



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, October 17, 2019**  
**First Floor Conference Room, 141 Keyes Road**

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Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Thursday, October 17, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Luis Berrizbeitia, Mark Giddings, Peter Nobile  
Associate Members Present: Abigail Flanagan, Katharine Mast, Melinda Shumway  
Commission Members Absent: Kate Chartener, Nea Glenn, Justin King, Paul Ware  
  
Staff: Heather Gill, Senior Planner  
Heather Carey, Administrative Assistant

Also Present: Joshua Bath, Nashawtuc Architects  
Dmitri Boundoukin, 56 Leonard Road, Boxborough, MA  
Dany Li, 56 Leonard Road, Boxborough, MA  
John Farrell, American Signcrafters  
Jason Joseph, 385 Lexington Road  
Kathleen Fahey, Friends of Minute Man National Park  
Jane Hotchkiss, Select Board  
Alan Cathcart, Concord Public Works  
Valerie Doerrer, Concord Public Works

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

**CONTINUED PUBLIC HEARINGS**

**585 Lexington Road – American Mile Historic District, to construct an outbuilding**

Chair Nobile opened the hearing and reviewed the application. Jason Josephs the homeowner and Joshua Bath of Nashawtuc Architects appeared for the hearing. Mr. Bath gave an overview of the project and explained that they had conducted a site visit earlier that morning. He explained that they had modified their plans from their original submission as requested by the Commission. Chair Nobile commented that the architect has responded to the Commissions suggestions. Mr. Giddings asked for an overview of the most recent modifications to the proposed plan. Mr. Bath explained that they are removing the window from the shed side, removing the cupula, changing the color of the stain on the siding and window trim, and doors and windows with are black with black casings. Mr. Bath presented a color sample of the proposed stain. Chair Nobile asked about screens on the barn and stated that they should be the invisible type. Mr. Giddings asked about the air condition condenser. Mr. Bath stated that the condenser would be located behind the barn where it isn't visible. Ms. Flanagan stated that the condenser isn't listed on the plan and should be included. She commented that there should be evergreen screening to hide the condenser and asked about the paint finish on the proposed lighting. Mr. Bath stated that the lights are stainless steel but could be painted black with high heat paint. Ms. Flanagan stated that the screens should be minimally visible and asked for a paint chip to be submitted. Mr. Giddings asked about exhaust vent and it was confirmed that it would be as drawn in the renderings. Ms. Flanagan confirmed that there was only one other recessed light above the side entry door. Commission Members discussed the massing of the barn. Ms. Shumway stated that she felt that the barn was still a bit tall but thought that the color made it blend in. She also wondered whether they could add a condition restricting the color on the barn. Mr.

Berrizbeitia stated that the barn creates massing and that the plan does a good job hiding the massing. Ms. Flanagan stated that the architect has been sensitive to the massing from the beginning and was also able to accommodate the needs of the Applicant.

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

Mr. Giddings moved to approve the application of Nashawtuc Architects to construct an outbuilding at 585 Lexington Road as amended with the condition that a site plan is submitted indicating the location of mechanical equipment, that evergreen screening is planted to conceal the mechanical equipment, a color chip of the stain is submitted to the file, and invisible screens are installed to the windows. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Architectural drawings, color sample

### **75 Main Street – Main Street Historic District, to install signage**

Chair Nobile opened the hearing and reviewed the application. John Farrell from American Signcrafters appeared for the hearing and explained how they had modified the proposed plan by reducing the size of the sign to the area below the emblem on the existing sign and removing the red color that draws the eye. He presented a sample of the sign colors. Chair Nobile asked if they had considered a wood sign. Mr. Farrell stated that the applicant prefers to use aluminum for longevity and a more accurate reflection of the colors. Ms. Flanagan stated that she finds the reduced size acceptable but is entirely against the aluminum sign. Ms. Gill presented photos of signs that were approved in the districts that are not constructed from wood but were made to look like it. Commission Members discussed how the signs appear with different materials. Mr. Berrizbeitia commented that he was not in favor of the aluminum sign and felt that it does not age in the same way as a wood sign. Mr. Flanagan stated that one of the recently approved signs appears to be hand carved from wood but is aluminum sign with modern font and material. Mr. Farrell asked if the applicant chose to use wood if they could negotiate an increase of the sign back to the original plan. Mr. Berrizbeitia commented that the Commission is not in favor of the large sign regardless of its material composition. Commission Members agreed that the material should look like wood. Chair Nobile asked if the letters could be carved. Ms. Shumway felt that the sign should have depth. Ms. Flanagan stated that the aluminum sign in this form is not acceptable to the Commission and suggested that the client choose wood or a less expensive material that appears to be wood. Ms. Mast asked if the applicant could send a photo of the aluminum sign with the raised letters. Ms. Flanagan stated that it is acceptable for the Applicant to bring multiple options to the table for discussion in order to move forward with the application.

Chair Nobile opened the hearing for public comment.

Ned Perry of 362 Bedford Street asked for clarification on whether there was an additional sign being installed on the ground.

Mr. Giddings moved to continue the application of American Signcrafters to install signage at 75 Main Street to the November 7, 2019 meeting. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Sign renderings and specifications

### **53 Cambridge Turnpike – American Mile Historic District, to amend a Certificate of Appropriateness**

Senior Planner Gill explained that the Applicant cannot attend the meeting until the December 5, 2019 meeting. She explained that they are looking for approval of sign lighting before the ground freezes. Commission Members discussed the procedures for approval. Ms. Flanagan commented that she could

see the light from quite a distance away. Commission Members discussed the lighting mock up that was installed and asked if they could have one sign installed with up lighting and the other sign with down lighting to get a better understanding of how each type of lighting will appear.

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

Mr. Giddings moved to continue the application of Concord Museum to amend a Certificate of Appropriateness at 53 Cambridge Turnpike to the November 7, 2019 meeting. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: none

## **NEW PUBLIC HEARINGS**

### **83 Main Street – Main Street Historic District, to install signage**

Chair Nobile opened the hearing and reviewed the application. The applicants Dmitri Boundoukin and Dany Li appeared for the hearing and presented the application to install a blade sign using high density foam instead of wood using the existing metal brackets and another wall sign on the building. Ms. Flanagan asked why they were using different fonts on each sign. The Applicant explained that the script is hard to read on the building when you are driving by but that it fits nicely on the blade sign. Chair Nobile confirmed that they are not proposing to install lighting on either of the signs. Mr. Giddings asked where they would place the hours of operation. The Commission discussed the proposed colors. Mr. Giddings commented that they should submit the hours of operation sign for administrative approval and color names for the file.

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

Mr. Giddings moved to approve the application of D2 Nail and Spa to install signage at 83 Main Street as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: sign rendering

### **133-157 Keyes Road – Main Street Historic District, to renovate existing pump station and to install generator**

Chair Nobile opened the hearing and reviewed the application. Alan Cathcart and Valerie Doerrer with the Town of Concord's Water and Sewer Department appeared for the hearing. Mr. Cathcart gave an overview of the project and presented photos of the existing conditions from various locations. He explained that the building will be completely redone on the inside and renovated on the outside. Updates will include a new security camera, building code required lighting, a new gas monitor, trim to be replaced in wood or pvc for longevity and painted to match the existing, refurbishing and replacing doors, and replacing all windows, trim, and louvers to match existing. Mr. Giddings asked if the roof would be replaced. Mr. Cathcart confirmed that the roof is in good shape and would remain as is. He explained that the generator located inside the building will be removed and a new generator will be installed behind 135 Keyes Road. An underground storage tank and ground cap will be removed and they are working with the Natural Resources Commission to remove invasive species from the area. They will also be adding an a/c condenser, GFCI outlets, an electrical junction box, and electrical conduit. Ms. Flanagan stated that she didn't have any issues with the project and felt that the majority of work is replacement in kind or building code driven. Mr. Cathcart explained that there would be removable bollards installed along the driveway leading to the building to be used to block entrance to the driveway when needed.

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

Mr. Giddings moved to approve the application of the Town of Concord to renovate the existing pump station and to install a generator at 133-157 Keyes Road as submitted. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Existing Conditions photos, renderings, equipment and materials cut sheets

## **OTHER BUSINESS**

### **Other**

CPC Applicant Friends of Minute Man National Park – Cathleen Fahey with the Friends of Minute Man National Park and Jillian Miller and Margie Coffin Brown with Minuteman National Park met with the Commission. Ms. Fahey explained that they are asking the Commission to write a letter of support for their application for CPA funds to rehabilitate the hardscape in the gardens of the Butrick Mansion. She gave an overview of the property and presented historic photos of the site. Ms. Miller explained that they have rehabilitated the landscaping and now need to rehab the hardscaping. Commission Members discussed the letter and agreed that they are in support of the project.

Mr. Giddings moved to approve a letter of support for the CPA project. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

170 Barretts Mill Road – Ms. Gill explained that the contractor for the applicant had been injured and had not been able to start the project to replace windows. The contractor was ready to begin work and the applicant is asking to extend the Certificate an additional six months to start the work.

Mr. Giddings moved to approve the extension of Certificate #19-18 an additional six months. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

394 Monument Street – Ms. Gill explained that the applicant had been focusing on interior projects and had not yet started the exterior projects. The contractor was also ready to begin work and the applicant is asking to extend the Certificate an additional six months to start the work.

Mr. Giddings moved to approve the extension of Certificate #18-15 an additional six months. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

### **Approval of Minutes**

#### *Documents:*

1. *Minutes from 8/1/2019 Historic District Commission Meeting*

Mr. Giddings motioned to approve the minutes from the August 1, 2019 meeting as amended. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

2. *Minutes from 9/5/2019 Historic District Commission Meeting*

Mr. Giddings motioned to approve the minutes from the September 5, 2019 meeting as amended. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

3. *Minutes from 9/19/2019 Historic District Commission Meeting*

Mr. Giddings motioned to approve the minutes from the September 19, 2019 meeting as amended. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

**Other**

Ms. Gill notified the Commission that a letter that was received for the HDC regarding a Zoning Board of Appeals application that is not under their jurisdiction. She discussed two enforcement letters that were sent to 394 Monument Street and 616 Lowell Road. The Commission discussed a single house that was looking to be added to the Main Street historic district.

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

**The meeting was adjourned at 8:47P.M.**

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

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

Respectfully submitted by:  
Heather Carey  
Administrative Assistant

Minutes Approved on: 11/21/19

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Luis D. Berrizbeitia, Secretary