

# COMMUNITY PRESERVATION COMMITTEE

## Public Meeting Minutes

January 18, 2022

7:00 P.M.

### Virtual Public Hearing and Public Meeting

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Community Preservation Committee held a virtual public meeting on Tuesday, January 18, 2022 at 7:00 p.m. using the Zoom meeting platform. Meeting ID: 830 2591 1275 Password: 225686

Committee members Diane Proctor, Tom Kearns, Nancy Nelson, John Cratsley, Burton Flint, Paul Boehm, Peter Ward, Sarah Grimwood, Charles Phillips were present.

Others Present: Linda Escobedo, Roselyn Romberg, Tom Wilson, Carlene Hempel, Mary Hartman, Larry Sorli

The Chair called the meeting to order at 7:00 p.m. by a roll call vote.

Everyone at the meeting introduced themselves and stated which board or committee they were the designee.

#### **Review of Current Applications and Any New Materials Received**

Ms. Proctor reviewed the new documents received for this meeting and summarized the conversation she had with Stuart Saginor regarding the Wright Tavern project and the issues he raised.

The committee discussed the Wright Tavern application and their funding requests. Dr. Boehm asked about separating out the exterior/structural work and the interior/other work. Ms. Gill explained that with the exterior and structural work there is an obvious public benefit, but that there may be some blurred lines regarding the public benefits for some of the interior work proposed. Mr. Cratsley stated that the previous allocation not being spent yet is not an issue to him because Concord CPC has never followed that rule. Dr. Grimwood asked when the preservation restriction will be completed. Tom Wilson stated that the preservation restriction will be completed before the final plans are delivered as required by the grant agreement. Mr. Flint asked if it would be possible to fund the project with the condition that the preservation restriction is recorded. Mr. Flint stated that he is somewhat hesitant to do that because it would mean leaving that in the hands of a future committee. Ms. Nelson spoke about the preservation restriction and the Secretary of the Interior Standards. One of the members asked how specific these restrictions are. Ms. Gill explained that they can be pretty specific, including calling out specific floorboards, beams, baseboards, mantles, etc. Mr. Wilson reviewed the timeline they have for the preservation restriction, which includes finalizing it in June or July. Larry Sorli, a historic architect and Carlisle resident, stated that the preservation restriction should not be drafted/designed based on what you want to do to the building. Mr. Sorli spoke about the many changes that have previously been made to the building.

#### **Discussion and Vote on Recommendations for Funding**

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The Committee discussed each project and discussed the potential funding amounts. The Committee discussed the Wright Tavern project and the 110 Walden Street project. Ms. Nelson and Mr. Ward were in favor of funding 110 Walden Street in full. Mr. Kearns proposed splitting the difference between the two remaining projects. Mr. Kearns moved to recommend funding Wright Tavern at \$234,400. Dr. Grimwood asked if there would be a condition that the preservation restriction is in place with the opportunity for the CPC to review and approve it. Mr. Flint suggested that the preservation restriction should be in place prior to Town Meeting and with full coordination with the Concord Historical Commission prior to CPC sign off. Mr. Kearns moved to recommend funding Wright Tavern at \$234,400 with the conditions that the preservation restriction is in place prior to Town Meeting, with the full approval from the Concord Historical Commission and the CPC. Dr. Grimwood seconded the motion. The motion passed (8-0) by a roll call vote with Ms. Nelson abstaining.

The Committee was in favor of funding the 110 Walden Street at \$135,000.

Ms. Gill explained that there was still an outstanding question on whether or not the land acquisition project needed to be listed in it's own separate warrant article or if it could be listed in the same article as the others.

Mr. Flint moved to approve the following recommendations for funding at Town Meeting and to authorize planning staff to draft and submit a warrant article that reflects these recommendations. Staff will submit two articles if 2/3rds vote is required for the land acquisition project, and one single article if only a majority is required. Mr. Kearns seconded the motion and all others voted in favor by a roll call vote. The motion passed (9-0).

Regional Housing Services Office - \$28,000  
110 Walden Street Preservation Phase 4 – \$135,000  
The Old Manse Exterior Preservation - \$38,500  
Wright Tavern – \$234,400  
Concord Oral History Project - \$22,842  
Land Acquisition - \$1,000,000  
Junction Village Open Space - \$250,000  
Bruce Freeman Rail Trail - \$30,000  
Assabet River Pedestrian Bridge - \$300,000  
Recreation Facilities Plan - \$75,000  
Staff and Technical Services - \$40,000

Total - \$2,153,741

### **Other Business and Minutes**

The Committee reviewed the draft minutes from December 21<sup>st</sup> and January 4<sup>th</sup>. The Committee had a few minor changes. Ms. Nelson moved to approve the draft minutes as amended. Dr. Grimwood seconded the motion and all others voted in favor by a roll call vote. The motion passed (9-0).

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With no further discussion, Dr. Boehm moved to adjourn the meeting at 8:55 p.m. Ms. Nelson seconded the motion and all other voted in favor.

Respectfully submitted,

Heather Gill  
Senior Planner

Minutes Approved on: February 15, 2022

Secretary