

# TOWN OF CARLISLE HISTORICAL COMMISSION

## Minutes

### Remote ZOOM Meeting

Pursuant to the Governor's Executive Order Concerning Open Meeting  
Wednesday, April 21, 2021, at 6:30 pm

#### **Members Present:**

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

#### **Alternates Present:**

Chip Dewing, Jack O'Connor

#### **Others Present:**

Anthony and Kendra Thyne, Jaime Morin, Renewal by Andersen, Madeline Blake, Planning Board, Amy Smack, First Religious Society of Carlisle (FRS), Ann James, FRS, Alison Saylor, Rotary Restoration Garden Club Committee, Jane Anderson, Carlisle Garden Club, Wanda Avril, Carlisle Mosquito, Maureen Adema, Admin. Asst.

**6:30 pm Co-Chair Kathy Keller called the meeting to order.**

#### **6:30 pm Rules and Regulations Review**

The Commission worked on the review and updating of the Historical Commission Rules and Regulations from 6:30 pm to 7:00 pm. The members read line by line to Section 2.2 in the document agreeing to language changes, deletions, edits, and updates. The Commission will continue this work next month, starting the monthly meeting at 6:30 pm committing the first half hour to the review and updating of the Rules and Regulations.

#### **7:00 pm 46 Concord Street**

##### **Hearing 2021-02 for Certificate of Appropriateness to replace doors.**

In accordance with the provisions of MGL Chapter 40A Section 11, notice is hereby given of a public hearing by the Carlisle Historical Commission at 7:00 pm on Wednesday, April 21, 2021, via a Zoom remote meeting for the application of Anthony and Kendra Thyne owners of 46 Concord Street, Carlisle, MA requesting a Certificate of Appropriateness for the property located at 46 Concord Street, Carlisle, MA Assessor's Parcel ID 15-38-A to replace doors.

The hearing was opened for application 2021-02 for replacement doors at 46 Concord Street. The property owners, Anthony and Kendra Thyne, were logged into the meeting along with their contractor, Jamie Morin, representing Renewal by Andersen.

The Thynes shared photos of the existing French doors on the detached barn/garage at 46 Concord Street. They explained that the doors do not close properly due to frame damage and rotting conditions.

The proposed replacement doors will be in the same size and color. The kick plate and transom window will not be replaced. The glass panes in the door will be in the same style. The doorknob will be a lever-style door handle as round doorknobs are no longer made for this door style.

Chip Dewing asked what color the doorknob would be. Ms. Thyne said it will be a brownish/blackish oil rubbed dull finish.

Mr. Morin of Renewal by Andersen stated that the project is in kind but new material. The material is pine wood that will be painted white. The spacers are silver in color. The width is 7/8" to the bar. Mr. Morin stated these silver spacers have been used in other projects in Town. No light is reflected from the spacer bars.

**Chip Dewing made a motion to grant a Certificate of Appropriateness for application, 2021-02, 46 Concord Street for replacement of French doors by Renewal by Andersen for the detached garage/barn as presented keeping with the original style with an oil rubbed brownish/black color lever door handle, antique silver space bar, 7/8 inch wide. Ed Rolfe seconded. Roll Call Vote: Geoff Freeman – Yes, Annette Lee – Yes, Eric Adams – Yes, Ed Rolfe – Yes, Chip Dewing – Yes. Motion carried 5 to 0.**

**7:15 pm Proposed Marijuana Ban – Discussion with Madeline Blake, Planning Board**

Madeline Blake was logged into the meeting to review the proposed Marijuana Ban.

Ms. Blake thanked the Commission for allowing her to speak about the proposed Marijuana Ban. She said she will give an overview of why the Planning Board is proposing the Marijuana Ban and stated that it will be on the warrant for a vote at Town Meeting.

Ms. Blake said that the Town could benefit by a 3% sales tax from marijuana retailers established in Town. This sales tax revenue is a possible benefit to the Town, but Ms. Blake stated that the Town should be concerned by the negative impact of marijuana retailers.

Ms. Blake stated the Planning Board decided to recommend a ban on marijuana establishments in Town based on zoning concerns. She said there are 5 small business lots in the center, these lots are close to the school, Gleason Library and close to residential homes. She said there are no appropriate locations for a marijuana establishment in Town.

Carlisle has three types of zones: residential, business districts in the town center, and three business districts located along Bedford Road. The limited available business locations would make it difficult to accommodate marijuana stores.

Ms. Blake acknowledged that alcohol is sold in the Center. She said marijuana is illegal at the federal level adding concerns to the likelihood of the marijuana establishments being cash based because financing is not available from banks.

Ms. Blake stated the safety concerns of marijuana and alcohol are not equal. She said marijuana products, in the form of vapes and/or candy-like products, may be attractive to children and there is a perceived risk to child safety from marijuana establishments.

Other possible impacts from a marijuana establishment in Town Center include increased traffic and the need for increased parking. She recognized that these impacts are difficult to assess without knowing the size and range of operations of any potential establishment.

Ms. Blake said many of the business properties in the Town Center are small, irregularly shaped and comprise only part of a property, with the other portions of the property being zoned residential. This makes it impractical to develop a new business within the confines of many of the existing business districts.

She said to really attract a new business, Carlisle would likely need to rezone additional adjacent areas and increase the size of the business district. We could end up with zoning that allows for marijuana establishments in theory in the Center Business District, while no actual lot is suitable for such development.

Kathy Keller asked if the ban would be a permanent ban. Ms. Blake said that the ban being sought is for a permanent ban. A 2/3 vote at Town Meeting and ballot vote would be required because it is a zoning change. Kathy said she is not in favor of having a marijuana establishment in the district.

Annette Lee said that although she is not in favor of this kind of business in the center, she was concerned that residents voted to allow marijuana in Carlisle and they may feel their vote does not count if there is ban on marijuana businesses.

Ed Rolfe asked for the written warrant to be sent the Historical Commission to review and vote on at the May meeting.

Eric Adams said he is opposed to the Commission supporting the ban because the argument of a marijuana store being different from a liquor store “is a stretch” in his opinion. He also stated he thinks supporting the ban, without a plan from a potential business would not be a best practice.

**7:30 pm First Religious Society of Carlisle (FRS) – request for CPA application support (2<sup>nd</sup> meeting)**

Amy Smack and Ann James, FRS, returned for a second meeting with the Commission seeking support for an application for a CPA application for restoring antique windows in Union Hall and steeple repairs where the Town bell is housed.

Ed Rolfe asked Ms. Smack if the application had been submitted to the CPA committee.

Ms. Smack said yes, the application was submitted before the January deadline. Ms. Smack said the FRS is looking for a supporting board/commission for the application.

Ms. Smack confirmed the application requesting funding was submitted on January 29, 2021, to the Community Preservation Committee. The amount requested is \$49k (steeple \$25k, windows \$24k).

Ms. Smack stated she has tried to get new/additional quotes of the proposed work and is frustrated because she has not been able to get any.

Ed Rolfe asked Kathy Keller, HC CPC Rep, if she knew the amount available in the historic bucket of the CPC funds.

Kathy said she did not have the amount. She said the CPC is meeting next week to discuss and vote on the projects for Town Meeting.

Ed Rolfe asked if this was an update or if she had any knowledge on the Greenough Dam Project.

Kathy Keller stated there is an application for grant funding with the State, but the Greenough Dam is not a priority for State funding.

Kathy Keller said funding the window restoration may not be an acceptable project under CPA guidelines as the building is used for religious purposes.

Ed Rolfe suggested breaking the two projects out into two different applications, if possible.

Chip Dewing asked for a clearer understanding of the plans for the windows. He said sometimes it is difficult to make windows operational when they are being restored; operational may mean replacement.

Annette Lee had a concern about how safe the window work would be. She wondered if testing for asbestos and lead have been taken into consideration.

Ms. James stated the windows are to be restored. The work will be done off site. Restoration work is needed to make the windows operable. Mechanical reconditioning, weather proofing and painting will be done to preserve and restore the windows so they can be fully functional. The architectural look will be maintained. The work will manage the rotted wood, all the same parts will be used.

Chip Dewing stated that the key word above is “restored”, noting that it is key to use the correct terminology to describe the work to be performed.

It was noted the Church, the steeple and the bell are Town symbols that the First Religious Society maintains. The Town owns and maintains the clock.

Ms. Smack stated that application needs a supporting board, and the Historical Commission is the entity in Town that preserves the Town historic buildings and properties.

No vote was taken on this topic.

**Carlisle Garden Club Rotary Restoration Committee – continued discussion for a pathway to Statue and Perimeter material – approval Vote**

Alison Saylor, Rotary Restoration and Garden Club President and Jane Anderson, Garden Club were logged into the meeting to continue the proposed work at the Town Rotary.

Ms. Saylor recapped the proposed work the Garden Club would like to do at the Rotary. She noted Gary Davis, DPW, will be assisting the Garden Club with the work. Ms. Saylor stated she was hoping to get approval for the path to the statue.

Prior to the meeting the members received new information and documents sent from Ms. Saylor.

Ms. Saylor is still looking for samples and color choices for the interior perimeter of the rotary hardscaping.

Ms. Saylor stated for the path to the statue the proposed color of the rocks would be various shades of gray. She said this is a good solution due to of lack of budget and keeps with the rural aesthetic.

Gary Davis will install the steppingstones. He may also lay wood chips on the inside perimeter of the granite curbing as a placeholder until a decision is made for the permanent hard surface.

To assist the Historical Commission in visualizing the proposals Ms. Saylor screen shared photos for sample steppingstones.

The photos included steppingstones at Center Park, Carlisle property path/patio with car keys to indicate scale and the Infinity Garden exposed aggregate concrete path.

Ms. Saylor stated the aggregate concrete path would be the first choice because of the easy maintenance.

The hope/goal is to have Gary Davis install the natural stones for the path in April. The Garden Club will replant the remaining areas in early May, in time for the big fundraising event, the Carlisle Garden Club Garden Tour on June 11 and 12.

Once the work is complete the monthly maintenance of the weeding and pruning will continue by the Garden Club volunteers.

Ms. Saylor said the Garden Club is having an increasingly difficult time having younger members devote time to hands on monthly work of the club, so a pathway with little maintenance would be desired.

Annette Lee, Co-Chair does not see why the pathway needs to go around the statue and does not support it doing so.

Geoff Freeman agreed, stating steppingstones to the statue are okay with him but not around the statue. The stones should be flat stones set flush in the earth and one in front of the other with appropriate surrounding landscaping. The path width is not to exceed 3 ft. Geoff said he spoke with Gary Davis who stated a concrete surface is not okay with him at the rotary, but crushed stone is acceptable and within his budget.

Chip Dewing asked why the woodchips would be laid as a placeholder. He asked what the timeline would be for how long they would be there.

Ms. Saylor stated the Garden Club does not want crushed stone. Further, she noted that the Garden Club does not have purview over the boulders.

Jack O'Connor stated that the aesthetic of the rotary is more important than what is desired by the Garden Club and prefers that the boulders be removed.

Eric Adams would support stones similar in style to the Center Park stones, as they have a natural quality. He said the size of stones and the way they are installed is important. The layout should not be too grand. He suggested a single row of stones with gaps in between for low vegetation.

**Ed Rolfe made a motion to approve a steppingstone pathway/foot pathway in front of the Rotary Statue, to be installed in a single row with gaps in between the stones for low vegetation and the path no longer than 3 feet in width. The stones should be similar in style to those used in Center Park, in color, size, and flat and natural as shown in the presentation photos. Kathy Keller seconded. Roll Call Vote: Ed Rolfe – Yes, Annette Lee – Yes, Geoff Freeman – Yes, Eric Adams – Yes, Kathy Keller – Yes. Motion carried 5 to 0.**

#### **Garden Club Trees on the Common – Town Council ruling**

Co-Chair Kathy Keller confirmed that Town Counsel ruled that the Historical Commission does not have purview for landscaping, specifically the plants and trees that are planted in the Town Center. She confirmed the members received a copy of the written ruling.

Geoff Freeman commented that the ruling from Town Counsel suggested that the Commission now look at proposed work/projects without consideration of the landscaping. Therefore, as landscaping is not permanent, so the landscape screening should not be taken into consideration in granting approval of work/projects.

#### **District Map and Catalog – acceptance and payment approval Vote**

Chip Dewing stated the catalog and district map are complete. He noted that the catalog can be updated/edited at any time because it is a live (digitized) document.

**Eric Adams made a motion to accept the District Map and Catalog created by Edgar Stewart and release the CPA funds for payment to Edgar Stewart in the sum of \$10,000. Geoff Freeman seconded. Roll Call Vote: Eric Adams - Yes, Geoff Freeman – Yes, Annette Lee – Yes, Ed Rolfe – Yes, Kathy Keller – Yes. Motion passed 5 to 0.**

#### **Project Update Reports**

- 21-23 Bedford Street – No Report/Update

#### **Old Business**

- 28 Concord Street – No Report/Update

**Approval of Minutes – March 24, 2021 Vote** Postponed to May meeting.

#### **Members Updates/Input**

- Kathy Keller, Co-Chair communicated to the members that a site visit with Dan Gaines, Woodward Village, has not been scheduled. Mr. Gaines did not commit to a site visit because the current site work involves tree removal making it difficult to traverse the site. He suggested a site visit would be manageable in 2 to 3 weeks.
- Co-Chairs Kathy Keller and Annette Lee said they met with new residents Sam and Caitlin Madden, 93 Lowell Street. They invited them to meet with the Commission to discuss their wet basement at the next meeting.

#### **Admin Updates**

- 43 Bedford Street (Julie MacQueen) applied for a Certificate of Appropriateness for windows, siding, and trim to be heard at the May 19, 2021, meeting.

#### **Adjournment**

**Motion made by Geoff Freeman at 9:08 pm to adjourn. Eric Adams seconded the motion. Roll call vote, Geoff Freeman – Yes, Annette Lee-Yes, Ed Rolfe – Yes, Eric Adams - Yes, Kathy Keller – Yes. Motion carried 5 to 0.**

Next Meeting – May 19, 2021.

**Documents**



RE 46 Concord St  
Historical Property.



Re 46 Concord  
Street - door replace