



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, August 15, 2019
First Floor Conference Room, 141 Keyes Road

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Thursday, August 15, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Peter Nobile, Justin King, Mark Giddings, Kate Chartener, Abigail Flanagan, and Katherine Mast
Staff: Heather Gill, Senior Planner

Chairperson, Peter Nobile called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Nobile, Mr. Giddings, Mr. King, Ms. Flanagan, and Ms. Mast.

CONTINUED PUBLIC HEARINGS

475 Lexington Road – American Mile Historic District, to expand garage door opening and replace garage door

Betty Arnold and her husband presented the proposed project to the Commission. The Commission stated that they have no issues with expanding and replacing the garage door, but did not like the proposed hardware. The Commission explained that they do not like garage doors to stand out, nor pretend to be something that they are not.

Mr. Giddings moved to approve the application as submitted, with the condition that there is no hardware on the garage doors. Ms. Flanagan seconded the motion and all others voted in favor. The motion passed (5-0).

129 and 151 Main Street – Main Street Historic District, to demolish portions of the building, construct a single-story addition linking the Heywood-Benjamin House to the Concord Free Public Library, renovate existing buildings, and make numerous site improvements.

The library formally requested a continuance to the meeting on September 5, 2019. Mr. Giddings moved to continue the public hearing for 129 and 151 Main Street to the meeting on September 5, 2019, and to re-schedule the site visit to September 5th at 8:00am. Ms. Flanagan seconded the motion and all others voted in favor. The motion passed (5-0).

NEW PUBLIC HEARINGS

15 Monument Street – North Bridge/Monument Square Historic District, to repaint structure

Patrick McWhinney presented the proposed project to the Commission. The Commission discussed the history of the structure and the proposed paint colors. Mr. McWhinney explained that the gray paint color is custom, and he will send Ms. Gill the formula for the address file.

Mr. Giddings moved to approve the application as submitted. Ms. Flanagan seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion was approved (5-0).

Mr. McWhinney and the Commission discussed some future projects he would like to do, including landscaping, porch, and possible window changes.

OTHER BUSINESS

Minutes

The Commission stated that they had not reviewed the draft minutes from June 20th and asked to place them on the next agenda.

Discussions:

64 Main Street

The Commission discussed the bollard and chain fencing at Middlesex Bank, for which they conducted a site visit earlier in the day. Ms. Flanagan stated that she does not think that the fencing is in keeping with the rest of the property, and doesn't think people are going to trample all over the plantings without the fence. Mr. King stated that he did not have any major issues with the fencing. The Commission was of the majority opinion that the fencing was not appropriate.

Mr. Giddings moved to deny the amendment to install a bollard and chain fence, and asked that it be removed. Ms. Flanagan seconded the motion. Mr. King voted against. The motion passed (4-1).

The Commission indicated that if the applicant feels strongly about the fencing they can submit a formal application for it.

33 Liberty Street

Ms. Gill presented a proposed window change to the house at 33 Liberty Street. Ms. Gill presented photos and maps showing that the house is not visible from any public way.

Mr. Giddings moved to issue a Certificate of Non-Applicability for the project. Ms. Flanagan seconded the motion. The motion passed (5-0).

Keyes Road Parking Lot

Ms. Gill presented the proposed amendment to the Commission. She explained that Rich Reine, Director of Public Works, is requesting an amendment to an existing project. In 2017 the Commission approved the updates to the Keyes Road parking lot, which included installing a dry stacked stone wall to match the existing one, on the south side near the cemetery. The DPW is encountering issues when plowing and the new wall keeps falling down. The Commission reviewed the proposed plans for the wall removal and the installation of granite curbing instead.

Mr. Giddings moved to approve the amendment to the Keyes Road parking lot as presented. Ms. Flanagan seconded the motion. The motion passed (5-0).

88 Monument Street

Ms. Gill presented the proposed chimney caps for 88 Monument Street and explained that the mason is currently repairing the chimneys and would like to cap them while all of the scaffolding is up. The house and chimneys are not visible from Monument Street, but they are visible from Sleepy Hollow Cemetery. The Commission stated that they would approve dark brown/bronze colored chimney caps for this property, but the applicant needs to submit an after the fact application for the record.

Other:

The Commission briefly discussed putting the discussions about expanding the historic districts and establishing Neighborhood Conservation Districts on hold for the time being.

Mr. Nobile stated that he wants to explore the idea of establishing a Design Review Board, for large project reviews in town.

Mr. Giddings moved to adjourn. Ms. Flanagan seconded the motion. The motion passed (5-0).

The meeting was adjourned at 8:00 P.M.

The next Historic District Commission meeting is scheduled for Thursday, September 5, 2019 at 7:00pm.

Respectfully submitted by:
Heather Gill
Senior Planner

Minutes Approved on: 9/5/19

Luis D. Berrizbeitia, Secretary