

METHUEN HISTORIC DISTRICT COMMISSION

Thursday, May 25, 2023 @ 7:00 pm
Searles Building, 2nd Floor Conference Rm
41 Pleasant Street
Methuen, MA 01844

MEETING MINUTES

1) Call to order

Chair Lussier called the meeting to order at 7:03p.m., noting the presence of a quorum.

2) Roll Call

Thomas Lussier, Chair	Present	Dianne Moore ,	Present
Denis Webster Greene, Vice Chair	Not Present	OPEN SEAT	
Katherine Robinson	Present	OPEN SEAT	
Joseph Bella	Present	OPEN SEAT	

Others in attendance: Casey A. Dowgiert, RA, Consultant Historic Planner Consultant

3) Acceptance of Meeting Minutes:

- a. July 28, 2022- On hold
- b. October 27, 2022-On Hold
- c. February 23, 2023 – On Hold
- d. April 27, 2023-On Hold

4) New Business:

a. PUBLIC HEARING:

- i) **7 Charles Street #23-06:** Certificate of Appropriateness –Jarred La Chance for Elm Crest Realty to repair/ renovate/ provide new retaining wall and railing.

7:04pm Chairman Lussier opens the meeting to the applicant.

The applicant explains existing condition and background of existing wall and the black chain link fence. States there use to be a carriage house. Commissioner Robinson reviews viewpoints from road with applicant to fully understand what can be seen from the public way.

7:10pm Chairman Lussier asks to those to those speaking in favor of a Certificate of Appropriateness, seeing and hearing none, to those speaking unfavored, seeing and hearing none. Moves to close the public hearing and opens discussion with commission members.

Commissioner Robinson comments that the wall in question is difficult to see from the public way and isn't an important historic feature of the home. She prefers the smaller scale and found that it was more appropriate instead of the larger commercial option. She preferred option 3. She also explained to the applicant that black chain link fence would not be approved in the historic district and that it has to be a historic appropriate railing. The railing could be replaced with PVC since it matches everywhere else. Color Option #3 is Gray noted by applicant.

Chairman Lussier states the scale changes from larger to smaller in wall #1 and would be fine with that.

Commissioner Robinson makes a MOTION to approve the application as submitted with the conditions that the wall is replaced with Option #3 or similar and final selection to be submitted and approved by the Chairman and the Historic Planner as well as a sample of the block. The fence section be replaced in similar material and profile to the existing. Commissioner Moore seconds the motion. **UNANIMOUS AFFIRMATIVE VOTE.**

- ii) **246 Broadway Street #23-07:** Certificate of Appropriateness-Sign for business for Brenda Harysak for Sir Pennycandy's Apothecary.

7:35 pm Hearing opened for applicant. Applicant provides background of moving business to the new location in midtown mall and that it is different context that other areas of the historic district. They are going to repurpose as much of the acrylic of the existing sign as possible and the branding will remain black and white to match their logo.

Chairman Lussier asks if anyone has any questions. Seeing None. Chairman Lussier moves to ask those to those speaking in favor of a Certificate of Appropriateness, seeing and hearing none, to those speaking unfavored, seeing and hearing none. Moves to close the public hearing and opens discussion with commission members.

MOTION by Commissioner Robinson to approve the application as submitted Seconded by Commissioner Bella. **UNANIMOUS AFFIRMATIVE VOTE**

- iii) **7-9 Gleason Street #23-08:** Certificate of Appropriateness- New driveway for Euclides Saldana.

7:42 pm Hearing opened for applicant. Applicant provides background of the driveway project and introduced the contractor. Casey Dowgiert gives update to the commission that the project will need to go to engineering before final approval for permit.

Chairman Lussier moves to ask those to those speaking in favor of a Certificate of Appropriateness, seeing and hearing none, to those speaking unfavored, seeing and hearing none. Moves to close the public hearing and opens discussion with commission members.

Chairman Lussier expressed concern with the slope and the need for a retaining wall. The applicant and the construction company states that the intention is to make the grade slope. Chairman Lussier and the commission review the dimensions of the proposed application.

Commissioner Robinson does not take issue with some of the wall being removed for the driveway. However, is concerned with the existing grade.

MOTION by Commissioner Robinson to approve the application as submitted with the conditions that the curb cut will be reviewed by City of Methuen Engineering and if retaining walls are needed and are greater than 24" in height then the applicant is to return for review. Seconded by Commissioner Bella. **UNANIMOUS AFFIRMATIVE VOTE**

5) Old Business: 7:39pm

a) Public Hearings

- **269 Broadway & 2 Osgood:** To return at next meeting.

1) Enforcement:

No update

2) Other Business

i. 5 Pleasant – Construction update

- Two of the casement windows require to be replaced according to the building owner. The building owner has provided Pinnacle Select French Casement Window specifications for a replacement window. Casey Dowgiert has reviewed and agreed with the proposed window replacement and the color and details to match existing.
- Three condensing units were proposed at back of building and no visible by public way. Casey Dowgiert approved location and reviewed with commission.

ii. 275 Broadway: Construction Update

- Gutter and downspout to be provided at front of building per location sent in email to Casey Dowgiert. Casey Dowgiert approved and reviewed with commission.

3) Adjournment

MOTION to adjourn by Commissioner Robinson. Seconded by Commissioner Bella. UNANIMOUS AFFIRMATIVE VOTE. Meeting Adjourned at 8:26 PM.