

HISTORIC DISTRICTS COMMISSION
MINUTES
September 26, 2013

Present: Linda Hawes, Lee Swanson, Fred Taylor, Frank Riepe

Case No. 13-14: 289 Concord Road; Ramon Llamas

The applicant plans demolition of the garage and mud room, as well as construction of a new garage, mud room and second floor on the house. He will be using the same footprint and replicating all details in effort to restore the appearance of the original home. Siding will be ½ x 6 WRC clapboard, pre-primed and finished to match the existing house, as will be the trim. The new garage door will be custom wood T&G, v-groove or similar; windows wood 2/2 double-hung, simulated divided lights to match the existing. The Commission approved all the plans as presented, with the exception of a door in the new section of the house which should have 4 lights, 2/2, with 2 flat panels below. Lighting is still to be determined – either black lantern or onion style.

Case No. 13-15: 8 Concord Road; Catherine Carchidi

Ms. Carchidi wishes to affix a wooden two-part 71" x 12"/23"x 23" business sign to the face of the building at 8 Concord Road (*You're Home Custom Interiors*). The smaller plaque will have the logo of the business (key with tassel attached) and be situated beside the larger name sign. Colors are dark brown background with light blue lettering. The Commission unanimously approved the plans.

Other business:

Eight abutters participated with the Commission in the discussion re. Notice of Intent to sell 2.2 acres of land under Chapter 61A, Lot B adjacent to 233 Concord Road. If the Town does not exercise the option of purchasing the land, developers will build a house on the lot. Abutters are united in opposing this plan and recommend it be preserved as open space while suggesting a number of uses for it, such as a public garden or an area for nature exploration by school children. The Commission was most concerned that there is a stated purpose to the space and a plan for ownership and stewardship defined by the Town to care for it. Abutters posed the question of whether the usage or the maintenance is most important. Commission members reiterated that if the land were kept as open field it must be cared for. Neighbors stated they would be willing to take that responsibility. Another consideration to be addressed is the fact that there is no walk on that side of the street. There was another question of whether this could be officially declared conservation land. After considerable discussion it was unanimously voted to recommend the Town take ownership with defined responsibility to maintain the lot as an open meadow and certain restrictions on usage, such as no ball field or building for any purpose. Linda Hawes will present this recommendation to the Town in the form of a letter.

Exploratory: Charles Baker, 257 Concord Road came in with his wife for a brief exploratory meeting re. storm windows, concerned primarily about the limitations of materials. He was advised to investigate interior storms, which might be better suited to his needs. Mr. Baker will submit an application and return at a later date.

Sally Hild will be taking over responsibilities for the preparation of meetings hereafter. It is planned to eventually hire a shared secretary to record minutes.

Submitted by: Dev Glaser, Recording Secretary