

CONCORD HISTORICAL COMMISSION
Public Meeting Minutes
August 11, 2022 7:00 P.M.
141 Keyes Rd., Concord, MA
Hybrid Meeting

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historical Commission held a public meeting on Thursday, August 11, 2022 at 7:00 P.M. at 141 Keyes Road, Concord, Mass., with a virtual option using the Zoom meeting platform.

Commission Members present: Melissa Saalfield, Nancy Nelson, Alan Bogosian, Michael Capizzi
Associate Members: Ryan Hanley
Staff: Ann Clifford, Senior Planner
Others: Elise Stone, architect; Margie Coffin Brown, Minute Man National Historical Park

Ms. Saalfield called the meeting to order at 7:00 P.M. by a roll call vote.

1) 309/317 Garfield Rd. Preservation Restriction.

A representative of the property owner Michael Carucci, architect Elise Stone presented proposed changes at 309/317 Garfield Road. She explained that 309 Garfield Road was originally the guest house for 317 Garfield Road. In the past year, they created a new lot which is 21,886 square feet with the guest house on it. In the proposed project, there will be no changes to the guesthouse. The desire is to have a two-car garage with a finished room above it for guests. The garage would be on the other side of the road that runs through the property so that it would not compete visually with the existing structure. The existing house is 1380 square feet. The garage is a standard 24-by-24 foot garage, built into the hill, clad in stucco with windows matching the house and guest house.

Mr. Bogosian noted how he was fairly familiar with the property, having formerly worked there. Ms. Stone described how the garage would be across the street from the guest house driveway. When Mr. Bogosian asked about the height of the garage as compared to that of the house, Ms. Stone answered that it was lower than the house. The height of the structure is lower, and the grade is lower as well.

Ms. Saalfield conveyed that the preservation restriction on the property allows for this sort of construction. Mr. Capizzi thought enhancing the site with a compatible structure would be in keeping with preservation goals.

When asked whether the project would be presented to the Planning Board, Ms. Stone explained that they will be presenting the project to the Zoning Board because when the lot was created, the guest house became non-conforming to the road. She explained that the building inspector indicated that it would need a special permit because of that non-conformity of setback.

Mr. Bogosian motioned to accept the drawings as presented. Mr. Capizzi seconded the motion. The motion passed (4-0) by a roll call vote.

- 2) Wright Tavern Preservation Restriction. Ms. Saalfield noted that the current iteration of the Preservation Restriction arrived only a few days prior to the meeting, providing inadequate time for review. Mr. Capizzi suggested inviting representatives to the Wright Tavern to the September meeting of the CHC. Ms. Saalfield stated that she would like to see an official plan on their intent for public access. Ms. Nelson had specific comments on the PR that she sent via email to the staff just prior to the meeting.
- 3) Minute Man National Historical Park Great American Outdoors Act projects Section 106 review: 1) Package 1: Buildings and; 2) Package 2: Trails and Landscapes.

Ms. Saalfield reported that she and Ms. Nelson had attended the Select Board meeting where this item was discussed and expressed their continued concerns about the residential use proposed by the Park. Past efforts had focused on building partnerships to establish agricultural uses of the traditional farmland. They suggested prioritizing the list of historic houses and leasing the least important first. Ms. Coffin Brown of the Park explained that that in order to complete successfully for the federal GAOA funds, the Park had to develop a proposal that would be financially sustainable. At the same time, it is still trying to forge relationships with non-profits to develop agricultural practices. Mr. Hanley reiterated that not all of the structures are of equal historical value and that rentals could be prioritized based on that value. In response to his worry about irreversible modern amenities that would forever change the structure, Ms. Coffin Brown conveyed how the National Park staff is highly sensitive to the preservation of historic structures. Many of these structures had residents until the 1970s and are already equipped with plumbing and other modern alterations.

- 4) Historic Resources Master Plan.
Ms. Saalfield reported on the meeting that she and Ms. Clifford had had with Marcia Rasmussen, the Director of Planning and Land Management for the Town of Concord. Ms. Rasmussen had conveyed the Town's immediate need for a comprehensive Historic Preservation Plan. While a web-based portal for historic resources is also a need, it is less pressing.
- 5) Name of Squaw Sachem Trail and recent decision regarding federal lands
Ms. Saalfield spoke of how the name Squaw Sachem is now considered pejorative and has been an issue of concern for decades, but the true name of Concord's female sachem is unknown. Mr. Hanley contributed that the term squaw is now one of three problematic words no longer used by the US Department of the Interior. Ms. Saalfield has been reaching out to others to try to rectify this before the 250th celebration, since this leader of Musketaquid deserves proper recognition.
- 6) Concord National Guard Armory, 91 Everett St., National Register application
The commission acknowledged this new application to the National Register and the Armory's efforts to encourage more public use. Ms. Nelson suggested a site visit.
- 7) Other business
The administrative code for the Historical Commission must be updated to allow associate members to vote. The proposed edits will be discussed at the next meeting.
The Select Board's discussion of the Scenic Road Bylaw has been rescheduled for September 27th.
Ms. Saalfield stated that she would be meeting with Annette Bagley regarding the Historical Commission Preservation Award program.

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Minutes for the July 14, 2022 meeting were approved with the following amendments: Page 1, Simone Monteleone shared a presentation at a “historic issues gathering.” The Planning Board meeting was mistakenly described at the meeting as being on August 9th, but it was actually on August 8th. One page 4, there was a Planning Board on August 9th, not a Select Board Meeting. Page 5 there are corrections to the spelling of the “George Hall House” and “Manuel Drive.” Ms. Nelson is the liaison for CHC with DPW. The Commission was relieved of its responsibility of the Wheeler Harrington a long time ago. Page 7, “Nearly one million.”

The meeting adjourned at 8:41 PM.

Minutes Approved: 9/8/22

Respectfully submitted by:
Ann Clifford, Senior Planner