



BILLERICA HISTORIC DISTRICTS COMMISSION

Meeting Minutes
Hybrid Meeting
June 7, 2023
7:00pm

Members	Present	Absent	Excused
John J. McKenna, Chairman		X	
Travis Brown, Vice Chairman	X		
Mary McBride, Secretary	X (7:12)		
Michael Rea	X (Zoom)		
Richard Hawes	X		
George Simolaris	X		
David Gagliardi	X (8:00)		
Tina Pesiridis, Alternate	X		
Matthew Ahern, Alternate	X		
Dan Valentine, Alternate	X		
Mary Jones, Alternate			X
Kathy Meagher, Alternate			X
Bee Magliozzi, Recording Clerk			X

CALL TO ORDER:

Vice Chairman Travis Brown called the Billerica Historic Districts Commission meeting to order at 7:00pm.

ALSO IN ATTENDANCE in person or on Zoom:

Katherine Malgieri, Senior Planner, Town of Billerica - in person, running the Zoom meeting; Stephen Dresser and Scott Peacock, for 16 Old Elm Street on Zoom; Marie Mercier of Sign Design, for 482 Boston Rd. (Northern Bank) on Zoom.

PUBLIC COMMENT:

N/A

AGENDA ITEMS:

1. 12 Old Elm St. - New Garage – App.# 2023-04 (Major).

Applicant Paul Vaughan presented overview of his application. He acknowledged he had to get public notice done still and would come back in July for the formal hearing. He asked if, in the meantime, the Commission had any feedback and would they also be okay with the foundation permit now that the ZBA had approved the variance for the location. Valentine asked about the windows and the applicant confirmed they would match the main house in size and style and grids. Hawes asked for building elevations (the types required with building permit applications) to be provided in time for the July meeting.

George Simolaris made a motion to approve the applicant proceeding with a foundation-only permit, seconded by Matt Ahern. The vote was unanimous, 6 in favor.

2. 63 Concord Rd. – Sunroom – App.# 2023-05 (Minor).

Further investigation shows that this property is not shown on the map as being in a Historic District despite it being listed as such, so we will not be reviewing the project. Not applicable.

3. 16 Old Elm St. – New residence – App.# 2023-07 (Major).

Presented by Stephen Dresser and builder Scott Peacock on Zoom. Owner is Pace Industries. The proponents plan to build a new 3 bedroom, Colonial style house on a lot presently used for parking. Abutters were notified.

After discussion regarding suitability of the planned home, including conditions that builder will use CertainTeed vinyl siding on all sides of the building, with no faux brick front used, and exterior muntins on the windows, Richard Hawes moved to approve with as amended, seconded by Mary McBride. The vote was 6 in favor and 2 abstaining, and the project is approved.

4. 482 Boston Rd. – Northern Bank Signage Change – App.# 2023-08 (Minor).

Presented by Marie Mercier of Sign Design.

Northern Bank is undergoing a rebranding, and requests changes to signs at the property.

After discussion regarding sight lines for traffic entering and exiting the parking lot, not having any internally lit signing, the height of the pylon sign, etc. George Simolaris, seconded by Mary McBride, moved to continue this Application to the next meeting on July 5, 2023 to allow Northern Bank and Sign Design to confer. The vote was unanimous, 8 in favor.

5. 420 Boston Rd. – Liberty Bell Restaurant – App.# 2023-09 (Minor).

The applicant's representative presented some options for replacing widow poster signs in the front windows of the Liberty Bell restaurant. After discussion, the applicant agreed to return at the July 5, 2023 meeting with the owner's decision about which sign option to request, with the commission's opinion that the signs be only at the top of the windows and in a style that coordinates with Liberty Bell's sign.

The motion was made by Dan Valentine, seconded by Richard Hawes, and the vote to continue was unanimous, 8 in favor.

6. 22 Old Elm St. – Rooftop Solar - App. # 2023-10 (Informational)

Property owner is Paul Garland. Colin Buechel, representing All Energy Solar appeared via Zoom.

The owner would like to have 22 solar panels installed at his home at 22 Old Elm St on the southernmost facing rear of the house. There was discussion about the visibility of the panels from the street, and members suggested shifting top panel, disguising conduit so it could not be seen from the street, and other modifications, each of which Mr. Buechel said he could do.

The motion was made by George Simolaris, seconded by Richard Hawes. The vote was unanimous, 7 in favor.

7. Town Manager and his team made a presentation on the status of the Town Center Project.

The meeting was adjourned at 8:30, motion by Mary McBride, second by Richard Hawes. The vote was unanimous to adjourn.

Respectfully submitted, Mary McBride, Secretary