



Historic District Commission (HDC)

Virtual Meeting, online due to Covid-19

January 4, 2021, Meeting Minutes

Present: Brenda Lovering, Janet Askenburg, Deb Taverna, Debra Belden, Lisa Grasso

Ms. Lovering called the meeting to order at 7:03 pm.

Public Input: None

Scheduled Business:

1. 5 Billerica Road, Santander-Permanent Exterior Signage: Rick Sousa
Mr. Sousa explained that Santander were applying to refresh, update and streamline the signs. The commission members were asked to refer to the application and pictures of the existing signs and the proposed signs, that were forwarded to them before the meeting. Mr. Sousa proceeded to explain the proposal.
Questions and Discussion: it was noted by Ms. Belden that the use of internal lighting was not allowed it was also noted that the use of metals and plastic was also not allowed (it was later noted that metal signs are allowed and he will be notified) It was stated in the presentation that the building was not historic, Ms. Belden explained that the original building had been moved and the current building was built to replicate that former building. Mr. Sousa asked if they kept the goose neck lighting could the signs also be internally lit. There was discussion re: the materials being used and what had originally been approved in 2013. Ms. Belden will send the original plans from 2013, Mr. Sousa noted that they would revisit the plans and come before the commission in February.
2. 6 North Road/1 Academy Street-Lamacchia Realty-Permanent Exterior Signage-Cole Cargaro
Steve Schwede
Anthony Lamacchia
Mr. Schwede explained that there was a small change from the original application in relation to the size of the sign. The change was a larger sign but the size does stay within the size requirements. The commission members were shown the proposed sign, they will remove currant sign and replace with Granite posts that will conform to guidelines. It was noted that the materials used would be aluminum with acrylic lettering as it has longer life.
Questions and Discussion: Ms. Lovering asked about the larger size- it was noted that the new size was still within the guidelines. Questions were asked about the materials that would be used for the sign. It was noted that the current sign was of made of aluminum. Ms. Askeburg asked if there was one light on each side lighting from below as it is now. There would be no change in the lighting.

It was noted that the building was scheduled to be repainted, white with blue shutters and sign would "fit". Ms. Lovering asked if it was 2-sided. Yes. Ms. Askenburg noted that the building is in a high-profile area right in the center and would hope that the sign would be as nice as possible. It was noted that the use of HDU lettering would be a better choice.

MOTION: Ms. Taverna moved to approve the application of the proposed permanent exterior sign as presented with the one change of use of HDU lettering, seconded by Ms. Grasso, Roll call vote 5 yes-0 no. So moved, motion carries.

It was noted that the certificate of appropriateness will be placed in the Town Offices for signatures of commission by the end of the week.

3. 1 Billerica Road and 41-44 Central Square - Odd Fellows Project LLC - Stonegate Construction Corp. -S-BNK Chelmsford Central LLC. - Katie Enright, Dan Barton, Ben Swenson, Fred Faust, et.all

It is noted here that Ms. Askenburg has recused herself from this discussion.

Ms. Lovering asked to begin with the Odd Fellows building

Ms. Enright shared the materials and colors for the project. She noted that the signs were not finalized yet as the name of the restaurant or other pertinent information was not known at this time.

Questions and Discussion: Ms. Lovering asked if the Odd Fellows building would be included in phase 1 of the project. Ms. Enright noted that the whole project would be done in conjunction with each other.

Ms. Lovering thanked the group for the update and noted that the application would need an amendment to have the signage reviewed at a later time.

MOTION: Ms. Taverna moved to approve the certificate of hardship re: Odd Fellows building with the amendment that the signage would be reviewed at a later date, seconded by Ms. Belden. Roll call vote 4 yes, 0 no. So Moved, motion carries.

Mr. Barton was asked to discuss the proposal for the Fiske House. The Certificate of Hardship has been filed the commission has had time to review the plans and done a walk through.

Questions and Discussion: Ms. Belden asked about the fence and the shutters as they were in need of repair. Mr. Faust explained that they had plans to repair the fence in keeping with the currant fence. Mr. Barton explained that as the project went forward the exterior of the building would be repaired and refreshed as needed.

Ms. Enright then explained the entire project. Highlighting; the change of the parking lot and condominium trading places, parking lots, lighting, and the landscape, etc.

Questions and Discussion: Ms. Belden asked if there were plans to have directional signage. Ms. Enright noted that the directional signage had not as yet been discussed. Ms. Belden asked if there would be exclusive parking for

tenants, it was noted by Ms. Enright that there would only be exclusive parking for private residences. Ms. Belden asked if the group had spoken to any of the abutters. It was asked if there would be external lighting on the back side of the building. It was noted that there would be no pole lights just the lighting from the open porches. Ms. Lovering asked if there were plans for pole lighting in the parking lot areas. Ms. Enright noted that there were 6, that were compliant with the Town of Chelmsford guidelines. Ms. Belden asked if the elevation for the condominium area was a higher elevation. Ms. Enright noted that it was 18 inches higher getting the garage out of possible flood issues. Ms. Lovering asked if there were pole lights for parking for Odd Fellows and Fiske House. Ms. Enright showed the plans and noted that the lights were for safety and facing downward as per town regulations.

Deidra Connolly: An abutter shared her concerns re: the project as a whole; the height change in elevation, makes it closer to 6 stories as opposed to town regs. of 3, no lawn showing on the new building it will look different than what the Center Village had planned, lighting, and that there had been many changes since the initial approval. Ms. Lovering thanked Ms. Connolly for her input. Ms. Lovering noted that the proposal should now go to Public Hearing.

MOTION: Ms. Taverna moved that there be a Public Hearing at the next meeting on February 1, 2021 at 7:15 for the demolition of the L, moving of the summer kitchen and the Fiske House proposal, seconded by Ms. Grasso, Roll call vote, 4 yes, 0 no. So moved, motion carries.

It was noted that the clerk would speak with Ms. Belden and make arrangements for public notice. It was also noted that the applicants were responsible for notifying all abutters.

MOTION: Ms. Taverna moved that a Public Hearing be scheduled for the February 1, 2021 meeting at 8:00 for the entire project proposed, Fiske House, Odd Fellows, and Condominium, seconded by Ms. Grasso. Roll call vote, 4 yes, 0 no, so moved, motion carries.

It was noted and asked if Ms. Enright could send the landscape plans to the members of the commission.

New Business

1. Ms. Lovering noted that each member should have received an email regarding the taking of the town ethics test. The test should be completed by April.
2. Ms. Belden will put the keys for the file cabinet in the HDC mailbox so that the clerk can file the information.

Unfinished Business

1. Ms. Taverna asked if the commission could revisit the information given to Santander as they were told that aluminum signage was not allowed when in fact it is. Ms. Belden noted that it was really the internal lighting, she would be sending them the original plan and will note the use of aluminum to them.

Correspondence and Telephone Calls

1. Ms. Lovering had received an email from John Carson to repair the stone wall around the park, the clerk sent him an application for hardship.

Meeting Minute Approval

1. MOTION: Ms. Belden moved to accept the minutes of the October 5, 2020 meeting, seconded by Ms. Grasso and so voted; motion carries.
2. MOTION: Ms. Taverna moved to accept the minutes of the December 7, 2020 minutes as amended seconded by Ms. Belden and so voted, motion carries

Meeting Schedule

- Next meeting February 1, 2021 7:00. It will be a zoom meeting until restrictions are lifted.

MOTION: Ms. Belden moved to adjourn the meeting seconded by Ms. Grasso and so voted.

Ms. Lovering closed the meeting at 8:48.

Respectfully Submitted

Judy A. Metz, Clerk