

**Lincoln Historical Commission**  
**Historic District Commission**  
**Brown's Wood Historic District Commission**  
**Virtual Meeting Minutes**  
**Tuesday, May 4, 2021**

**Board Members:** Andrew Glass, Chair, HDC/LHC/BWHDC; Doug Adams, HDC/LHC/BWHDC; Robert Domnitz, HDC/BWHDC; Lynn Delisi, HDC/BWHDC; Andy Ory, HDC/LHC/BWHDC; Gary Anderson, HDC/LHC/BWHDC; Christopher Boit, HDC/LHC/BWHDC  
**Alternates:** Frank Clark, HDC/LHC/BWHDC; Judith Lawler, Alternate, HDC/LHC/BWHDC; Allen Vander Meulen, HDC/LHC/BWHDC

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The virtual meeting was called to order at 7:30 p.m. The next meeting will be Tuesday, June 1, 2021 at 7:30 p.m.

**Historic District Commission:**

Certificates of Non-Applicability:

2 Sandy Pond Road:

Tim Moynihan came before the Historic District Commission (HDC) for a Certificate of Non-Applicability to replace the white wood picket fence in front of his house with like material. Mr. Moynihan said the fence is about 3 feet high and about 3 or 4 feet in from the road. The granite posts will remain the same. Andy Ory made a motion to approve the issuance of a Certificate of Non-Applicability for the replacement of the fence as discussed at the meeting and shown in photographs. Allen Vander Meulen seconded the motion. Roll Call Vote: Judith Lawler-aye; Doug Adams-aye; Bob Domnitz-aye; Frank Clark-aye; Lynn Delisi-aye; Andy Ory- aye; Christopher Boit-aye; Allen Vander Meulen-aye; Gary Anderson-aye; Andrew Glass-aye

12 Weston Road:

Gulrez Arshad came before the HDC for a Certificate of Non-Applicability to do repairs to the back of the house. Mr. Arshad said a couple of months ago the dining room ceiling started to leak because the back side was not properly weatherproofed. The clapboards were taken down and the rotted plywood and some insulation needed to be replaced. The repairs will be done with like material. During a site visit, Andrew Glass said the repairs looked nice and were necessary. Christopher Boit made a motion to approve the issuance of a Certificate of Non-Applicability for the repairs to the back of the house with like material as discussed at the meeting. Judith Lawler seconded the motion. Roll Call Vote: Judith Lawler-aye; Doug Adams-aye; Bob Domnitz-aye; Frank Clark-aye; Lynn Delisi-aye; Andy Ory- aye; Christopher Boit-aye; Allen Vander Meulen-aye; Gary Anderson-aye; Andrew Glass-aye

Certificate of Appropriateness:

12 Weston Road: The hearing for 12 Weston Road for changes to the carriage house has been postponed with the applicant's approval until the June 1 meeting.

19 Bedford Road:

Eric Webster came before the HDC for a Certificate of Appropriateness to extend fencing by the pool and add fencing to the left of the house. Mr. Webster said the fence in front of the pool would be a 6 foot ballaster type fence with screening top and is 50 to 55 feet up the driveway. The fence in the front would be behind a row of trees and would be 25 to 35 feet back from the street. The fences are needed for safety for his 5 year old and a dog. Mr. Webster said Bedford Road is getting very busy and the trees have not

solved the problem of noise and safety. He said the fence would have the good side facing out and is not visible because of a row of trees. The trees are about 10 feet from the road. The members felt there were not a lot of high fences in the Historic District. Mr. Anderson said a smaller fence near the road would be better. It can be a very unwelcoming look to the center by putting up fences. Mr. Webster said he could put it further from the road level with the porch and said that other neighbors on Bedford Road have been allowed to put up fences. Mr. Glass said the HDC cannot consider vegetation as a barrier from seeing something from a public way since trees die and can be taken down. We need to balance the need for privacy and an owner's right to enjoy their property and maintaining the look of the Historic District. Mr. The members felt this would be an ideal situation for a site visit and possibly a couple of different designs for the fence. Mr. Glass said we need to continue the hearing until at least June 1, have a site visit and come up with a variety of schemes that both the Commission and the owner can be satisfied with. We also need better specifications of the material, height of the fence and different styles of fence, which would be helpful to us. It would also be helpful at the site visit to have stakes and string to show different locations for the fence. Mr. Webster was also encouraged to take a trip on Lowell Road in Concord towards Carlisle to view some different types of fencing and also take some pictures of historic fences. A site visit will be arranged on a weekend so that the members can have a better idea of where the fence will go.

### **Lincoln Historical Commission:**

#### Demolition Plan Review:

#### 264 Lincoln Road:

Michael and Linda Karman came before the Lincoln Historical Commission (LHC) for the Demolition Plan Review with proposed plans for the new house and detached garage. Mr. Glass explained that the vote tonight would be whether the existing house is preferably preserved, which would start the 12-month delay and further dialog with the owners or not preferably preserved and the structures can be demolished. Mr. Karman said they looked into lifting the house and replacing the foundation at a cost of \$40,000 but there would be no guarantee that the mold was in the wood. They have decided to continue with the demolition and reconstruction of the house and garage. The proposed house would be 2,000 sq. ft. and set back another 12 feet. Mr. Anderson thanked them for the clear drawings and for using the same type of windows as existing and asked if it would be a two family. Mr. Karman said there would be a second kitchen upstairs for his daughter who has celiac disease so food contamination is an issue. They have a Zoning Board of Appeals meeting on Thursday to discuss this. Mr. Adams said this is a good effort to keep it the same scale as the existing house. Mr. Glass said any approval would be contingent on the approval of other Boards and any changes would need further approval from the LHC. This is a house that has historical, architectural and cultural significance in a neighborhood of modest houses and you have created a house that fits into the neighborhood. Christopher Boit made a motion that in light of the challenges of the existing and the proposed plans for the new house, that the existing house is not preferably preserved. The decision is contingent upon the approvals of other Boards and the applicants would need to return to the LHC if there are any significant changes to the proposed plan as presented in plans dated April 15, 2021 and discussed at the meeting tonight. Allen Vander Meulen seconded the motion. Roll Call Vote: Judith Lawler-aye; Doug Adams-aye; Frank Clark-aye; Andy Ory- aye; Christopher Boit-aye; Allen Vander Meulen-aye; Gary Anderson-aye; Andrew Glass-aye

The existing garage is 10' x 18' and the proposed garage will be 18' x 24' and will be closer to the neighbor's house and they have been consulted and have no problem with it. The septic is on the other side so we cannot go too close. Christopher Boit made a motion that the existing garage is not preferably preserved contingent on the approval of other Boards and the applicants would need to return to the LHC if there are any significant changes to the proposed plan dated April 4, 2021 and presented at the meeting tonight. Frank Clark seconded the motion. Roll Call Vote: Judith Lawler-aye; Doug Adams-aye; Frank Clark-aye; Andy Ory- aye; Christopher Boit-aye; Allen Vander Meulen-aye; Gary Anderson-aye; Andrew Glass-aye

Minutes:

Frank Clark made a motion to approve the minutes from the April 6, 2021 meeting as written. Doug Adams seconded the motion. Roll Call Vote: Judith Lawler-aye; Doug Adams-aye; Frank Clark-aye; Andy Ory- aye; Christopher Boit-aye; Allen Vander Meulen-aye; Lynn Delisi-aye; Gary Anderson-aye; Andrew Glass-aye

At 9:20 p.m., Doug Adams made a motion to adjourn the meeting. Gary Anderson seconded the motion. Roll Call Vote: Judith Lawler-aye; Doug Adams-aye; Frank Clark-aye; Andy Ory- aye; Christopher Boit-aye; Allen Vander Meulen-aye; Lynn Delisi-aye; Gary Anderson-aye; Andrew Glass-aye

*Submitted by Elaine Carroll*