



## Historic District Commission (HDC)

Virtual Meeting, online due to Covid-19

May 3, 2021, Meeting Minutes

Present: Brenda Lovering, Deb Taverna, Debra Belden, Donna Ready, Lisa Grasso

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

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2021-09-14  
8:19 AM

**Public Input:** None

TOWN OF  
CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK

### Scheduled Business:

Ms. Lovering asked to take the Garden Club Application of Appropriateness out of order, and then recused herself from participation. Ms. Kit Harbison presented the information re: the application. The proposal was to allow decorated bicycles in 4 areas; 7 North Road Public Garden, CCA 1 North Road, Common Central Square, & Pocket Park, from May 26-June 3. The idea being to liven town spirits, and call attention to the 100 Anniversary of the Garden Club. They are inviting other town organizations and homeowners to join in.

**MOTION:** Ms. Ready moved to approve the Application of Appropriateness for the Garden Clubs 4 locations for Bicycle Decorations and waive the application fee, seconded by Ms. Taverna and so voted, **Motion Carries.**

**MOTION:** Ms. Belden moved to suspend the HDC May 3, 2021 meeting and open the Continuation Public Hearing, seconded by Ms. Taverna. Roll call vote, 5 Yes, so moved, **Motion Carries.**

1. Continuation of Public Hearing- Addendum to Certificates of Appropriateness: Odd Fellow; rehabilitation of this 1889 Central Square property and the immediate site. The proposal calls for a high quality first floor restaurant operated by Ali Zosherafatain, owner of Fishbones, as well as eight moderate priced apartments on the upper floors.

Ms. Enright shared the plans and explained the project modifications to saving the Odd Fellows building; exterior improvements, patio area, walkway, no change to the front of the building, 2 Landscaped areas around the back door, showcasing that area, leaving the trees and adding some trees in the lawn area. Mr. Faust explained they would be presenting the plans to the Planning Board at their next meeting and were looking for support. There is a plan to subdivide the area taking the Fiske House out of the project and only working with the Odd Fellows building.

Mr. Zosherafatain also spoke about the plan and design for the building and the project.

Ms. Lovering opened up discussion and questions: She asked what the size of the lot for Odd Fellows was, 26,864, sq ft. How many Parking spaces? 38. How many seats will there be for outside dining? Not sure at this time but maybe 20. Ms. Belden asked if there was any change to original plans re: front of the building? No Change, and it was noted that it would be similar to Fishbones. Was there a change to the patio area? Yes, it has been reduced in size. Ms. Grasso asked about the stone wall, would that be affected? No, the wall will be remaining. Ms. Lovering asked if there was any Public Input. Mike Rigney-19 Billerica Road, noted that as abutter had no objections, felt that more outdoor seating would be better, and was the delivery area still to be in the back. Yes. Ms. Taverna asked if any of the apartments would be affordable, no. Ms. Ready asked if they were rentals or condos. Rental.

**MOTION:** Ms. Belden moved to approve the change in the site plan and the exterior changes of the application for Certificate of Appropriateness, seconded by Ms. Grasso. Roll call vote, 5 yes. So moved, **Motion Carries**.

Ms. Belden noted since the original approved application had an expiration date of May 2022 should there be an extension. After discussion.

**MOTION:** Ms. Belden moved to extend the expiration date to May 31, 2023, seconded by Ms. Grasso and so voted, **Motion Carries**

Ms. Belden asked if the commission should send a letter of support for the project to the Planning Board. The clerk will write a letter and send it to the Chair, Ms. Lovering.

**MOTION:** Ms. Belden moved close the Public hearing and return to the regular May 3, meeting of the HDC, seconded by Ms. Ready and so voted, **Motion Carries**.

Ms. Belden noted that there had been a letter sent to the HDC, that outlined the maintenance of the Fiske House. She felt disappointed that not more was not being done as the fence and the shutters are in disrepair and the fact that it is in a very public area the house just does not look appropriate, and she is very worried about permanent damage. Discussion; maybe just take down the shutters, there is evidence that there was a time when there were no shutters on the house. The fence is on the National Register and should be repaired. Cautioned that sometimes when shutters are removed the area behind is worse. Mr. Faust spoke as representative of owners that he would bring the concerns to the owners and would report back to HDC.

**New Business-none**

**Unfinished Business-none**

**Correspondence and Telephone Calls-none**

### **Meeting Minute Approval**

1. **MOTION:** Ms. Taverna moved to accept the minutes of the April 5, 2021 meeting, seconded by Ms. Ready and so voted. **Motion carries.**

### **Meeting Schedule- Next meeting June 7, 2021 7:00 PM**

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

Ms. Lovering closed the meeting at 7:50.

Respectfully Submitted

Judy A. Metz, Clerk