



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, August 5, 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, August 5, 2021, at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 847 4094 9323 Meeting Password: 560561

Commission Members Present: Nea Glenn, Peter Nobile
Associate Members Present: Kate Chartener, Dennis Fiori, Abigail Flanagan, Katharine Mast
Commission Members Absent: Luis Berrizbeitia, Melinda Shumway, 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 Ms. Chartener, Mr. Fiori, Ms. Flanagan, Ms. Glenn, and Mr. Nobile.

CONTINUED PUBLIC HEARINGS

51 Walden Street – Main Street Historic District, to install ventilation, air condition and related equipment

Chair Nobile opened the hearing and reviewed the application and explained that the Applicant has requested to continue the application to the August 19, 2021, meeting.

Ms. Flanagan moved to continue the application of Carol Wayland to install ventilation, air condition and related equipment at 51 Walden Street to the August 19, 2021, meeting. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: none

NEW PUBLIC HEARINGS

398 Main Street – Main Street Historic District, to replace lighting

Chair Nobile opened the hearing and reviewed the application. Ms. Flanagan recused herself and Ms. Mast was asked to vote for this public hearing. Abigail Flanagan appeared for the hearing and explained that they are renovating their house and are proposing to replace the two small light fixtures at the front entry doors. She stated that the proposed dark sky compliant lanterns are a more appropriate size and scale for the house, and each lantern will have two 40-watt bulbs.

Ms. Glenn asked if the finish would be black as in the photo and asked whether there were different options for glass. Ms. Flanagan stated that the lanterns in this size do not have the option for seeded glass. Ms. Chartener had no objection to the proposed lights. Ms. Mast stated that they would look excellent. Mr. Fiori also had no objection.

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

Ms. Glenn moved to approve the application of Abigail Flanagan to replace lighting at 398 Main Street with two 40-watt bulbs in each fixture. Mr. Fiori seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Existing photo, Lantern Spec Sheet

399 Lowell Road – Barrett Farm Historic District, to construct a small addition with windows, add two corner windows, relocate electrical service from the house to a post by the street, and bury electrical lines

Chair Nobile opened the hearing and reviewed the application. Ms. Glenn recused herself and Ms. Flanagan was asked to vote for this public hearing. The owner, Julia Minor appeared for the hearing and explained that the first phase of the barn project is almost complete, and they are starting with phase two. She commented that they are proposing to push out the front wall to allow them to add three connected windows as well as corner windows on the front left corner of the house. Ms. Minor stated that they are also proposing to move the electrical service from the front of the house to the side of the house which will not be visible from the road. The meter will be relocated to the front of the house on a 3 ft. pedestal by the road which is as low as the town will allow. Ms. Chartener didn't have any questions but stated that she would like to have a site visit. Ms. Flanagan asked if the electrical could be marked out for the site visit. Ms. Mast stated that the windows were nicely balanced and didn't have any objections at this time. Mr. Fiori stated that he did not have any issues at this time. Chair Nobile asked if the existing and proposed elevations could be combined onto one page. The Commission scheduled a site visit for August 19th at 8:00am.

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

Ms. Flanagan moved to continue the application of Julia Miner to construct a small addition with windows, add two corner windows, relocate electrical service from the house to a post by the street, and bury electrical lines at 399 Lowell Road to the August 19, 2021, meeting with a site visit for 8:00am that same day. Mr. Fiori seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Floor Plan, elevations, existing photos

45 Walden Street – 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 they are proposing a flat wall sign using the Meridith Rodday logo. He noted that the sign will have carved letters with painted pinstriping and will be mounted flush to the clapboard. Ms. Chartener stated that she didn't have any issues with the proposed sign. Ms. Glenn stated that the sign is appropriate but wanted to know how this sign compares with existing signs on the building. Mr. Crosby explained that there is no real consistency with the existing signs so this sign was sized to balance with the others. Ms. Flanagan commented that she was happy to see that this sign was smaller than the previous sign. Mr. Fiori stated that he did not have any objections.

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

Mr. Flanagan moved to approve the application of Crosby Design to install signage at 45 Walden Street as submitted. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Rendering, sign specs

421 Main Street – Main Street Historic District, to install venting, expand rear porch, and replace windows

Chair Nobile opened the hearing and reviewed the application. The owner, Addie Harris appeared for the hearing. She stated that it was their intention to restore existing windows but found that some were in

disrepair and were a safety concern. She noted that the third-floor window needed a safety lock and tempered glass, several casement windows in the basement were beyond repair and are not visible from the road, and other windows being replaced are from the 1980's. Ms. Harris explained that there is a small porch that was removed from the back of the house that will be replaced with a larger footprint. She also noted that a cracking vinyl fence was removed and that they would like to replace it but move it forward to hide the new bathroom vent pipes. Ms. Harris explained that they are proposing to replace the driveway using pea stone gravel.

Chair Nobile asked whether any of the items were visible from the public way. Ms. Harris stated that almost everything is visible because they took the fence down for construction. Ms. Chartener stated that the windows should take some careful consideration and that most of the proposed changes seem appropriate but would like to view the site in person. Ms. Glenn stated that she had no major objections and suspected that all the windows on the back of the house are not visible. She asked for specifics on the proposed fence and deck. Ms. Flanagan asked if there were photos of the pre-existing vinyl fencing. Ms. Mast stated that she did not have any fundamental objections at this time and was looking forward to the site visit. Mr. Fiori asked if the proposed modifications would match the existing condo on the left. Ms. Harris noted that each side is similar but would not match completely. The Commission scheduled a site visit for 8:30am on August 19, 2021.

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

Ms. Flanagan moved to continue the application of Scott Leger to install venting, expand rear porch, and replace windows at 421 Main Street to the August 19, 2021, meeting with an 8:30am site visit that morning. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Existing conditions photos

OTHER BUSINESS

Other

167 Monument Street –

Nancy Dickinson, Architect for the proposed project along with the homeowner, Maryellen Walters met with the Commission. Ms. Dickinson stated that the owners are proposing to add an accessory dwelling unit and will be applying to the Zoning Board of Appeals for Special Permit. She presented renderings of what the proposed barn would look like and explained elements like board and batten siding to match the existing garage, a fenced in patio area at the back of the property and cathedral ceiling. Ms. Chartener stated that she was comfortable with massing. Ms. Glenn commented that it was good that the addition is set back from the road. She stated that she is always concerned with massing and the proposed changes make the house look like it is going from lot line to lot line in the front. Ms. Glenn asked if the back of the house is visible from the reformatory branch trail. Ms. Flanagan stated that she believed that the back of the house is viewable from a public way, asked for more information on lighting, windows, proposed materials for stairs, height of fencing etc. Ms. Mast stated that she didn't have any issues with the proposed project. Mr. Fiori stated that he was not in favor of the addition and wanted to see something more of a 19th century addition. Chair Nobile noted that although the house is on one level that it is not actually accessible and thought that the height could be lowered. He explained that the Commission will formally review the application at the next meeting and then will want to schedule a site visit for the meeting after that.

615 Lowell Road –

Elise Stone, Architect for the proposed project met with the Commission. She explained that this is a vacant lot that was divided off 625 Lowell Road by the current owner. She explained that the lot is long and narrow, and they are proposing an approximately 3,800 sq. ft. house with the average sq. ft. of area houses being around 4,842 sq. ft. Ms. Chartener stated that she would like to advocate for keeping this

house smaller and to preserve the district. Ms. Glenn agreed and stated that this is one of the most important corners in town with its historic significance and would argue that it be significantly smaller. Ms. Flanagan stated that they are sensitive to massing and this would appear much larger on the lot because of the lot width. Ms. Mast agreed with fellow Commissioners that they should take a much more conservative approach. Mr. Fiori commented that the design doesn't bother him but would like to see if the house could be turned on its side like other houses on the street.

Go Out Doors Art Installations –

Nicole Harris from The Umbrella Arts Center explained that they had a successful Go Out Doors art installation last fall and are continuing the art installations this year. She stated that they are proposing to install two doors within the Historic Districts through November. Ms. Glenn stated that she had no objection if there is an end date to the art installation. Ms. Flanagan asked that they submit an end date to the Senior Planner. Ms. Mast and Mr. Fiori didn't have any objections. Ms. Glenn moved to approve the temporary installation for Go Outdoors Art with the understanding that they are removed by December 1, 2021 and the area that they are located is restored. Ms. Chartener seconded the motion. The motion passed (5-0) by a roll call vote.

Public Comment –

Richard Santoro of 625 Lowell Road, abutter of the proposed house at 615 Lowell Road, gave a history of the area and spoke against the proposed project.

Wilhelmina Van Der Wansem of 597 Lowell Road spoke against the project at 615 Lowell Road and commented that the size of the proposed house at 615 Lowell Road is not appropriate for the size of the lot and hoped to minimize the impact.

Paul Van Der Wansem of 597 Lowell Road spoke against the project at 615 Lowell Road and commented that this is a historic corner that should be preserved as best as it can be.

Patrick McWhinney of 25 Barnes Hill Road spoke against the project at 615 Lowell Road and questioned how it could be in the best interest of the town for anything new to be built on this historic corner.

The meeting was adjourned at 9:50 P.M.

The next Historic District Commission meeting is scheduled for Thursday, August 19, 2021.

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

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 10/7/21

Nea Glenn, Secretary