

TOWN OF CARLISLE HISTORICAL COMMISSION

Meeting Minutes

Remote Meeting Pursuant to the Governor's Executive Order Concerning Opening Wednesday, June 3, 2020 7:00 pm

Members Present: Kathy Keller (co-chair) Annette Lee (co-chair), Eric Adams, Geoff Freeman, Ed Rolfe
Alternates Present: Chip Dewing, Jack O'Connor
Others Present: Sylvia Sillers, Ben Herter, DSK Architects and Planners, Jeff Dearing DSK Architects and Planners, Jen Bush, Wanda Avril, Carlisle Mosquito, Maureen Adema, Admin. Asst.

7:20 pm Co-Chair Kathy Keller called the meeting to order.

Ms. Keller read the ZOOM meeting procedures and protocols.

Ms. Keller reviewed the agenda.

7:21 pm

Discussion 49 Concord Street

Ben Herter and Jeff Dearing, DSK Architects and Planners, introduced themselves stating that they were representing Sylvia Sillers, property owner of 49 Concord Street, and thanked the Commission for the opportunity to discuss the proposed construction at the property.

Jack O'Conner communicated that he is an abutter to the property for the record. Chip Dewing communicated that he is retired and a past owner of DSK Architects and Planners for the record.

Ms. Keller thanked Jack and Chip for their statements and stated tonight is a discussion, no votes will be taken regarding approval for the proposed project at 49 Concord Street. All are welcome to participate.

Mr. Herter stated that he would screen share the proposal for 49 Concord Street. He stated that there are a few changes from his original submittal on the presentation and will highlight them during the discussion. He also stated he received the request for a second-floor floor plan but did not have the opportunity to create a plan prior to the meeting. He would like a better understanding of what is being asked about the second floor.

Mr. Herter started the presentation via the ZOOM share screen feature. The presentation consisted of scope of work, photos of existing structure and historic structures, Massachusetts Historical Commission inventory documentation, site plans indicating proposed work, floor plans, renderings of the west elevation, south elevation and east elevation, material list and spec sheets.

Mr. Herter stated the scope of the work is to eliminate the most negative aspects of the property. The change will include construction of a single car garage approximately 22' x 26' attached by a new 14' x 14' connector room to the south side of the house, a new doorway entrance and new doorway to/from the master bedroom on the second floor.

Mr. Herter indicated the garage will replicate the Victorian barn removed from the property in 1945. Records indicate the barn was built on the property ca. 1870. The connector will be a formal Federal/early Greek Revival style consistent with the existing house. The connector will serve as a mudroom and study area on the first floor and a master bedroom with closet on the second floor.

Mr. Herter's presentation had a photo of a barn style on Baldwin Road, Carlisle, MA showing the cupola that would be similar in the look for the top of the proposed barn. He stated the barn would have a circular window and other traditional details, such as a weathervane. The desire is to introduce elements from the past such as lanterns.

The driveway would be new, requiring a new curb cut. Material to be used in the design is cobblestones. The grade will go down to the garage allowing parking for one car.

Mr. Herter spoke about a proposed solar panel system installation on both the existing structure and new construction. The solar panel system is to reduce the property's carbon footprint. He stated the view from the public way and neighbor's property would be minimal.

Ms. Keller opened the discussion to the Commission members.

Commission questions, comments, concerns

- Have you received permits from other Town boards?
 - *No, meetings are being scheduled with the Zoning Board of Appeals, Board of Health and Conservation Commission.*
- The barn really isn't a barn, there is no hay window at the top or loft. It presents as a garage with a room above.
- What is the proposed color(s)? *The existing is white, proposed is gray.*
- The windows appear to be low on the new construction. What is the proposed selection for the windows? *Andersen 400 series 6 over 6 true divided light. Windows to be consist with existing.* Window locations were discussed.
- Pulling the connector back would be more visually pleasing and less noticeable from the street.
- What is the space above the garage going to be used for? *Storage.*
- Is the master bedroom accessible from the second floor of the new construction? *Yes.*
- The proposed barn seems to be forced, a more honest naming of the construction/ the use of the new construction would feel better. New construction with appropriate district architectural features, materials and colors proposed is what should be presented.
- The members discussed the HVAC equipment and bulkhead that are existing and the addition of a new heating unit visible from the street, expressing not being comfortable with the view from the street.

Ms. Keller opened the discussion to the others in attendance.

Jen Bush, Concord St., an abutter and neighbor informed the Commission she has spoken with Ms. Sillers about the project.

Ms. Bush stated she would like that the driveway be reduced in size and the Commission consider the solar panel installation more in depth. She stated at this point in the meeting the solar

installation has not been spoken to by the Commission. The installation of solar panels would be a precedent for the district on the structures in the district.

Jeff Dearing spoke to the driveway layout. He stated that the driveway allows for one car length in front of the addition and enough space for a car to turn around to exit the property safely. The septic location is a factor in the design, along with the preservation of trees.

Ms. Sillers confirmed that at this time there is no plan to cut down any trees.

Mr. Herter stated that the solar panels are not visible from a public way on the proposed garage and only slightly visible from the main house, south on Concord Street.

Mr. Herter will review the meeting notes with his client and team and address the discussion points from tonight.

He would like to submit an application for a Certificate of Appropriateness for a July meeting.

Ms. Keller informed Mr. Herter a complete application would have to be submitted by June 11, 2020 at noon to meet the regulations to be heard on July 15, 2020.

Expiring terms Annette Lee and Ed Rolfe.

The Board of Selectmen's (BoS) office communicated that Annette Lee's and Ed Rolfe's terms are expiring on June 30, 2020. The BoS would like to be notified if Annette and Ed would like to be reappointed for another 3-year term ending, June 30, 2023. The BoS will be conducting board and commission appointments at their June meetings.

Annette Lee stated she would like to be appointed for another term.

Ed Rolfe stated he would like to be reappointed but noted that the appointment and liaison positions for the Planning Board (PB) are reviewed and decided after the Town elections when the PB reorganizes the board. Ed does not think the appointment will be an issue but stated the process for the record.

Black Brook Farm Conservation Restriction

Six members made a visit to the Black Brook Farm property since the last meeting. Ms. Erickson, owner of the property submitted plans to the Commission indicating the proposed area for the Conservation Restriction (CR) and the area discussed at the last meeting with the Commission to include in the proposed area for the CR. The omitted land "triangle" is indicated on one submittal.

Co-Chairs Kathy Keller and Annette Lee plan to schedule a call with Christine Berry of Department of Conservation and Recreation (DCR) to communicate thoughts and concerns of the Commission regarding the CR. Commission members were asked to submit bullet points to Kathy and Annette on information they would like to be communicated to DCR.

Red Brick School

Co-Chairs Kathy Keller and Annette Lee sent a letter to the School Committee after learning from the BoS the School Committee is the current steward of the Red Brick School.

The letter stated concerns regarding the proposed replacement of windows and original wood floor of the building. Kathy stated that Historic Society members have agreed to collaborate on working on having the proposed work meet historic replacement standards.

Kathy stated that she and Annette will be meeting with the School Committee on Friday morning, June 5, 2020 at 8:30am to discuss the work proposed at the Red Brick School.

Ed Rolfe asked that all members be made aware of all meetings and have the opportunity to be included in Commission work/decisions that occur outside the regular monthly meetings. He said, there may be meetings, he would like to attend in addition to the regular monthly meetings regarding Town projects and business of the Commission.

Co-Chairs Kathy Keller and Annette Lee stated that all meetings will be communicated to all members.

Chip Dewing updated the members on the CPC application for the Historical District Map stating a revision of the proposal is forth coming. Chip will be prepared to submit a revised application to the CPC in the fall.

Maureen will confirm with the Town Manager that the CPC applications are not on the warrant for the upcoming Town Meeting to ensure no action is required by the Commission at Town Meeting.

Admin Updates:

- Town Meeting will be held on Saturday, June 20, 2020.
- The public hearing for 11 East Street is scheduled. The application and documents are available at Town Hall and will be sent to members electronically.
- The applicant for 11 East Street will be asked to utilize the share screen feature from ZOOM for the hearing presentation per request of the Commission.
- Geoff Freeman submitted 21-23 Bedford Road ZOOM meeting notes of May 6, 2020.

Next meetings June 17, 2020 and July 15, 2020.

Adjournment

Eric Adams made a motion to adjourn the meeting at 9:05pm. Kathy Keller seconded. Roll Call Vote. Lee-Yes, Adams-Yes, Freeman-Yes, Rolfe-Yes, Keller-Yes. The motion carried 5 to 0.