

COMMUNITY PRESERVATION COMMITTEE

Public Meeting Minutes

April 20, 2021

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 20, 2021 at 7:00 p.m. using the Zoom meeting platform. Meeting ID: 836 9151 0653 Password: 775654

Committee members Tom Kearns, John Cratsley, Nancy Nelson, Judy Zaunbrecher, and Burton Flint were present.

Others Present: Matt Johnson, Holly Cratsley, Tom Wilson, Roselyn Romberg, Melissa Saalfield, Brooks Read

The Chair called the meeting to order at 7:04 p.m. by a roll call vote.

Everyone at the meeting introduced themselves and stated which board or committee they were the designee. Mr. Kearns explained how to public can use the raise hand function if they have a question or comment during the meeting.

Discussion of Upcoming 2021 Annual Town Meeting

Mr. Kearns reminded the Committee of the Finance Committee meeting on May 6.

Review and Discussion of Draft Project Conditions

The Committee reviewed the draft project conditions. The Committee did not have any further comments on projects other than Wright Tavern. Mr. Cratsley recused himself and turned off his camera. The Committee noted that without John they no longer had a quorum of members, so they would not be able to vote on any project conditions at tonight's meeting. Ms. Gill reviewed the edits made to the project conditions for Wright Tavern, made since the last meeting. Ms. Nelson listed conditions that she would recommend for the project including professional photos of the interior of the structure, a proposed treatment plan, a catalog of historic artifacts, the addition of civil engineer and architectural conservator to condition 1a. Ms. Nelson also noted that a preservation restriction that protects the interior as well as the exterior is important. The Committee had a brief discussion about the jurisdiction of the CPC, HDC and CHC. The Committee agreed to add engineer and architectural conservator to condition 1a. Ms. Nelson stated that she feels that the Historic Structures Report doesn't cover enough detail on the interior of the structure. Holly Cratsley suggested the following edits to condition 2a: "The applicant shall have a team of experts familiar with the Secretary of the Interior's Standards for Rehabilitation involved during the exploratory and reinforcement stages of work inside the historic part of the structure. The applicant and/or the consultants shall be responsible for maintaining a photographic log of any areas that are uncovered that have not been previously documented." Roselyn Romberg stated that before anything is moved it will be photographed and inventoried. The Committee had a discussion about preservation restrictions and what towns have recently required them for historic preservation projects. Tom

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Wilson asked that the intent of the restriction would be, what kind of restrictions would be required, and how it would be adjudicated. Ms. Nelson stated that items that would require review and approval would be spelled out in the preservation restriction. Ms. Zaunbrecher noted that a preservation restriction runs with the property, so the town's investment would be protected should the property be sold.

2020 Community Preservation Plan Updates

Ms. Gill walked thru the updates to the Community Preservation Plan.

Discussion on Setting Priorities for the Upcoming Year

The Committee discussed the CPA funding application process for the upcoming year. Ms. Gill stated that she will post the application form and information on the website and send out a press release announcing the funding cycle.

Project Update Report

Ms. Gill stated that project status reports are due soon and will be available for the next meeting.

Other Business and Minutes

The Committee made a few edits to the draft minutes. Mr. Flint moved to approve the minutes as amended. Ms. Zaunbrecher seconded the motion and all other voted in favor.

With no further discussion, Ms. Proctor moved to adjourn the meeting at 8:17 p.m.

Respectfully submitted,

Heather Gill
Senior Planner

Minutes Approved on: _____ 5/18/2021 _____

Secretary