

CONCORD HISTORICAL COMMISSION
Public Meeting Minutes
September 13, 2018, 7:00 P.M.
Second Floor Conference Room, 141 Keyes Road

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Historical Commission held a public meeting in the Second Floor Conference Room at 141 Keyes Road, Concord starting at 7:00 P.M.

Commission Members Present: Diann Strausberg, Nancy Nelson, Andrew Koh, Claire Gauthier, Melissa Saalfeld, Robert Gross

Staff: Heather Gill, Senior Planner

Chair Diann Strausberg called the meeting to order at 7:00 P.M.

Hanscom Field Environmental Status and Planning Report

Ms. Gill stated that they had received a letter from the Massachusetts Historical Commission requesting comments on the Hanscom Field Environmental Status and Planning Report. The Commission discussed the four identified resources that were not included in Table 10-3 in the report: Robbins House, Wheeler Harrington House, Hubbardville district expanded to include 387 Sudbury Road, and the Church Street Historic District. The Commission asked that the comment letter include the recommendation to add these resources to the list.

Preservation Restrictions and Annual Inspections

The commission reviewed some of the current preservation restrictions held by the Town. The Commission stated that the Barrett Farm preservation restriction is basically null and void because the property was given to the National Park Service. The Commission discussed the West Concord Depot, and whether or not it is technically a preservation restriction or an agreement. The Commission discussed some of the possible checklist items to use during annual site inspections. The Commission discussed using the Secretary of the Interior's Standards, and finding out if any changes have been made to the property.

Commission Charge Amendments

The Commission is still waiting on a response from the Planning Director and Town Manager on the Historical Commission's role in the Wheeler Harrington House, and how that should be worded in their charge. The commission asked that this discussion item be placed on the next meeting agenda.

Discussion: Demolition Review Bylaw Amendments

The Commission discussed possible amendments to the demolition review bylaw including an amendment to include partial demolition; amending the definition of demolition; amending the length of delay period; amending the bylaw so that the delay runs with the owner of the property; amending the start of the delay date from the application date to the determination date; amending the bylaw from "before 1941" to "75 years or older"; requiring a certified engineering report for structurally unsound claim; a fine for non-compliance with bylaw; and the possibility of an application fee. The Commission discussed holding a public meeting to help identify gaps in the bylaw and prioritize the list of possible amendments. The Commission discussed development vulnerability, protecting historic landscapes, and how that would require a standalone new bylaw.

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Discussion: Potential Expansion of the Main Street Historic District

Ms. Gill explained that the Historic Districts Commission is looking into expanding the Main Street Historic District to include properties along Sudbury Road, Academy Lane, Belknap Street and Middle Street. She explained that the HDC has mailed preliminary outreach letters to these property owners, and that she would keep the Commission informed as this project progresses.

Discussion: Marketing CHC/Educational Outreach

Ms. Gill informed the Commission that they do not need permission from the Select Board or the Town Manager to resume writing articles for the Concord Journal. Ms. Gill let the Commission know that the Town does have a public information officer, which they may want to route articles through.

Commission Membership

Ms. Gill indicated that staff is working on an advertisement for open positions on multiple boards. The Commission asked that the advertisement also include landscape historian as a background of interest.

Minutes

Ms. Gauthier motioned to approve the minutes of the August 9, 2018 Historical Commission meeting as amended. Mr. Koh seconded the motion and all others voted in favor.

Other Business

The Commission reviewed a letter from Mark Gailus, of 62 Prescott Road, regarding the development at 430 Old Bedford Road. Ms. Gill stated that the structures are not being demolished, so this development has not triggered review by the Historical Commission. Mr. Gailus was present at the meeting and stated that he wanted to make sure that the Commission is aware of the project and aware of the tree removal that will be occurring as part of the development. Mr. Gailus stated that the National Resources Commission is holding a public site visit on September 14th. The Commission discussed how historic landscapes are important, and an essential part of the character of the community. The Commission also discussed how the demolition review bylaw is a very limited way of protecting historic structures, because so many alterations can happen to the structures and their settings. The Commission discussed drafting a comment letter on behalf of the Historical Commission regarding this proposed development. Ms. Gill stated that she would send them the links to the plans online.

Ms. Gill stated that they had received a new demolition review application and that she would send out an email to see who had availability for a site visit the following week.

Ms. Gill stated that she received a letter stating that the antennas located in the church tower at 54 Walden Street are being replaced.

Ms. Gill stated that she received a letter from Mass Historical about an inquiry Ms. Nelson made about the proposed landscaping work at the Old Manse.

Ms. Gauthier moved to adjourn. Ms. Nelson seconded the motion and all others voted in favor.

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The meeting was adjourned at 9:15 P.M.

Minutes Approved: 12/13/2018

Respectfully submitted by:
Heather Gill
Senior Planner