



**City of Chelsea
Historical Commission**
City Hall, 500 Broadway, Room 101,
Chelsea, Massachusetts 02150
Tel: (617) 466-4188 | Fax: (617) 466-4195
Lad Dell: Staff

Ron Robinson, Chairman
Fran Mascolo
George Ostler
Bobby Pereira
Alison Sheppard

**CHELSEA HISTORICAL COMMISSION
MEETING MINUTES
TUESDAY, AUGUST 7, 2018**

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I. Call to Order

The Chelsea Historical Commission was called to order by the Chair, Ronald Robinson, at 6:06pm on Tuesday, August 7, 2018 in Room 102 of Chelsea City Hall, 500 Broadway with Ron Robinson and Bobby Pereira present. At 6:10pm Fran Mascolo and Alison Sheppard arrived to create a quorum.

Also present: John DePriest, Director of Planning and Development
Lad Dell, Planner/ Land Use Administrator

II. Approval of Meeting Minutes of May 1, 2018

On a motion made by Bobby Pereira and seconded by Fran Mascolo, it was voted unanimously (4-0-0) to approve the meeting minutes.

III. Chelsea Soldiers' Home Presentation

MA Secretary of Veteran's Services, Francisco Urena, opened the presentation with an overview of the plans for the upgrade of the Chelsea Soldiers' Home (CSH). He spoke about the intent on being transparent and working with the local and surrounding community throughout the process. Superintendent of CSH, Cheryl Poppe, spoke about the need for upgrades and bringing the facilities to more current standards required by Veterans' Affairs (VA) and Centers for Medicare & Medicaid Services (CMS). Rather than having one long hallway with resident beds on each side and an open ward, the new configuration will be suite style where each resident will have their own living space and private bathroom. A new 154-bed Community Living Center (CLC) will be constructed where the current parking lot is situated. The Quigley Building will be demolished and the new parking lot will be located there.

Of concern to local residents and the board is the fate of the water tower which is seen as a landmark and sense of pride. Scott Parker of Payette Engineers explained that the amount of lead paint and high level of metal degradation has rendered the



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water tower unsalvageable due to the prohibitive costs (\$750,000 initial and \$250,000 to maintain). Alternative designs to highlight the CSH and commemorate the water tower include a solar canopy on the CLC that pays homage to various branches of the armed services and will be illuminated at night (think of the Zakim Bridge lighting).

Board members and staff had emphasized the need to preserve and honor the lives and stories of residents and caretakers of CSH. Preserving the physical history including furniture, photos and memorabilia was proposed. There are plans to incorporate an interpretive history with memorials, placards, signage and panels at an upgraded Malone Park. There is also an idea to set aside space to possibly create a museum. There will be a focus on honoring Vietnam War veterans.

IV. MBTA Silver Line Gateway Phase 2 Project Effect Memo

Frank Astone, AECOM Project Manager, explained that there have been no upgrades to the present commuter rail station at Arlington Street. It is not ADA/accessibility compliant. The current location can not be upgraded. Therefore, there is a need to relocate to the site near Market Basket. This project would provide more efficient transfers from the Commuter Rail to the Silver Line. This transit hub would connect the North Shore to South Station.

In planning for this project, a search for historic buildings within a 500 ft radius was conducted. This search identified the Atwood and McManus Box Company within the radius. The building is eligible for national historic register. A study was conducted to identify the impact that the project would have on the property. It was concluded that there would be no adverse effects on the property.

The MBTA is requesting that the Historic Commission concur with their finding of "no adverse effect" for this project.

The Chair wanted to have more time to review the report before rendering a decision.

On a motion by Ron Robinson and seconded by Alison Sheppard it was voted unanimously (4-0-0) to reconvene on August 21, 2018 at 6:00pm to render a decision on this case.

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V. Discussion: Community Preservation Committee/Historical Commission Priorities

Jennifer Goldson, consultant hired to facilitate the CPC, introduced the purpose, function and opportunities that the Community Preservation Act offers to the community. Currently, there is \$725,000 in the CPA fund account. She handed out flyers to the members explaining the nuts and bolts of the program. At least 10% of CPA funds must be spent or reserved in each of the three following categories: Historic Preservation, Community Housing and Open Space/Recreation. The remaining 70% of funds can be used for any allowable project within any of the CPA categories.

Jennifer wanted to solicit ideas, thoughts and suggestions from the members of the Historical Commission. She posed the following questions:

- What should be done with the funds for the CPA?
- What are the historic preservation priorities in Chelsea?
- What should the selection process for project proposals look like?

There will be a community workshop on September 27, 2018 from 6-8:30pm at the Senior Center.

Jennifer will reach out individually to each member for their ideas and suggestions.

VI. Discussion: Historical Status of 2nd Street (Arlington-Spruce)

Douglas Mauch from Chelsea Clock presented this topic to the Commission. He explained that the road is in serious disrepair and needs to be repaved. Also, since 2nd Street has been resurfaced from Spruce Street to the railroad tracks, he believes for continuity the same should be done on 2nd Street between Spruce Street and Arlington Street. He suggested that if it is on the historic register that it be taken off.

Whereas some noted that the cobblestones cause cars to drive slower, Mr. Mauch stated that cars drive faster in order to glide over the cobblestones. For many different reasons, there are a number of safety issues. There is a need for sidewalks, landscaping and proper drainage.



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The members all agreed that the condition of 2nd Street between Spruce Street and Arlington Street was unacceptable. They agreed that it needed to be resurfaced. However, they were concerned about the actual cobblestones and their historic value. Their proposal was to have the cobblestones removed from 2nd Street between Spruce Street and Arlington Street and be used to repair the damaged cobblestones on Winnisimmet Street.

VII. Communications (Old Business/New Business)

Ron reintroduced a form that was created to require each presenter to fill out an application in order to come before the Commission. He stated that more control over the agenda was required.

Bobby's point of contention was that the time limit imposed on presenters (5-7 minutes) was unreasonable.

On a motion by Ron Robinson and seconded by Alison Sheppard to approve the form, the motion failed (2-2-0): Ron-yes, Alison-yes, Bobby-no, Fran-no.

VIII. Planning Department Updates

IX. Adjournment

On a motion by Bobby Pereira and seconded by Fran Mascolo, it was voted unanimously to adjourn. Adjournment was at 8:05pm

Respectfully submitted:


Chair

Copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA, during regular business hours, 8 AM to 4 PM Monday, Wednesday and Thursday, 8 AM to 7 PM Tuesday, and 8 AM to Noon on Friday.

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