



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, September 20, 2018
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, September 20, 2018 at 7:00 P.M. in the First Floor Conference Room at 141 Keyes Road.

Commission Members Present: Nea Glenn, Mark Giddings, Peter Nobile, Justin King and Terry Gregory

Associate Members Present: Melinda Shumway, Abigail Flanagan, Luis Berrizbeitia, Kate Chartener and Paul Ware

Staff: Heather Gill, Senior Planner

Also Present: James White, 175 Sudbury Road
Greg Droc, 49 Main Street
Tom Brigiotta, 41 Lowell Road
Marshall McLean, 128 Bedford Street
Susan Dee, 37 Bedford Street
Stacy Mach, 455 Bedford Street
Diann Strausberg, 1597 Monument Street
Clarissa Rowe, Old Manse
Josh Hasenfus, Old Manse
Elizabeth Keary Soule, Old Manse
Guy Herman, Old Manse
Dennis Fiori, 309 Strawberry Hill Road

Chair, Nea Glenn called the meeting to order at 7:00 P.M. Voting Members for the meeting were Ms. Glenn, Mr. Giddings, Mr. Nobile, Mr. King, and Mr. Gregory.

CONTINUED PUBLIC HEARINGS

77 Lowell Road – Main Street Historic District, to install lighting

Jim White, owner of the property, presented the proposed lighting to the Commission. Mr. White reviewed the film that had been placed over the light fixtures on the porch. The Commission indicated that the lights look great, and that the film was a big improvement. Ms. Glenn inquired if that level of lighting will work for the retail space outside. Mr. White indicated that he is comfortable with that level of lighting, and that if it becomes an issue in the future he will come back to the Commission. The Commission discussed the porch lights shutting off at 11:00pm with all of the other lights, or one hour after closing. Mr. White indicated that the lights are on the same circuit as the rest of the lights. Ms. Glenn reiterated that the porch lights are very soft with the film. Mr. Nobile stated that the porch lights have a lovely effect now with the film. Mr. Berrizbeitia stated that he doesn't believe it is the Commission's prerogative to determine when the lights are turned on and off. Mr. Giddings stated that the Commission does have jurisdiction over lighting, including when they are on. Mr. Nobile stated that it is important to note that the porch lights do not add lighting to the site, because it does not spill past the porch. There were no comments from the public regarding this application.

Mr. Giddings motioned to approve the porch lights as amended Mr. Nobile seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

433 Main Street – Main Street Historic District, to remove a chimney and relocate a window

Ms. Glenn summarized the application to remove one chimney and relocate a window. Ms. Flanagan stated that she had no issues with the window relocation, but she does think that the exterior chimney stack should remain. The Commission did not seem to have any issues with the proposed window change. The Commission expressed concerns about removing the exterior chimney stack. They indicated that while they are sympathetic to the desire to remove it for more space on the interior, they were of the opinion that the exterior stack should be maintained. They discussed the visibility of the chimney, and the character that original chimneys add to both the roofscape of the house, as well as to the streetscape. The Commission discussed how chimney stacks can be maintained on the exterior, while being removed from the interior of the structure. The Commission also discussed how this may set a precedent for removing chimneys for the purposes of ease of construction, and how that precedent could affect the historic districts over time. Mr. Giddings asked the Commission if they should schedule a site visit to view the chimney. The Commission agreed that a site visit may be helpful. There were no comments from the public regarding this application. The Commission scheduled a site visit for October 4, 2018 at 8:00am.

Mr. Giddings moved to continue the application to the meeting on October 4th. Mr. Gregory seconded and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

41 Lowell Road – Main Street Historic District, to demolish existing garage and construct a new garage

Marshall Mclean appeared for the hearing with owner Thomas Brigiotta and summarized the project which includes demolishing the existing 1967 garage and building a new barn like garage. He explained that they will be pulling the garage out of the wetlands buffer zone and away from the side lot line to comply with zoning. Mr. McLean stated that the structure will have v-groove siding painted white, with dark gray trim and the lights on either side of the garage doors as discussed in the previous meeting. Mr. King asked if the cupola on the garage is going to be lit. Mr. McLean stated that it would not be lit, and it is not open to garage space below, so there wouldn't be ambient light either. Mr. Gregory asked what the difference in height is between the existing garage and the proposed garage. Mr. McLean stated that they are about the same. Mr. King stated that he doesn't think that the structure needs the cupola, and that it adds unnecessarily to the height of the structure. Mr. Nobile stated that he likes the cupola, because it breaks up the roofline. There were no comments from the public regarding this application.

Mr. Giddings moved to approve the application as submitted. Mr. Nobile seconded the motion. The motion passed (4-1) with Mr. King voting in opposition.

NEW PUBLIC HEARINGS

58 Main Street – Main Street Historic District, to install two picnic tables

Ms. Gill presented the proposed application to the Commission. She explained that the Recreation Department placed two picnic tables on the front lawn of the visitor's center, and did not realize they needed HDC approval, as they are temporary/seasonal. Ms. Gill stated that the picnic tables are moved around depending on where the shade is, and have been highly utilized. The Commission discussed the use of the picnic tables and asked if they could be straightened out at the end of the day. The chair asked for public comments. Mr. Crosby stated that the tables wouldn't have to be straightened if they were round.

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

410 Lexington Road – American Mile Historic District, to repaint house

Mr. Berrizbeitia recused himself from the Commission, and presented the application to repaint his house. He explained that they are looking to paint the house a slightly darker shade of yellow, with a slightly different shade of white on the trim. Mr. Berrizbeitia also explained that they are looking to widen the trim around the windows and remove the faux plastic shutters. The Commission reviewed the proposed paint colors and viewed one of the existing plastic shutters. There were no comments from the public regarding this application.

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

49-57 Main Street – Main Street Historic District, to install lighting and gate in alleyway

Greg Droc of Linear Retail presented the proposed project to install a light and gate in the alley to the Commission. Mr. Droc explained that per requirements of the Planning Board's Special Permit for the property, they need to install a light in the alleyway and a gate in order to provide light and fencing to enclose the trash stored in the alley. He stated that the gate will be set back in the alley behind the lock box, and will have removable black plastic wings to provide more screening. Ms. Chartner asked how the plastic wings would weather. Mr. Droc stated that they are removable so they can be replaced if they weather or are damaged. Mr. Droc explained that the proposed light is motion sensed and will point down the alleyway away from Main Street. He stated that one of the lights will point downwards on the trash receptacles, and the other will point down the alley. He further stated that the fixture will be placed lower than the adjacent building. Mr. Gregory stated that in this case he would recommend allowing more than 2700k, because it is a utility light. The Commission stated that the light fixture should be a maximum wattage of 120 watts. There were no public comments on this application.

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

59 Main Street – Main Street Historic District, to install signage

Stacy Mach and Billy Crosby presented the proposed signage to the Commission. Mr. Crosby explained that they are looking to install a blade sign and frosted vinyl signs on the storefront glass windows. Mr. Crosby stated that the sign will have a green patina design with copper lettering on a stain black background. He explained that they are matching the size of the existing blade sign. Ms. Glenn reviewed some of the sizes of the recently approved blade signs. Ms. Flanagan stated that with the smaller blade signs, you can actually see all of the other signs as you walk or drive down Main Street. The Commission discussed the size of the sign and asked the applicant to reduce it in size. Mr. Crosby reviewed the patina process, and the reason for leaving the lettering copper. The Commission and the applicant discussed reducing the sign to 36" x 30", which would be a 20% reduction in size. There were no comments from the public regarding this application.

Mr. Giddings moved to approve the application for the three vinyl window signs and the blade sign, not to exceed 30"x36" in area. Mr. Nobile seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

269 Monument Street – North Bridge/Monument Square Historic District, to replace woodshed entrance door and realign and repave existing driveway and parking lot

Elizabeth Keary Soules, Guy Herman, and Clarissa Rowe presented the proposed project to the Commission. Ms. Rowe presented the site plan, and explained the realignment of the parking lot and driveway. She explained that the parking lot will be wider to properly accommodate vehicles, and will feature rough granite curb stops, and crushed graded gravel surfacing, which is ADA accessible. She also presented the proposed ramp at the woodshed entrance, which will be 6 feet long and 6 feet wide, and about eight inches in height. The Commission reviewed the proposed doors with the applicants. Ms. Glenn asked about the changes proposed for the path across the meadow. Ms. Keary Soules stated that it will be 4 feet wide, which is an accessible width. However, she stated that the path won't be fully ADA accessible because of the grading. She explained that they would like to widen that path to invite people from the Old North Bridge site. Mr. King asked if the Commission was considering a site visit. Mr. Berrizbeitia agreed that the Commission should conduct a site visit. Ms. Glenn stated that she is concerned about the need for screening the parking lot from the street. Ms. Keary Soules stated that there is a low stone wall. Dennis Fiori stated that he doesn't think that the path should be changed, and that widening it and formalizing the path would take away from its charm. Mr. Fiori also stated that the low stone wall will not screen the parking lot, and they should consider low plantings as well. Diann Strausberg of the Concord Historical Commission asked about the length of the ramp. Ms. Keary Soules stated that the ramp has been shortened significantly since the last meeting with the Historical Commission, and that it will be tucked into the portico and not highly visible. She explained that in order to shorten the ramp more, they would have to make changes to the grading. Mr. Berrizbeitia asked about the sculpture that was removed, and stated that the landscaping has not been restored. Ms. Keary Soules stated that they are still working on restoring the landscaping in that spot, and explained that the first planting failed so they have planted again. The Commissions scheduled a site visit for Thursday Morning at 8:30am.

Mr. Giddings moved to continue the application to the meeting on October 4th. Mr. Gregory seconded and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

91 Main Street – Main Street Historic District, to install signage

Billy Crosby presented the proposed signage to the Commission. He explained that they are looking to install a blade sign as well as a flat wall sign. The Commission stated that the sizes of the sign were good, and liked that the wall sign will be the same length as the existing wall signs. Ms. Glenn asked if the edges of the sign were going to be jagged as shown on the plans. Mr. Crosby stated that they wouldn't, and that the edges will be smooth.

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

548 Lexington Road – American Mile Historic District, to install roof mounted solar panels

Ms. Glenn stated that the applicant has requested a withdrawal without prejudice. Mr. Giddings moved to accept the withdrawal without prejudice. Mr. Nobile seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

33 Pond View Lane – Barrett Farm Historic District, to modify previously approved Certificate of Appropriateness

The applicant was not present at the meeting. The Commission reviewed the plans showing the previously approved deck and the proposed change to the deck. The Commission stated that they need to see the specifications on the proposed composite decking, photos of the existing deck, and a clear PDF of the plans. The Commission stated that they may want to conduct another site visit.

Mr. Giddings moved to continue the application to the meeting on October 4th. Mr. Gregory seconded and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

OTHER BUSINESS

Susan Dee of 37 Bedford Street met with the Commission to discuss the possibility of converting her existing barn into a two car garage.

The Commission discussed the seasonal event tent at the Old Manse. Ms. Glenn stated that there is no record of the tent receiving a Certificate of Appropriateness from the Commission. The Commission discussed how its current location is more prominent than past siting of it behind the house. The Commission decided to view the tent and its location at their site visit on October 4th.

Minutes

The commission stated they had not yet reviewed the July 5th minutes and asked that they are placed on the next meeting agenda.

Mr. Giddings motioned to approve the August 16th and September 6th minutes as amended. Peter seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

Mr. Giddings motioned to adjourn the meeting at 9:02 pm. Mr. Gregory seconded the motion and all others voted in favor.

The meeting was adjourned at 9:02 pm.

Respectfully submitted by:
Heather Gill
Senior Planner

Minutes Approved on: _____

Peter Nobile, Secretary