



Town of Carlisle

MASSACHUSETTS 01741

HISTORICAL COMMISSION

Minutes

Clark Room & Remote Zoom Meeting

Pursuant to the Governor's Executive Order Concerning Open Meeting

Monday, March 21, 2022 7:00 pm

Members Present

Kathy Keller, *Co-Chair*, Annette Lee, *Co-Chair*, Eric Adams, Geoff Freeman, Edward Rolfe

Alternates Present

Chip Dewing, Jack O'Connor (Zoom)

Others Present

Brian Waterson, *Chair, Carlisle Castle Playground Committee*; Steve Hinton (Zoom), *Municipal Facilities Committee*; Bill Risso, *Municipal Facilities Committee*; Krissy O'Shea, *Historical Commission member candidate*; Jennine Blum, *Administrative Assistant*

7:00 pm Co-Chair Kathy Keller called the meeting to order.

7:05 pm Hearing for Application No. 2022-01 for Certificate of Appropriateness

Carlisle Public School at 83 School Street, Carlisle, MA to replace the current playground with a new playground of a similar style, an outdoor classroom, and a turf or grass field.

The focus of this hearing is to discuss the portion of the new playground within the historic district excluding the outdoor classroom that will be discussed at a later date. Brian Waterson noted that the deadline for ordering playground components is in a couple of weeks.

Brian pointed out that 85%–90% of the playground is outside of the historic district. He stated that all components in the existing playground will be removed. There are no plans to take down any healthy trees.

Brian listed the following playground components within the historic district:

- Swing set (five belt swings and one Freedom Swing with high back)
- Trampoline
- Balance structure leading up to trampoline
- Parkour/fitness area (five components)

The ground shaded in the drawings will be covered with engineered wood fiber chips. Kathy asked whether there would be anything below the chips such as a rubber mat or something else. Brian replied that there would not be a rubber mat, just the chips themselves.

The wood fiber will be kept in place by 4" x 4" structural lumber made from recycled plastic (similar to Trex decking) that will sit a couple of inches out of the ground. This material has a warranty of 50 years, adding that the color might fade a little over time. The colors of the playground components will be dark greens and browns to blend in with the surrounding environment.

Brian presented the most recent plans (three pages) to the Commission.

Geoff Freeman informed the other members that he and Chip Dewing had met with Brian to get an understanding of the design documents and to advise what was appropriate to bring before the Commission. Geoff explained to Brian that the Commission's initial concerns were with large and opaque components sitting within the historic district. Geoff and Chip advised that components that are transparent and stick-like are very compatible with the landscape that exists. Components that can be naturally located within the historic district might have greatest appeal to the Commission.

The members requested the area be staked at some point to gain a better understanding of the plan and how it will sit in the landscape. There are no immediate plans to do formal/accurate staking. Members agreed that they could do informal measuring of the area at some point. Geoff stated that staking doesn't affect approval at this point.

Kathy asked whether there would be new plantings. Brian said potentially near the outdoor classroom. He acknowledged that it doesn't make sense to put plantings near the large pine trees in that area.

Geoff stated that as construction proceeds, there might be changes in component location, for instance because of boulders. He requested that the Commission be made aware of needed changes as they arise and be asked for input. He expressed a desire for the Commission to participate in the process and work together with the Playground Committee. Brian acknowledged there are always surprises in construction projects and he is happy to keep the Commission in the loop.

Outdoor Classroom

Chip Dewing acknowledged the decision on the outdoor classroom is being deferred and asked if there is any additional thinking on it.

Brian said the plans include a teaching platform with a ramp for accessibility. At this point the Playground Committee is taking another look at orientation to make better use of the terrain to create tiers for benches and tables as long as the classroom can still be accessible. For accessibility, they feel it needs to be as close to the side as possible whether it is off the sidewalk or fire lane. They will not be including any canopies which will collect pine needles and other tree matter.

The materials for the benches and platform will be the same structural lumber used for the border. For surfacing, the Playground Committee may very well use the same wood fiber chips and would be happy to discuss surface material with the Commission. Kathy asked how easily you could roll a wheelchair across the wood fiber chips. Brian answered that these wood fiber chips are not designed for a wheelchair to roll across. In this area there is more flexibility in surface material since worries about falls and impact are minimal.

Geoff asked if there would be lighting or amplification. Brian indicated they have thought about outlets but not lighting at this point.

Kathy asked how big the classroom is going to be and Brian responded that the classroom would accommodate about 25 students sitting on benches at tables. He did not have exact square footage as they're still playing with the space.

Kathy asked if there is anywhere else the classroom could go. Brian replied that they can explore that some more. Geoff remarked that the location of the classroom is the most problematic part of this project for him. Kathy added that it is big and very visible.

Geoff requested ideas for alternative sites that meet all the Playground Committee's requirements, then using sketches to show what the landscape is, what happens to the landform and how natural it can be rather than present a finished design proposal. He feels the proposed location presents real design challenges. He also has concerns about how it will work long-term in the historic district. Other members agreed.

Brian acknowledged that Geoff and Chip had requested new ideas and mentioned that Play by Design had been focused on a very long task list.

Kathy asked what the next step is and asked Brian if he would come back with new ideas. Brian replied yes and wanted to make sure the decision on the playground components would be made this evening and the classroom dealt with separately.

Geoff recommended the Commission approve it with the understanding that they have flexibility to work with the playground committee to address any component location changes during the construction process as discussed earlier this evening.

Kathy asked if everyone is ready to vote. Yes, all replied affirmatively.

Ed made motion to vote on approval of The Certificate of Appropriateness numbered 2022-01 for Carlisle Public Schools at 83 School Street to replace current playground with a new playground of similar style (not including the outdoor classroom, and turf or grass field at this time).

Eric seconded it.

As per these dated documents and materials presented:

- Engineered wood fiber chips sample as specified.

Eric amended the motion: The plans presented tonight most recently revised on March 15, 2022, by Play by Design identified as drawings numbered 1, 2 and 3 (only that portion of the playground within the historic district).

Chip amended the motion: The components as identified on the plans of the playground within the historic district will be 24" or less in height with the one exception of the swing set. The components are as identified on the plans. The design of the outdoor classroom is not included in the approved motion but will be reviewed at a later date.

Eric seconded the motion.

Motion made by Ed Rolfe to vote on the above amended motion.

Eric Adams seconded the motion. Roll call vote: Eric Adams – Aye, Geoff Freeman – Aye, Kathy Keller – Aye, Annette Lee – Aye, Ed Rolfe – Aye

Motion carried 5 to 0

7:40 pm Informational Discussion for Gleason Public Library Roof Project

Proposed Work: Remove and replace existing low slope and asphalt shingle roof system. The existing slate roof components of the original building are designated to remain. Replacement of the existing copper ridge vent is required to provide natural ventilation under the roof deck.

Roof areas to be included in project as described by Bill Risso

- Largest gable (farthest roof in the back) of the new construction against the woods nearest to the school
- Small shingled sections (above side entrances) on both sides of the building with “fake peaks” parallel to Bedford Road.

Members questioned how visible the ridge vent is from the street and felt a site visit would be helpful.

Ridge vent material

Steve Hinton informed the commission members that a replacement copper ridge vent is unavailable from suppliers. The architect had estimated the cost of manually fabricating a copper ridge vent is between \$5,000–\$10,000. It is also not known if someone could be found to do this work. An aluminum ridge vent was recommended instead. Members agreed that an alternative to copper is best.

Ridge vent color

Sample colors presented on Zoom by Steve included Patina Green, Aged Copper, Hemlock Green, Medium Bronze and Dark Bronze.

Eric Adams pointed out there are a couple of color precedents, which include a very dark bronze-colored, weathered, copper ridge cap (on the asphalt shingled roofs) and a patinaed copper ridge vent which falls in the green category, on the primary ridge (on the slate roof) perpendicular to Bedford Road.

Chip Dewing stated that he is not a fan of trying to make the ridge vent mimic copper. He suggested going to a bronze-colored aluminum or something dark that isn't trying to be copper. Eric agreed. Members felt that the proposed colors of most interest are Medium Bronze and Dark Bronze to blend in with the proposed roof shingles and resemble the existing ridge cap. Members stated they preferred a matte finish to a glossy finish.

Jack O'Connor asked if the proposed aluminum ridge vent is anodized so there would not be a paint adhesion problem or a delamination problem. Bill confirmed that the aluminum is anodized.

Ridge vent style and roof ventilation

The sample ridge vent has a lower pitch than the library roof, and it was noted that the library has a much steeper pitch. Steve stated that the library roof pitch would be matched.

Kathy asked what is there now. Bill and Steve believe it is a ridge cap, not a vent.

Eric asked if there are soffits. Bill said there used to be vents a foot or so above the flat roof where the air exchange unit is installed. During a big snowstorm, wind blew the vinyl (vents) in causing water damage in the building. These vents were removed to prevent further damage. Without this ventilation some roof shingles on the backside are starting to curl due to overheating. The goal now is to rectify this situation.

Geoff Freeman asked if there are going to be soffits. Bill replied that there will be new vents installed three to four feet off the flat roof rather than one to two feet as was initially done. They will also provide some additional venting when the fascia and gutter work is being done on the backside of the building.

Ed Rolfe asked if the rafters are in good shape. Bill replied that they don't know at this point but will see when they get into the roof.

Bill mentioned also that the two side sections (parallel to Bedford Rd) will also get the same new ridge vents and proposed asphalt shingles for consistency.

Eric expressed concern that the proposed ridge vent, which will stand off the roof by a couple of inches, will cast a long shadow down the roof and would have an objectionable impact on appearance. Eric questioned whether it is possible for the profile in the front to be lower than in the back.

Geoff noted that with the larger reveal of this ridge vent, you will see something much stronger in terms of profile than what exists now.

Geoff asked if there are other ridge vent options that could be used to get the needed airflow.

Eric asked to consider how the ridge vents would terminate – how far back from roof edge will they end? This had not been determined yet and Bill said the Commission's wishes could be accommodated. Chip responded that he likes to see it end close to the roof edge (within three to four inches), but back enough so it is not a feature at the gable end. Bill also mentioned that they usually like to end the vent at a joist. Chip said usually they can run past that a bit.

Chip said this project seems like residential requirements. He asked if they could just use typical ridge and soffit vents. Bill replied that the architect wants to meet wind loading and code requirements and that copper isn't available. Bill mentioned that the commercial vent would last longer and withstand 120 mph winds. Chip and Eric commented that the proposed ridge vent is very large compared to what they are used to seeing. They also stated that residential (core) vents are used for coastal environments all the time. With a core vent, asphalt cap shingles could be used on top and the venting would visually disappear. Chip inquired what criteria was used to select this ridge vent. (No additional information was available.)

Before making a decision, members would like the architect (Gale Associates) to look at alternatives for creating a lower ridge vent profile that meets the requirements for airflow, wind loading and code requirements. Members suggest consideration of a residential ridge vent that meets all requirements.

Before closing the discussion, Bill wanted the Commission to be aware that the flat roof must be raised to install more insulation to meet new energy code requirements. From the street you will see a bigger fascia than what is there now. It will be made of copper tin aluminum to match the existing fascia. They will replace the gutter with the same existing material and refurbish downspouts all the way around.

Kathy asked Steve to bring the ridge vent sample, color samples with matte finish, proposed asphalt shingles and, if possible, the existing asphalt shingles to Town Hall (Nickles Room) for the members to view and take on their site visit.

Minutes Approval

November 17, 2021

Project Update Reports

Old Business

Member Updates/Inputs

Administrative Updates

- Two CPA applications were submitted.
 - For replacement of signal transmission equipment for bog house fire alarm system (\$12K). Historic Preservation is checked on application. Commission doesn't feel the request was relevant for disbursement of Historical Commission funds.
 - For Carlisle Castle Playground project (\$325K). Application is filled out in an ambiguous manner—unclear if money has been requested from Historical Commission CPA funds. The assumption was made that is not being requested.
- CPA: Massachusetts had record breaking \$79M CPA Trust Fund distribution in November and another excess \$10M was added to that. It is uncertain what the Commission's allocation will be.
- Jack Troast, *Chair of Master Plan Steering Committee*, is looking for Master Plan input from Historical Commission members. Kathy encouraged members to participate in survey.
- Decision was made to return the \$50 application fee to Brian Waterson. Jennine Blum will return the check.
- Kathy asked Jennine to learn about the Community Preservation Coalition.

Adjournment

Motion made by Ed Rolfe as 8:35pm to adjourn the meeting. Eric Adams seconded the motion. Roll call vote: Eric Adams – Aye, Geoff Freeman –Aye, Kathy Keller – Aye, Annette Lee –Aye, Ed Rolfe –Aye
Motion carried 5 to 0

Next Meeting

Wednesday April 20, 2022

Documents Submitted

- March 21, 2022 Agenda
- Carlisle Castle Playground
 - Application for Certificate of Appropriateness No. 2022-01
 - Schematics/designs and maps dated March 15, 2022
- November 17, 2021 Minutes
- CPA Update Newsletter
- Jack Troost, Email: subject: The Master Plan has been uploaded to the website.