



Town of Concord, Massachusetts
22 Monument Square, Concord, MA 01742

Historic Districts Commission Meeting Minutes 02-18-16

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Thursday, February 18, 2016 at 7:00 P.M. in the Public Hearing Room, 22 Monument Square, Concord, Massachusetts.

Present:

Full Members

Terry Gregory, Chair
 Mark Giddings, Vice Chair
 Nea Glenn, Secretary
 Dennis Fiori
 Justin King

Associate Members

Satish Dhingra
 Luis Berrizbeitia
 Peter Nobile
 Melinda Shumway
 Kate Chartener

Marcia Rasmussen, Director of Planning & Land Management
 Andrew W. Mara, Administrative Assistant

Mr. Gregory called the meeting to order at 7:02 P.M. Voting Members for the meeting were Mr. Gregory, Mr. Giddings, Ms. Glenn, Mr. Fiori, and Mr. King.

OTHER BUSINESS

Introductory meeting with Linear Retail Properties re: former Concord Toy Shop location

Brian Furze of Linear Retail Properties appeared for the introductory meeting with the Commission. Mr. Furze noted that Linear Retail Properties had recently purchased the building at the corner of Walden Street and Main Street. Mr. Furze reviewed the background and business model of Linear Retail Properties. Mr. Furze said that the new property owners intended to retain long-term ownership of the building. He advised the Commission that there were no specific plans currently being discussed for the location. Mr. Furze stated that the first step in their planning process was to listen to the needs and desires of the community. It was their intention to have the transition to new tenants be smooth as possible and hopefully a non-story. Mr. Furze also mentioned that the age and configuration of the existing structure limited the scope of changes that could occur at the site. He said that in order to meet building codes associated with a substantial change of use, the building would have to undergo a significant renovation, and it was unlikely that the company would want to do so. Mr. Furze opined that the likely changes to the exterior of the structure would be routine maintenance, such as painting, lighting, and reappointing the cornice.

A Commission member inquired about the tenants in other buildings owned and maintained by Linear Retail Properties. Mr. Furze stated that although some of the tenants were national chains, a good portion of tenants were locally owned convenience/boutique style retail businesses. Mr. Furze said that the long-term goal was to find tenants that would honor the historic character of the building and Town.

A Commission member asked Mr. Furze if he had any questions about the purview of the Historic Districts Commission. Mr. Furze stated that he did not have any questions at the current moment as there were not any formal plans to discuss. However, he did note that he was comfortable with the Commission's overall purview in general. Mr. Furze mentioned that, prior to meeting with the Commission, he had engaged in similar introductory discussions with staff of other Town departments as well.

Mr. Furze thanked the Commission for allowing him to introduce his company and their future goals for the site. He opined that, due to the location of the building and its iconic role in the Main Street Historic District, it was important to quell any rumors from

spreading about the possible future uses of the building. Commission members agreed and noted that it would be good to see the space occupied as soon as possible.

Minutes of the February 4th Site Visit

Members reviewed the February 4th Site Visit Minutes. Mr. Giddings moved to approve the February 4th Site Visit Minutes as written. Mr. Fiori seconded the motion and ALL VOTED IN FAVOR.

Concord Historical Commission Preservation Awards

As part of The Concord Historical Commission (CHC) would be presenting Preservation Awards, Chairman Gregory asked if Commission members had any thoughts about the program. Several Commissioners expressed their support of the new initiative. The Commission discussed several different projects that had taken place over the past three years. After discussion, it was agreed that the Commission would nominate two projects for consideration. Mr. King moved that the Commission nominate the 93 Monument Street restoration project and 68 Great Meadows Road landscape restoration project for the CHC Preservation Awards. Mr. Giddings seconded the motion and ALL VOTED IN FAVOR. Chairman Gregory advised that he would coordinate the submission of nominations with Town Staff.

PUBLIC HEARINGS

45 Construction Company Inc. on behalf of Bank of America, 52 Main Street, Main Street Historic District, for paving

Denise Cimino of 45 Construction Company Inc., appeared on behalf of Bank of America and presented the Application. The Applicant sought after-the-fact approval for gravel that was installed over mulch beds at 52 Main Street. The location of the gravel was near the alleyway between Bank of America and Main Streets Market & Café. The Applicant advised the Commission that the gravel was installed to prevent water from pooling and entering the building. Ms. Cimino reviewed photographs of the site with the Commission.

The Chair asked for comments from Commission Members.

A Commission member asked if the gravel was effective in preventing water from entering the building. Ms. Cimino opined that the gravel was helping but noted that it was also winter time so it was difficult to accurately gauge the effectiveness.

A Commission member asked Ms. Cimino if she understood the purview that the Commission had over the site. Ms. Cimino replied that her company had acted under the direction of the property owner and was initially unaware that the work should have been previously approved by the Commission. She said that the property owner had requested her to appear for the hearing on their behalf. The Commission member expressed displeasure that a representative from Bank of America was not present at the hearing.

Several Commission members opined that the gravel bed was inappropriate for the site and would have never been approved in the first place. Ms. Cimino and Commission members briefly discussed other options for the site. A Commission member questioned whether the site would need to be re-graded in order to prevent water damage. A different Commission member suggested that a drip edge could possibly resolve the water problem. A third Commission member opined that in order for the Commission to effectively resolve the violation, the Applicant would need to provide a professionally designed landscape plan of the site.

The Chair opened the discussion to public comment and there was none at this time.

Ms. Cimino was advised by the Chair that it appeared the Commission was unlikely to approve the gravel beds as installed and urged her to reconsider other alternatives for the site. Ms. Cimino agreed and asked that the Commission continue the hearing to a later date so that a landscape plan could be developed. She requested that the hearing be continued to the March 3, 2016 meeting. In order to avoid any future violations, Commission members requested that a representative from Bank of America or the property management company also attend the continued hearing.

Mr. Giddings moved to continue the hearing to the March 3, 2016 meeting. Mr. Fiori seconded the motion and ALL VOTED IN FAVOR.

SunBug Solar on behalf of Milldam Square Condominium Association, 100 Keyes Road, Main Street Historic District, to install solar panels

Aaron Sims and Richard Kane of SunBug Solar LLC, and Susan Rees of the Milldam Square Condominium Association appeared for the hearing and presented the Application. The Applicants sought approval for the installation of solar panels on the roof of 100 Keyes Road. The panels would be installed on the portion of the building closest to Keyes Road. The array consists of 197 Renasola

255W blue solar panels. The panels are part of the Virtus II module series and would be mounted on the EcoFoot2+ racking system. Five SolarEdge inverters would be installed as part of the array. The Applicant stated that solar panels and all associated equipment would not likely be visible from any public right of way.

The Chair asked for comments from Commission Members.

Commission members questioned whether the proposed solar panels would be visible from any public way. The Applicants expressed similar sentiments and showed the Commission a scale model of the solar panels. With the height of the mounted panels at around 10" and the height of the parapet wall of the roof at around 12", it was determined that the solar panels would not be visible from the public right of way, and therefore the Commission had no purview over the proposed work. It was also noted that the inverter(s) would also not be visible as they would be located in the basement. Town Staff advised the Commission that a Determination of Non-Applicability could be issued.

The Chair opened the discussion to public comment and there was none at this time.

Mr. Giddings moved to issue a Determination of Non-Applicability for the Application to install solar panels at 100 Keyes Road, finding that the proposed work will not be visible from the public way and therefore no further review or approval is required. Mr. Fiori seconded the motion and ALL VOTED IN FAVOR OF THE DETERMINATION OF NON-APPLICABILITY.

OTHER BUSINESS

Demolition Review Bylaw

Commission members asked if there were any update on the status of Article 32 Demolition Review Bylaw. Commission members asked Town Staff if it was possible that a member from the CHC could appear at the next HDC meeting and discuss the details of the proposed bylaw. Town Staff agreed to coordinate the discussion for a future meeting.

Mr. Giddings moved to adjourn the meeting. Mr. Fiori seconded the motion and ALL VOTED IN FAVOR. The Meeting was adjourned at 9:10 p.m.