



## HISTORIC DISTRICTS COMMISSION

### Meeting Minutes

### Thursday, April 21, 2016

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Thursday, April 21, 2016 at 7:00 p.m. in the First Floor Conference Room, 141 Keyes Road, Concord, Massachusetts.

Present:

#### Full Members

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

#### Associate Members

Luis Berrizbeitia  
Satish Dhingra

Andrew W. Mara, Administrative Assistant

Mr. Gregory called the meeting to order at 7:04 p.m. Voting Members for the meeting were Mr. Gregory, Mr. Giddings, Ms. Glenn, Mr. Fiori, Mr. King (except 585 Lexington Road), and Mr. Dhingra (585 Lexington Road only).

#### **CONTINUED PUBLIC HEARINGS**

David J. Nerrow, 393 Main Street, Main Street Historic District, for new paint colors, fencing, and patio pavers

Dave Nerrow appeared for the continued hearing. The Applicant sought approval for new paint colors, fencing and paving at 393 Main Street. Chair Gregory noted that the Commission had conducted a Site Visit earlier that day and asked for comments from Commissioners about the proposed paving.

A Commissioner asked if the driveway extension area would be pavement or crushed stones. Mr. Nerrow said that it was unlikely that he would pave the driveway extension. The Commissioner opined that crushed stone was less visually intrusive compared to pavement. Another Commission Member agreed that the crushed stone was the better option. Mr. Nerrow agreed and pointed out that tree roots were also present in the area.

A Commissioner opined that the Applicant should strive to preserve the Norway maple tree located near the proposed driveway extension. She believed that if approval was granted, the Commission should include a condition stating that special attention should be given to preserve the roots of the existing Norway maple tree located near the driveway extension.

Another Commissioner felt that the material of the driveway extension needed to find a balance between the needs of snow management, the protection the root structure of the Norway maple, and minimal visual intrusion. Mr. Nerrow agreed and stated that he wanted to protect the tree because his backyard would not have any shade without it. The Applicant stated that the extension would extend as close to the trunk of the tree as it could without damaging it.

The Chair asked if Commissioners had any issues with the proposed solid board fencing. A Commission Member asked if the fence would be painted and Mr. Nerrow replied that it would not. Several Commissioners felt that the proposed height of 8' was acceptable considering that the property bordered the train tracks.

The Chair asked if Commissioners had any issues with the proposed paint colors. At the request of a Commission Member, the Applicant confirmed that the door would be painted black with high gloss sheen while the shutters would be painted black in lower gloss sheen. Several Commission Members opined that the proposed paint colors were appropriate. The Commissioners noted that prior to the Site Visit the Applicant had painted small samples of the proposed colors on the rear of the structure. The Commissioners mentioned that this presentation technique was very helpful for them during the Site Visit.

One Commissioner inquired about the proposed bluestone patio area. The Commissioner asked if the Applicant had a specific size for the bluestones within the patio area. Mr. Nerrow mentioned that the stones came in varying sizes that would be arranged in a random pattern. It was agreed upon that the new patio area would feature natural cleft bluestones of varying sizes and may be framed by granite stones.

The Chair opened the discussion to public comment and there was none at this time. Mr. Giddings moved to approve the Application for new paint colors, fencing and paving. Mr. King seconded the motion and ALL VOTED IN FAVOR.

## **OTHER BUSINESS**

Minutes of the January 21st meeting – Mr. Giddings moved to approve the January 21st meeting minutes as revised. Mr. King seconded the motion and ALL VOTED IN FAVOR.

Minutes of the March 31st Site Visit – Mr. Giddings moved to approve the March 31st Site Visit minutes as written. Mr. King seconded the motion and ALL VOTED IN FAVOR.

## **PUBLIC HEARINGS**

### **Arturo Martinez on behalf of Marley Properties Concord LLC, 91 Main Street, Main Street Historic District, for new signage**

Arturo Martinez appeared for the hearing and presented the Application. The Applicant sought approval to install a new wall sign at 91 Main Street. Mr. Martinez proposed to install a new flat wood wall sign on the front brick façade of the structure. The new sign would be painted white and would feature the business name “MASSAGE FOR YOGA” in black flat vinyl lettering. It was noted that the proposed sign would match the style and dimensions of the other signs located on the façade.

Town Staff provided the Commission with a photograph taken earlier that day of the front façade. Several Commissioners noted that the most recent sign installed in the area did not match

the previously existing signs. The Commissioners felt that it was important to confirm which signs the proposed sign would be designed to match. One Commissioner mentioned that in the Applicant's mock up, the letters were very big, and therefore she was concerned that even if the sign was the same size as the others, the letters would still be too large. After brief discussion, the Commission determined that the proposed sign should duplicate the length, height, height of lettering, and general location of the signs existing prior to the recently installed sign. The Applicant agreed to duplicate the Boston Body Pilates sign in terms of size of sign, height of lettering, and font.

One Commission Member opined that the Applicant should have the ability to install an AZEK sign if a wood sign wasn't feasible. Other Commissioners agreed to incorporate that option into their decision as long as the style and dimensions were consistent.

The Chair opened the discussion to public comment and there was none at this time. Mr. Giddings moved to approve the Application for new signage as submitted. Mr. King seconded the motion and ALL VOTED IN FAVOR.

Chair Gregory asked Town Staff to review the documentation submitted for the wall sign recently installed at 91 Main Street to determine if the sign was installed as originally approved.

Mr. King left the meeting and did not return. Mr. Dhingra served as a voting member.

**Linda Mara on behalf of the Estate of Mary E. Bufton, 585 Lexington Road, American Mile Historic District, to demolish the existing house and construct a new house**

The Applicant had contacted staff prior to the meeting to request that the discussion be continued to the May 5 meeting. Commission Members agreed to continue the discussion to the next meeting.

Ms. Glenn moved to adjourn the meeting. Mr. Giddings seconded the motion and ALL VOTED IN FAVOR. The Meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Andrew W. Mara  
Administrative Assistant

Minutes Approved on: July 7, 2016

Nea Glenn, Secretary