



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, August 19, 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 19, 2021, at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 874 1078 7021 Meeting Password: 826736

Commission Members Present: Nea Glenn, Peter Nobile, Luis Berrizbeitia, Melinda Shumway

Associate Members Present: Kate Chartener, Dennis Fiori, Abigail Flanagan

Commission Members Absent: Paul Ware and Katharine Mast

Staff: Heather Gill, Senior Planner

Others Present: David Fisher, Addie Harris, Linda Escobedo, Jeff Adams, Vivian Low, Connie, Tim Rose, Maryellen Walters, Martha Gray, Dave Garrod, Colin Pease, Stephan Bader, Nancy Dickerson, Rosa H, Diane Clymer, Chandler, Andrea, Andrew, David Clarke, Neela Srinth, Charlene, Julia Miner

Peter Nobile called the meeting to order at 7:04 P.M. Voting Members for the meeting were Ms. Shumway, Mr. Berrizbeitia, Mr. Fiori, Ms. Glenn, and Mr. Nobile.

CONTINUED PUBLIC HEARINGS

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

Ms. Glenn moved to continue the hearing to the meeting on September 2, 2021. Mr. Berrizbeitia seconded the motion and all others voted in favor.

Documents used during public hearing: none

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

Ms. Flanagan recused herself as an abutter. Chair Nobile reopened the hearing and thanked the applicant for the site visit that morning. The owner, Addie Harris appeared for the hearing. Mr. Fiori stated that he is okay with replacing the windows, and stated that the fence will shield the vents, and deck making them not visible. Ms. Gill stated that the application did not originally include the fencing, so the owner will need to submit a new application. There were no additional comments about the application

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

Ms. Glenn moved to approve the application with the condition that the owner submit an application to install fencing to screen the vents. Mr. Fiori seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application, Site Plan and Window Specs

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

Ms. Glenn recused herself and Ms. Flanagan was asked to vote for this public hearing. Chair Nobile opened the hearing and thanked the applicant for the site visit that morning. The owner, Julia Minor appeared for the hearing. The Commission had no objections to the project and stated that the changes were appropriate.

Chair Nobile opened the hearing for public comment. Ms. Glenn asked if the Commission could require evergreen screening by the electrical panel. Mr. Miner stated that they will plant some.

Mr. Fiori moved to approve the application as submitted. Mr. Berrizbeitia seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

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

NEW PUBLIC HEARINGS

8 River Street – Main Street Historic District, to replace front steps and chimney

Chair Nobile opened the hearing and reviewed the application. Colin Pease appeared before the Commission. Mr. Pease explained that the bricks are deteriorated and that Mr. Bergquist recommended not replacing with brick, but using granite instead. He explained that the chimney is in bad shape and will be rebuilt using the same color bricks and mortar. Mr. Nobile asked if the chimney will have the same shape and detailing. Mr. Pease stated that it would. The Commission discussed the possibility of a chimney cap. Ms. Flanagan stated that she has no objections to the steps, and would be comfortable conditionally approving a chimney cap. Ms. Glenn asked if there is a railing. Mr. Pease stated that the existing railing will remain. There were no other comments.

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

Ms. Glenn moved to approve the application as submitted and the chimney cap can be submitted for administrative approval before installation. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application, Project Narrative, Photos

19 Sudbury Road - Main Street Historic District, to demolish a single story addition and construct a single story conservatory addition with a hipped skylight; demolish and reconstruct the existing garage with a second story addition; replace flat roof and wood balustrade with pitched roof; reconstruct entry landings and porches; replace and add new exterior doors; replace roofing; install solar panels; rearrange, remove, and add new windows; install exterior lighting; construct new walkways; replace fencing; and paint house.

Chair Nobile opened the hearing and reviewed the application. Rosa Hallowell, Divis Fisher and Vivian Low appeared before the Commission. Ms. Hallowell explained that there are four main aspects of the project: adding the conservatory, replacing the shed roof, replacing the garage, and replacing the roof and possibly adding solar panels. Ms. Hallowell reviewed the project plans in detail and a brief history of the house. Mr. Nobile thanked Ms. Hallowell for a thorough application and presentation. Mr. Nobile indicated that the Commission will want to conduct a site visit. Ms. Chartener stated that she would like to see the roofline of the second floor addition dropped down so you still get the “big house, little house, back house, barn” look. Ms. Shumway indicated that she is concerned about the solar panels. Ms. Glenn stated that this is a special house, and that she is also concerned about the solar panels and the massing. Ms. Flanagan stated that this is a historically and architecturally important house, the application was

thoughtful, and that she is looking forward to the site visit. Mr. Berrizbeitia stated that the “big house, little house, back house, barn” identity is removed with this project.

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

Mr. Glenn moved to continue the public hearing to the meeting on September 2nd with a site visit scheduled for 8:00am that day. Mr. Berrizbeitia seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application, New Construction Checklist, Narrative, Existing Photos, Plans and Elevations, Proposed Plot Plan, Materials Specifications, Additional Materials, Landscape Plans

167 Monument Street – North Bridge/Monument Square Historic District, to construct a one and a half story addition; construct a new patio and walkway; install fencing; and replace garage doors

Chair Nobile opened the hearing and reviewed the application. Nancy Dickerson, project architect, appeared before the Commission. Ms. Dickerson stated that they are proposing to build a 999 sq. ft. accessory dwelling unit addition. Ms. Dickerson walked the Commission through the project plan, including elevations, floorplans, site plans and rendering of the proposed addition. Mr. Nobile stated that the Commission will want to conduct a site visit to see the project site. Ms. Chartener stated that she is concerned with the south and rear elevations. She explained that the “big house, little house, back house, barn” does not flank either side of the main house. Mr. Fiori stated that the project is inappropriate in design and in massing. Ms. Shumway stated that she would need to see it staked out before she can begin to provide comments. Ms. Glenn stated that she echoes the concerns about the massing and is looking forward to the site visit. Ms. Flanagan stated that she is also looking forward to the site visit, and at the site visit she would like to see stakes in the ground for the addition, and the patio and fencing. Ms. Flanagan read two passages from page 19 of the HDC’s design guidelines section on additions, and indicated that she has significant concerns about the project. Ms. Flanagan stated that the Commission doesn’t look at the sizes of other houses in the district; that the HDC can be more strict than the Zoning Bylaw requirements; and that this may simply just be too big. Mr. Berrizbeitia echoed Ms. Flanagan’s statements, indicated that he is concerned about massing and that there is no organic growth or historical reference. Before the hearing was opened to public comments, Ms. Glenn stated that the HDC does not have purview over the interior of the house, or the use. The HDC’s jurisdiction is on the exterior of the structure.

Chair Nobile opened the hearing for public comment. Dave Garrod of 166 Monument Street spoke in opposition and referenced his comment letter that is filed with the application. Martha Gray of 155 Monument Street spoke in opposition and has filed a comment letter. Sri Tupil of 20 Lang Street spoke in favor. The owner of 97 Bartlett Hill Road expressed concerns about parking.

Mr. Nobile stated that the 3D renderings view height is off and out of context with the landscaping. Ms. Dickerson stated that the parking proposed meets the zoning requirements and asked for more feedback on the massing. Mr. Nobile explained that the Commission cannot tell them what to do, but can provide feedback on what is presented. Mr. Nobile stated that initial feedback indicates that the proposed project is too big.

Mr. Glenn moved to continue the public hearing to the meeting on September 2nd with a site visit scheduled for 8:30am that day. Mr. Berrizbeitia seconded the motion and all others voted in favor. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Application, New Construction Checklist, Existing Photos, Plans and Elevations, Proposed Plot Plan, Materials Specifications, Renderings

OTHER BUSINESS

Other

129 Main Street, Concord Free Public Library Amendment Request

Jeff Adams appeared before the Commission and presented the amendment request. Mr. Adams explained that the large yellowwood tree was damaged during the storm and was removed by the Town after it was deemed a risk to public safety. Mr. Adams explained that they have located three yellowwood trees to plant to simulate the canopy of the old tree. The Commission agreed that the plan was a good effort to remedy what happened and it was a nice solution. Mr. Fiori recused himself from voting, as he sits on the Trustees Committee.

Ms. Glenn moved to approve the amendment request to amend the landscaping plan to plant three new yellowwood trees to replace the one that was lost. Ms. Flanagan seconded the motion and all others voted in favor. The motion passed (5-0) by roll call vote.

Minutes

Ms. Glenn said she sent in two typos she found. Ms. Flanagan moved to approve the minutes of June 3rd, July 1st, July 15th, and the site visit minutes from July 1st and July 15th as amended and discussed. Ms. Glenn seconded the motion and all others voted in favor. The motion passed (5-0) by roll call vote.

The meeting was adjourned at 9:00 P.M.

The next Historic District Commission meeting is scheduled for Thursday, September 2, 2021.

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

Respectfully submitted by:
Heather Gill
Senior Planner

Minutes Approved on: 10/7/21

Nea Glenn, Secretary