

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

January 4, 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 4, 2022 at 7:00 p.m. using the Zoom meeting platform. Meeting ID: 819 4458 9643 Password: 710632

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, Laura, Karlen Reed, Christa Collins, Glenn and Juliana Marmon, Polly Reeve, Beth, Liz Rust, Jon, Lucy Miller, Melissa Saalfield, Pam Gardner, Carlene Hempel, NK, Mary Hult, Steve Irza

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

Tom Wilson reviewed the presentation on the Wright Tavern project. He reviewed the vision and context of the project, the mission, the project status for the 2021 Grant Agreement, updates to the preservation restriction, the key goals of the 2022 proposal and the purpose and use of the requested funds/budget. Mr. Kearns summarized his meeting/discussion with the applicant about the project. Dr. Boehm asked if the money would be banked. Roselyn Romberg stated that they are trying to be careful with their spending. Mr. Ward asked if there was an opportunity for overlap in the phases to compress the project timeline. Mr. Wilson explained that the stated phases are just for funding, and that there will be overlap in the timing of the projects. Ms. Nelson stated that this is a great mission and aspirations, but that she continues to be concerned about budget items and the evolving/changing project team. Ms. Nelson explained that the type of fire suppression system will be different depending on whether or not there will be artifacts in the building, so there are fundamental decisions that need to be made first. Ms. Proctor asked about the degree of authenticity of the second floor. Mr. Wilson stated that they will return it to what it was with modern day technologies. Ms. Proctor asked about the income from the tenants in the building. Ms. Romberg stated that the church cannot afford to go without the rental income [supplements the church's operating budget], so they are still figuring out how to handle that. Ms. Proctor asked if the return to a tavern is literal or metaphorical. Mr. Wilson stated that they would have legal issues with serving alcohol, but want to give an authentic experience. Dr. Grimwood stated that she is concerned about the need to finish the project by a certain date [for the 250th anniversary of the revolution] and moving the project too fast for this goal date, when there are so many unknowns. Ms. Nelson spoke briefly about the Secretary of the Interior's Standards and the stated desire to recreate a tavern, and how those are in opposition to one

COMMUNITY PRESERVATION COMMITTEE

another. Linda Escobedo asked if the design specifications would be consistent with the Secretary of the Interior's Standards. Mr. Wilson stated that they would.

The Commission asked for clarification on what the Junction Village Open Space request had been reduced to. Carlene Hempel stated that it has been reduced to \$250,000, and that another \$50,000 reduction would really take a hit on the project. Ms. Rasmussen stated that she put a range in her latest memo, but agrees with Ms. Hempel, the \$250,000 request is foundational to the work that needs to be done.

Discussion of Potential Recommendations

The Committee discussed each project and discussed the potential funding amounts. The Committee asked Ms. Rasmussen to confirm the 70/30 split for the land acquisition project. The potential funding recommendations were as follows:

Regional Housing Services Office - \$28,000
110 Walden Street Preservation Phase 4 – TBD
The Old Manse Exterior Preservation - \$38,500
Wright Tavern – TBD
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

Karlen Reed asked how many people it would take to pull the Wright Tavern project from the warrant article at town meeting. Ms. Reed expressed concerns that the Historical Commission representative is concerned about the project and is not being “backed” by the rest of the Committee in those concerns.

Review of Voting Process

The Committee reviewed their upcoming meeting dates.

Other Business and Minutes

The Committee reviewed the draft minutes from December 7th. Dr. Grimwood pointed out two errors in the minutes. Dr. Grimwood moved to approve the minutes of December 7, 2021 as amended. Mr. Ward seconded the motion and all others voted in favor.

The Committee asked that the December 21st minutes are placed on the next meeting agenda.

With no further discussion, Mr. Cratsley moved to adjourn the meeting at 9:30 p.m. Mr. Ward seconded the motion and all other voted in favor.

COMMUNITY PRESERVATION COMMITTEE

Respectfully submitted,

Heather Gill
Senior Planner

Minutes Approved on: January 18, 2022

Secretary