



Town of Carlisle

MASSACHUSETTS 01741

HISTORICAL COMMISSION

Minutes

In-Person and Remote Zoom Meeting Heald Room, Town Hall

Wednesday, March 22, 2023 7:00 pm

Members Present

Annette Lee, *Co-chair*, Chip Dewing, *Co-chair*, Krissy O'Shea, Ben Herter, Sara Cassidy Smith

Alternates Present

Ed Rolfe (Zoom), Jack O'Connor (Zoom)

Alternate Absent

Jack O'Connor

Staff Present

Jennine Blum, *Administrative Assistant*

Others Present

Dana Booth, *Member at Large, Friends of Center Park*, Alison Saylor, *President, Friends of Center Park*, Brian Waterson, *Chair, Castle Playground Project Committee*, Dennet Sidell, *Principal, Carlisle Public School*, Deepa Chungi, *Community Fundraising and Public Relations Coordinator, Castle Playground Project Committee*, Eric Darling, *FRS representative*, Ed Pare, Jr. Esq., *Brown Rudnick LLC, representing DISH Wireless*, Dan Mazari (Zoom), *Civil Engineer, DISH Wireless*, Chuck Webley (cell phone), *Structural Engineer, DISH Wireless*, Martha Feeney-Patten, *Director, Gleason Public Library*, Kaitlin Waterson, *GPL Trustee*, Christine Stevens, *Chair, GPL Trustee*, Susan Emmons, *FRS representative*, Ann James, *FRS representative*, Jerry Lerman, *Chair, Municipal Facilities Committee*, Wanda Avril, *Carlisle Mosquito*

7:02 p.m. Co-Chair Chip Dewing called the meeting to order.

Agenda reviewed.

7:03 p.m. Public Hearing for Certificate of Appropriateness No. 2022-11: 42 Lowell Street, Center Park, owned by the Town of Carlisle. This hearing is a continuation of the February 15, 2023 hearing.

The originally proposed work in the application submitted by Dana Booth includes installation of one sign (approximately 41 inches wide x 15 inches high, white with black lettering) to hang from a black metal bracket mounted on a tree. Since the last meeting the Historical Commission (HC) members made a site visit to view an actual-size mockup of the proposed sign which had increased in size to 44 inches wide x 16 inches high.

The HC had two requests they wanted the Center Park group to consider.

- 1) A dark green sign with white lettering to distinguish it from the many white signs with black lettering at Fern's. The Center Park group felt it would get lost under the darkness of the leafed-out tree and preferred to keep it as is – a white background with black lettering.
- 2) Mounting the sign in the ground using one or two posts rather than from a bracket mounted on a tree. The Center Park group's objections to ground mounting included:
 - Installation of posts would damage the roots of the tree and other plants.
 - The posts and sign could sustain damage from snow plowing.
 - It would require more maintenance, both of the posts and trimming the plants nearby to maintain visibility.
 - The Tree Warden and Building Inspector approved the tree mounting.
 - It would be a more expensive installation.

Alison Saylor stated that if the HC insisted on ground mounting that she wouldn't bring it before the Select Board for approval.

HC members expressed concerns about keeping the sign horizontal if tree mounted and whether or not the proposed bracket was strong enough to support the sign adequately. The Center Park group agreed to reduce the sign to 41 inches wide by approximately 15 inches high to make the sign lighter. It was agreed that the proposed design (lettering and border) would be scaled down proportionally for the smaller size. Dana committed to checking the sign yearly to make sure it was horizontal to the ground.

A couple of additional comments were made before the motion to approve was made. Dana stated that the sign would be attached to the bracket using eye hooks on the top edge. There was some question about whether 5/4-inch Azek was available. The HC confirmed that 5/4-inch Azek was indeed available in 16 inch by 12-foot planks. Chip requested that two motions be made – one for the sign and another for the mounting of the sign.

Ben Herter made the motion to approve the Center Park sign at 41 inches wide x roughly 15 inches high (proportional to the proposed sign at 44 inches wide by 16 inches high), made from 5/4-inch thick Azek with white matte finish with fonts, type and borders in black as specified. The Application for a Certificate of Appropriateness is Numbered 2022-11 for 42 Lowell Street – the property known as Center Park.

Krissy O'Shea seconded.

Roll call vote: Annette Lee – Aye, Chip Dewing – Aye, Krissy O'Shea – Aye, Ben Herter – Aye, Sara Cassidy Smith – Aye

All in favor (5 to 0)

For mounting the sign, Ben Herter made another motion to approve the tree mount of the sign on the proposed bracket (triangle with ball in powder coat black) that will support the sign with the condition that the bracket be adjusted periodically to maintain parallel position to grade. A condition is included to monitor the health of the tree. If the tree starts to fail, the Center Park group will come back to request ground mounting.

Sara Cassidy Smith seconded.

Roll call vote.

Ben Herter – Aye, Sara Cassidy Smith – Aye, Krissy O'Shea – Aye.

**Annette Lee – Nay, Chip Dewing – Nay
Approved. Three in favor, two not in favor (3 to 2)**

**7:27 p.m. Public Hearing for Certificate of Appropriateness No. 2023-01: 83 School Street, CPS
Outdoor Classroom, owned by the Town of Carlisle**

The proposed work for the application submitted by Brian Waterson includes installation of a railing for the ramp and along the back of the platform.

The HC's reaction to the new rail design was that it was very busy given that it's not required by code. The HC apologized for the misunderstanding about the use of landscaping as a way to screen the railing as presented in the new plans. The HC doesn't have any purview over landscaping and can't consider landscaping as a screen because the plants might not always be there.

Brian explained that a variety of designs were considered including wire cables which were suggested at a previous meeting. It was decided that cables weren't in keeping with the aesthetic of the playground. Another issue was that students are inclined to climb anything that is horizontal. There were also concerns about the potential of worn wire cables cutting someone whether the cables were horizontal or vertical.

The preferred design remains, vertical pickets/balusters spaced 3 inches apart (3.5 inches max) as anything larger becomes an entrapment concern. Vertical pickets prevent children from swinging underneath and climbing. This railing style matches other railings in playground. The plan is to use a 34-inch-high railing which is at the low end of ADA regulations. An alternative would be to build a railing in the style of the GPL railing where there are individual posts with rail at top. There might be a need to consider another rail lower to block the space and a need to continue to adapt it for greater safety. The playground committee views the classroom as an inclusive intergenerational space and feels strongly about the need for a safe railing which would only be 14 feet long. It was noted that the drops from the platform at the back and front to grade are 10 and 6 inches respectively.

After more discussion, it was agreed that one or two members of the HC would be appointed to visit the site during construction to discuss the use of pickets once the posts and top rail have been installed. It was suggested that perhaps the balusters won't have the impact the HC expects or the open portion below the top rail isn't as much of a problem as the playground committee expects.

The question was asked if the planned four-foot ramp would be long enough given that the slope of an ADA-compliant ramp must be no steeper than 1:12. Chip mentioned that if the ramp is horizontal by virtue of whatever the grade is, that changes the complexion and complexity of the problem. The ramp length is really a site driven issue. Brian stated that he would review this with the contractor. Sara Cassidy Smith added that extra fill from the plantings could be used to reduce the grade.

Ben Herter made the motion to approve the Application for Certificate of Appropriateness No. 2023-01 for the outdoor classroom platform and ramp railing at Carlisle Public School. The approved components include the top rail, the supporting posts and bottom rail with the condition that the Historical Commission will have a site visit during construction to weigh in on both the ramp and additional railing parts, including the pickets and face rails that support the pickets.

Krissy O'Shea seconded.

Annette Lee – Aye, Chip Dewing – Aye, Krissy O'Shea – Aye, Ben Herter – Aye,

Sara Cassidy Smith – Aye

All in favor (5 to 0).

7:54 p.m. Continuation of Public Hearing for Application No. 2022-08 for a Certificate of Appropriateness for the property located at 27 School Street, Carlisle, MA owned by the First Religious Society of Carlisle. This hearing is a continuation of the hearing held on November 16, 2022.

Proposed work: The application was submitted by Ed Pare, Jr., Esq. (Brown Rudnick LLC) representing DISH Wireless LLC to install new telecom equipment, which includes the collocation of 3 panel antennas (1 antenna per sector) concealed within a segment of the existing steeple at the 69 ft above-ground level antenna centerline height behind proposed radio frequency friendly fiberglass sheathing, together with related amplifiers, cables, fiber and other associated antenna equipment, including, without limitation, remote radio heads, surge arrestors, and global positioning system antennas with associated electronic equipment, and other appurtenances on proposed concrete pads located adjacent to the church building at ground level within a proposed fenced compound. The discussion was focused on the fenced compound and location and appearance of cable tray.

Ed Pare presented the shed roof option that was discussed at the previous hearing. Ed Pare proposed to conceal the cables which would run from the proposed DISH enclosure over the door through the new shed roof and hidden behind the Verizon fence running along the exterior church wall to the corner where they would go into an interior closet and run vertically up to the roof and steeple. The light fixture would be put in the soffit of the shed roof. The DISH cables/conduits will not be visible with or without the Verizon enclosure canopy. The height of the DISH and Verizon fences will be the same (9 feet 3 inches) and the shed roof would be tied to them. The pitch of the shed roof would be 12:8.

After some discussion, including lowering the pitch and position of the shed roof, the HC decided that it felt forced and heavy and was not in character with the church building. The HC revisited possible options of bringing the cables in through (or into) the church wall from the proposed enclosure rather than bringing the cables over the door and to the corner. These options weren't possible because the FRS opposed them or specific DISH requirements for cable bends to maintain a radius of two feet could not be met.

A flat trimmed out box going up from the ground on both sides and top of the door to create the effect of a recessed door was proposed by the HC as a solution more in keeping with the aesthetic of the building. The top of the box/lintel would serve as a cable tray to bring the conduits from the DISH enclosure to the exterior church wall behind the Verizon fence. The box should have the same depth (six to eight inches) all the way around the door. The height of the doorway lintel is not to exceed the height/top of the fences. The trim must have consistency with the language of the building in terms of ornamentation. If properly detailed, this portal should diminish the heaviness created by the height of the fences. The HC recommended the lintel have a copper flashing cap and a pitch of 1 or 2 to shed water. A light fixture with about a 12-inch arm should be mounted between the window and top of the door lintel.

Chip noted that as a practical matter there's not much change from the latest design – it's more architectural design moving ahead.

Ed Pare said that he and Dan had enough information to proceed with this new option.

Ben Herter made a motion to continue the hearing for Application No. 2022-08 for 27 School Street, FRS/DISH Wireless, regarding telecom equipment to the April 19th meeting.

8:39 p.m. Informational Discussion: 27 School Street, owned by the First Religious Society of Carlisle

Topic: play-yard fence

Background. Susan Emmons and Ann James have considered a variety of materials for a new FRS play yard. The existing cedar fence was installed in the 1970s and is now beyond repair. It was noted that the cedar available today is not the same quality and wouldn't be as durable. Quotes for repainting the wood fence are \$8,000; \$6,000 for using a semi-transparent stain. A custom built Azek fence would cost between \$80,000 - \$100,000. Stock Vinyl/PVC fencing was previously discussed.

Black metal fence. Currently, Susan and Ann are considering black metal fencing and inquired if the Historical Commission would be open to this. This type of fence wouldn't require expensive maintenance and is considerably less expensive. The cost to remove the existing fence and install the new black metal fence would be approximately \$20,000.

After some discussion and considering the compelling cost differential, the Commission concluded that while it would be a departure from the current white picket fence, it wouldn't be incongruous with the black iron fencing seen around old church yards and burial grounds. The HC agreed that they would be open to considering a black metal fence.

Several members expressed that they would be looking for a simple, light look, which might be achieved without ornamentation/finials on the top and possibly having the top railing(s) be interrupted by the posts and possibly pickets. Preference for a height of 36 inches and a matte finish were also mentioned.

9:01 p.m. Informational Discussion: 22 Bedford Road, Gleason Public Library, owned by the Town of Carlisle

Topic: Seeking the Historical Commission's approval for use of historic CPA funds for the GPL interior renovation project

Changes in GPL usage since last renovation about 20 years ago.

- Circulation strong, adults tend to check out digital offerings, children and teens still checking out printed books.
- 2,000 Wi-Fi sessions per month.
- Need for meeting space has increased.
- Increase in people congregating in library – 200 in-person visits/day.
- GPL serves as a cultural hub.

Project Overview

- The renovation includes only interior space. The majority of the alterations will be in the newer section of the building built about 20 years ago.
- Create an open floor plan for increased visibility for staff and allow for flexible use of space.
- Remove the existing curved staircase to create open space and reduce the noise that filters down.
- Acoustic improvements.
- Create space for tweens/teens in currently underutilized reference area on second floor.
- Create more meeting spaces – rooms and areas with moveable furniture that can accommodate different types of gatherings.
- Accessibility improvements including two ADA-compliant restrooms.
- Enlarge mechanical room.

- Architecture firm: Schwartz/Silver
- Estimated cost: \$2.3 million
- Funding sources: fundraising, private donations, library endowment funds, grants, CPA funds
- Requested \$400,000 from CPA historic funds. The current fund balance is estimated at \$403,000.
- Requesting support from the Historical Commission.

Qualifying for CPA Funds

The GPL Trustees and Director reported that Drew McMorrow communicated with Ethan Dively, Esq., Town Counsel, who believes the library renovation project maybe be supported with CPA historic funds with the caveat that it must not constitute maintenance and must comply with the [Secretary of the Interior’s Standards for Rehabilitation](#).

Fundraising to Date

More than the \$400,000 has been secured – the amount of historic CPA funds requested.

Historical Commission Response

The HC requested to see costs identified as line items rather than summarized to review and determine which has historic merit to justify the funds. The HC stated that it will need help with this.

At this point in time, the HC is reluctant to allocate all \$400,000 as it will deplete the historic fund for other historic projects the HC would like to identify and address.

A question was asked about what the parameters are for using the undesignated funds.

The HC said that it is supportive of the GPL Trustees’ plans, but for the HC to endorse this without due diligence is unfair to ask.

GPL Response

The GPL group believes the interior renovation project meets the Secretary of the Interior’s Standards for Rehabilitation to qualify for CPA historic funds.

The renovation project will preserve the function of the library based on the new needs to serve also as a cultural hub. CPA historic funds will be used to create the tween/teen area, rework existing and create new meeting spaces and complete some of the Life Safety/Code improvements that include ADA-compliant restrooms. The MFC will also be asked to cover some of the expenses for Life Safety/Code items including enlargement of the mechanical room.

There is precedence for using historic funds for this type of renovation project and accessibility improvements. A spreadsheet of 113 Massachusetts library projects funded by CPA was provided. The first 20 projects involve interior renovations that are most similar to the proposed GPL project.

The HC was assured that all of the changes to the stairway and wood trim are in the newer 20-year old part of the building. Assurances were also given that the historic fireplace would remain uncovered.

GPL acknowledged that while the Standards of Rehabilitation are more about process and less about the individual elements, all elements could be considered rehabilitation if conducted with sensitivity to historic character.

Next Steps

A joint meeting (GPL Trustees, Director and the HC) with Town Counsel was requested to review construction line items in order to make an informed decision on use of CPA historic funds. Krissy O'Shea, the HC appointee to the CPC, will connect with Drew and Town Counsel.

HC questions that were raised include:

- Can Town Counsel, state liaison or other expert help go through the construction list and determine with certainty which items can appropriately qualify as rehabilitation and qualify for historic funds?
- Can the HC support approval for a portion of the requested \$400,000?
- What are parameters and process for allocating some portion of the \$1.1 million in the undesignated funds bucket?
- Can the GPL CPC application be amended at Town Meeting to ask for undesignated funds for a portion of the request?
- Given that available CPA funds vary year to year, what fiscal year is construction expected to begin?

The GPL group will email the detailed 24-page construction line-item list to the HC.

The GPL will investigate additional resources provided by the state and the Community Preservation Coalition.

10:03 p.m. Informational Discussion: 22 Bedford Road, Gleason Public Library, owned by the Town of Carlisle

Topic: roof shingle samples for asphalt shingle replacement.

Jerry Lerman, MFC Chair, informed the HC that the contractor, Capeway Roofing, was selected and the contract has been signed. He stated that asphalt shingles needed to be selected before the building inspector would issue a building permit. The contractor expected that they would need to get a COA from the Historical Commission to proceed. Jerry wanted to confirm the process for moving forward.

Jennine Blum explained that a COA had already been issued in June 2022 and this had been forwarded to a variety of people involved in the project. Given the supply chain issues that existed at the time, the COA was issued as follows:

The Certificate of Appropriateness is issued with the following conditions: 1) the approved flashing and ridge vent used will be the color Dark Bronze by the company Metal-Era as specified on this manufacturer's color chart and spec sheet as submitted by applicant, 2) applicant must provide the Historical Commission with a live sample of the proposed asphalt roof shingles for approval before construction begins.

Chip recommended a two-stage process for moving forward. First, the vendor, with or without the HC, should inspect the existing library roof shingles and come back with recommendations about what shingles to use. The vendor should understand that they must match the existing shingles as closely as possible. Second, when the samples are available, the HC and vendor can get together and make a choice.

Ben Herter made motion to appoint members Chip Dewing, Sara Cassidy Smith and Annette Lee as an alternate to attend a Gleason Public Library site visit with the vendor to select asphalt roof shingle product to be installed with the condition that the ridge vent product is as specified

in the COA. However, if it's not available, then the appointed members will select another product that is closest to the Dark Bronze aluminum ridge vent product by Metal Era.

Annette Lee seconded.

All in favor. (5 to 0)

Adjournment

Chip Dewing made motion to adjourn meeting at 10:20 p.m.

Sara Cassidy Smith seconded.

All in favor (5 to 0).

Next Meeting

Wednesday, April 19, 2023

Documents and Samples Submitted

- March 22, 2023 Agenda
- 42 Lowell Street, Center Park
 - Application for Certificate of Appropriateness No. 2022-11
 - Design
 - Specifications
 - Photos: tree mounted, ground mounted, suggested option: green sign with white lettering
- 83 School Street, CPS, Castle Playground Project – Outdoor Classroom Railing
 - Application for Certificate of Appropriateness No. 2023-01
 - Bench drawings
 - Railing and platform drawings
 - Planting plan
 - Plant images
- 27 School Street, DISH Wireless/FRS
 - Application for Certificate of Appropriateness No. 2022-08
 - Updated drawings received March 7, 2023
 - Updated Visual Analysis received March 7, 2023
- 22 Bedford Road, Gleason Public Library Interior Renovation Project
 - CPC Application for CPA Funds
 - Secretary of the Interior Standards for Rehabilitation
 - Presentation slide deck
 - Project cost summary
 - MA library projects that received CPA funding (spreadsheet)
- 22 Bedford Road, Gleason Public Library Roof and Ridge Vents Project
 - Sample shingle from Steve Bastek, April 5, 2023
 - Sample shingles from Capeway Roofing, GAF Slateline, four colors, end of March 2023
 - Sample shingles from Gales Associates/Municipal Facilities Committee, Spring 2022
 - Photos: GPL building and roof
 - Certificate of Applicability issued June 17, 2022