



CONCORD BOARD OF HEALTH

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Public Health
Prevent. Promote. Protect.

To: Concord Board of Appeals
Elizabeth Hughes, Town Planner

From: Melanie Dineen, Public Health Director

Re: Concord Center for the Visual Arts
37 Lexington Road

Date: February 3, 2023

The Health Division received the Special Permit and Site Plan Review application and plans for classroom, office and art gallery space expansion at 37 Lexington Road, Concord, MA.

The plans show a proposed kitchen area. Health Division staff previously spoke to the Applicant about the use of the kitchen and the proposed design. The Applicant has provided the attached "Kitchen Basis of Design" letter dated October 11, 2022.

The letter states: *"The primary use for the new kitchen is for employees. The use is either for coffee or lunch. Appliances include a sink, refrigeration, countertop microwave and range. Caterers for events will use this space to serve from, not for food preparation, food storage (cold or hot) or cleanup, which will be completed "offsite".*

The Health Division has informed the Applicant that any caterer at this facility will be required to be self-sufficient with all food preparation, food storage, plating of food whether hot or cold, and cleanup required to all be conducted offsite because the design of the kitchen does not meet the requirements of the State Food Code. Additionally, because the kitchen is not be designed in accordance with the State Food Code, all catered events at this location will have to pull a single event permit with the Health Department for each event. The Health Division requests that these statements be formally incorporated into any decision issued by the Board and included as a condition of approval.

If the Applicant wishes to use this location as a Catering Reheating and Service Facility, a redesign would be required to meet licensing requirements. The current dimensions of the proposed kitchen are not sufficient to accommodate all of the required elements of a Catering Reheating and Service Facility.

A Sewer review has been completed for this proposed project and a Sewer Improvement Fee assessed by the CPW Water and Sewer Division. It is recommended that the Board incorporate into any decision a condition of approval requiring the payment of the Sewer Improvement Fee prior to the issuance of any building permit.

Concord Center for the Visual Arts

37 Lexington Road

Concord, MA

10/11/22

KITCHEN | BASIS OF DESIGN

1 | Project Narrative

The major portion of the project is to demolish the existing Coleman Gallery (small classroom constructed in the 1970's) and replace it with what we are calling the "Art Barn" consisting of two larger classrooms that can function as one space for special events. The exterior of the "Art Barn" is to have a more modern feel with grey vertical siding and simple exterior details with dark trim. The rear wall of the addition will be composed of glass which complements the large skylight in the main portion of the building completed in 1921. There will be a small addition to the right side of the building which is an expanded ADA compliant entrance, new kitchen and entry into the rear of the building. On the second floor, there will be two new dormers also on the right side which will expand the executive offices. For the landscape, there will be a new path from the front of the property that will lead to the rear entry and a large terrace outside the rear glass wall used for outdoor learning.

2 | Kitchen Narrative

The primary use for the new Kitchen is for Employees. The use is either for coffee or lunch. Appliances include a sink, refrigeration, countertop microwave and range. Caterers for events will use this space to serve from, not for food preparation, food storage (cold or hot) or cleanup, which will be completed "off site". Please see the attached plan for review.

CONCORD CENTER FOR THE VISUAL ARTS | KITCHEN PLAN | 10/4/22

FLUSH THRESHOLD
FOR HD.CP, ACCESS

GRANITE WALK
SEE LANDSCAPE
PLAN FOR DETAILS

4'-10 1/2"

UPPER CABINETS

6'-6"

UPPER CABINETS

3'-0" x 6'-8"

HOOKS

UPPER
CAB

2'-6"

REF

2'-0"

CAB

3'-6"

SINK BASE

2'-0"

D/W

2'-6"

RANGE

2'-0"

CAB

CENTER
MICRO

RELIC
GAS

RY

3'-0" x 6'-8"

2'-6" x 6'-8"

3'-0" x 6'-8"

KITCHEN

