested an overview of the application. Mark Giddings and William Crosby presented the proposed new sign for 70 Monument Square. Commissioners expressed concerns about the bright white color of the sign and posts and its seven-foot width. They preferred painted lettering to vinyl letters. Mr. Crosby noted that the 23" tall sign was half the height of the Christian Science Church sign. Mr. Giddings offered to move the sign back from the street and plant vegetation to soften the appearance. Ms. Flanagan agreed that moving the sign further back from the street would help alleviate concerns about its seven-foot width. She also suggested reducing the height of the posts by about 6 inches. This would reduce its overall height to 18 or 20 inches from the ground.

Mr. Nobile moved to approve the application of Mark Giddings on behalf of the Archdiocese of Boston to install new signage at 70 Monument Square as presented with the following conditions: 1) move the sign further back from the street; 2) lower its overall height to about 18" clear from the ground; and 3) add plantings at its base. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

616 Lowell Road - Barrett Farm Historic District, to install fencing

Chair Berrizbeitia opened the hearing and requested an overview of the application. On behalf of Bernadette Feeny, Thomas Falwell presented the application to install split-rail fencing to create a horse paddock at 616 Lowell Road. In addition to the photographs and diagram provided, he read from a letter

that noted “no existing trees are intended to be cut/removed incident to the installment of the fence. The fence will be approximately 30-40 feet from the existing stone walls.” He mentioned an existing conservation restriction and the fact that the applicant had already received permission from the restriction holder to install the fence. Mr. Berrizbeitia asked for clarification on the fence diagram. The owner explained that the fences will enclose three separate paddock areas: two long rectangular areas and one small square area for horses that may need to be isolated. Ms. Flanagan had no objection to the materials but requested clarification on the linear footage and precise location of the fencing. She noted how Hildreth Corner is an especially sensitive area. When Mr. Moss expressed his surprise at the low height of the fence, Ms. Feeney explained that it would contain two Icelandic horses, which are a small breed. Each commission member agreed that they would need an accurate diagram before approving the proposal, but otherwise had no concerns. Mr. Berrizbeitia suggested continuing the application in order to give the applicant time to prepare and submit an amended plan.

Mr. Nobile moved to continue the application of Thomas Falwell on behalf of Bernadette Feeney, to install fencing at 616 Lowell Road. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

100 Keyes Rd - Unit 411 - Main Street Historic District, to replace existing plywood panel with a window and replace two window assemblies

Chair Berrizbeitia opened the hearing and requested an overview of the application. Jennifer Lauer described how she intended to replace window assemblies with the same dimensions and look of the existing window. However, the frame would be PVC instead of wood, and the plywood panel would be replaced with glass. Mr. Nobile asked about the coating on the glass and whether the condominium had established standards for replacement windows. He found a reference to low E glass in the specifications. Mr. Moss asked about her decision to use PVC rather than aluminum which is a more permanent material. Ms. Flanagan supported Mr. Moss’s remark, recalling that most replacements allowed by the commission were aluminum.

Mr. Fiori moved to approve the application of Jennifer Lauer, to replace existing the window assemblies, including replacement of a plywood panel with a window, at 100 Keyes Rd - Unit 411 as presented, with the option of using aluminum rather than PVC. Mr. Nobile seconded the motion. The motion passed (5-0) by a roll call vote.

NEW BUSINESS

Since the commission has reviewed many applications for window replacements at 141 Keyes Road from individual condominium owners, Ms. Flanagan suggested that the commission consider options for streamlining the approval process. Perhaps the condo association could submit an application on behalf of the entire building, with a condition that that COA remain open until all windows have been replaced.

Mr. Nobile moved that the minutes of the June 16, 2022 meeting be accepted as amended. Mr. Fiori seconded the motion. The motion passed (5-0) by a roll call vote.

The meeting was adjourned at 8:05 p.m.

The next Historic District Commission meeting is scheduled for Thursday, August 18, 2022. Documents used during the meeting are on file in the Planning Division Office.

Respectfully submitted by:
Ann Clifford, Senior Planner

Minutes Approved on: 9/15/22