

# COMMUNITY PRESERVATION COMMITTEE

## Public Meeting Minutes

April 26 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, April 26, 2022 at 7:00 p.m. using the Zoom meeting platform. Meeting ID: 898 4925 6405 Password: 576250

Committee members Diane Proctor, Tom Kearns, John Cratsley, Paul Boehm, Peter Ward, Charles Phillips, Burton Flint, Sarah Grimwood

Others Present: Linda Escobedo, Tom Wilson, Lynne Spencer, Peter Nobile

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.

#### **Wright Tavern Preservation Restriction**

Tom Wilson provided a brief history of the tavern. Lynne Spencer provided a brief historic fabric narrative of the building. Mr. Cratsley asked how Exhibit E was developed. Mr. Wilson explained that their attorney Nadia McGourthy drafted it based on her experience with other preservation restrictions. Ms. Spencer stated that it was also drafted based on the Massachusetts Historical Commission (MHC) guidelines. Mr. Cratsley asked if everyone involved is comfortable with these. Mr. Wilson stated that they are. Mr. Cratsley suggested that they add something about mediation before the binding arbitration on page 7 of the restriction. Mr. Ward asked why the restriction does not mention anything about the land/property around the building. Peter Nobile explained that there is very likely no original landscape remaining, and that major changes to the landscape would require HDC, CHC and CPC review and approval.

Mr. Kearns moved to approve the preservation restriction as presented, and with the suggested amendment regarding mediation as discussed. Dr. Grimwood seconded the motion and all others voted in favor. The motion passed (8-0) by a roll call vote.

#### **Wright Tavern Reimbursement Request**

Ms. Gill summarized the reimbursement requests being made by Wright Tavern. Ms. Gill explained that she does not believe the legal fees associated with drafting the preservation restriction are fundable, and that she was not comfortable making the decision on the construction documents from Nashawtuc architects. Dr. Boehm and Mr. Ward believe that those could fall under consultation services. Mr. Ward noted that the grant agreement clearly states that the legal expenses for the preservation restriction are not funded by the CPC. Mr. Wilson clarified that the invoices from Nashawtuc Architects are for the analysis of the roof structure,

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reviewing plan and meetings with historic preservation architects to develop the plan for the roof – so it is consultation.

Mr. Kearns moved to fund the reimbursement of the three Nashawtuc Architects invoices. Mr. Flint seconded the motion. Mr. Cratsley recused himself as his wife still has a small financial interest in Nashawtuc Architects. The motion passed (7-0) by a roll call vote.

## **Discussion of upcoming 2022 Annual Town Meeting**

Ms. Proctor reviewed some of the questions that have come up on some of the projects at past meetings. Ms. Proctor explained that she has been working on refining her presentation to make sure she stays within her given time frame. The Committee discussed the projects and the anticipated questions that could come up at town meeting and helped Ms. Proctor to prepare responses.

## **Grant Agreements and Memorandum of Understandings**

The Committee briefly discussed the drafted grant agreements and MOU's. The Committee asked staff to add a line to each grant agreement about annual project status reports. The Committee will review the final drafts at their May meeting.

## **Other Business and Minutes**

Mr. Flint moved to approve the February 15<sup>th</sup> minutes as drafted. Dr. Grimwood seconded the motion and all others voted in favor. The motion passed (8-0) by a roll call vote.

Dr. Boehm moved to approve the March 15<sup>th</sup> minutes as drafted. Mr. Kearns seconded the motion and all others voted in favor. The motion passed by a roll call vote of those who were present during that meeting.

With no further discussion, Dr. Boehm moved to adjourn the meeting at 8:45 p.m. Dr. Grimwood seconded the motion and all other voted in favor.

Respectfully submitted,

Heather Gill  
Senior Planner

Minutes Approved on: 5-17-2022

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Secretary