



**FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom

April 14, 2022

Commissioners Present: David Berarducci, Lynn Smiledge, and Thomas Rodde, Susan Goganian

Commissioners Absent: John Karoff

Staff Present: Gabriela Amore, Preservation Planner; Rachel Ericksen, Preservation Planner

A full recording of the hearing is available at: <https://www.boston.gov/historic-district/fort-point-channel-landmark-district>

There were no members of the press present.

6:00 PM: Chair D. Berarducci called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in this online hearing. He then called the design review hearing to order.

I. DESIGN REVIEW HEARING

APP # 22.0919 FPC

ADDRESS: 305 Congress Street

Applicant: Keenan Brinn

Proposed Work: Install small cell facility on an existing Boston light pole; replace existing pole to accommodate new antenna and equipment cabinet.

Project Representative: Keenan Brinn

Documents Presented: Photos of existing conditions and plans of the proposed work.

Discussion Topics: Commissioners discussed the necessity for having 2 lights with a central pole, and questioned if the proposed design could be rethought. They also thought a mockup could be helpful for the proposal.

Public Comment: Sara McCammond asked why a location at an intersection was not considered for the project.



T. Rodde motioned to continue the application. The Commission requested locations of existing poles like the proposed, that a member of the Lighting Department appears as a representative for the project, and a rendering of the proposed fixture. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, LS, SG, TR) (N: None) (ABS: None).

APP # 22.0924 FPC
ADDRESS: A Street
Applicant: Keenan Brinn

Proposed Work: Install small cell facility on an existing Boston light pole; replace existing pole to accommodate new antenna and equipment cabinet.

Project Representatives: Keenan Brinn was the project representative.

Documents Presented: Photos of existing conditions and plans of the proposed work.

Discussion Topics: Commissioners felt similarly about the proposal at A Street as they did the previous light pole application.

Public Comment: Sara McCammond asked if companies can share networks.

T. Rodde motioned to continue the application. The Commission requested locations of existing poles like the proposed, that a member of the Lighting Department appears as a representative for the project, and a rendering of the proposed fixture. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, LS, SG, TR) (N: None) (ABS: None).

APP # 22.0926 FPC
ADDRESS: 253 Summer Street
Applicant: Keenan Brinn

Proposed Work: Install small cell facility on an existing Boston light pole; replace existing pole to accommodate new antenna and equipment cabinet.

Project Representatives: Ashlea Andrews

Documents Presented: Photos of existing conditions and plans of the proposed work.

Discussion Topics: Commissioners felt similarly about the proposal at 253 Summer Street as they did the previous light pole applications.



Public Comment: There was no public comment.

T. Rodde motioned to continue the application. The Commission requested locations of existing poles like the proposed, that a member of the Lighting Department appears as a representative for the project, and a rendering of the proposed fixture. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, LS, SG, TR) (N: None) (ABS: None).

APP # 22.0960 FPC
ADDRESS: 44 Thomson Place

Applicant: Ashlea Andrews

Proposed Work: Install new signage including 1 set halo lit letters on aluminum pan sign, 1 blade sign, and 4 window vinyls.

Project Representatives: Ashlea Andrews was the project representative.

Documents Presented: Photos of existing conditions and plans of the proposed work.

Discussion Topics: Commissioners asked for more context regarding the existing signage in the area. They also asked for more clarification in the plans and felt there should be more consistency and uniformity in the proposed design.

Public Comment: Sara McCammond supported the idea of consistency and uniformity in the proposed design.

T. Rodde motioned to approve the application with provisos. S. Goganian seconded the motion. The vote was 4-0 (Y: DB, LS, SG, TR) (N: None) (ABS: None).

- Only the blade sign and 1 vinyl on entrance door were approved

APP # 22.1038 FPC
ADDRESS: 51 Melcher Street

Applicant: Alex Muñoz

Proposed Work: Build elevator shaft wall behind windows that can be seen from Necco Court.

Project Representatives: Nicole Benjamin-Ma and Josh LaBeau were the project representatives.

Documents Presented: Photos of existing conditions and plans of the proposed work.



Discussion Topics: Commissioners discussed and felt that it would be most appropriate for the elevator shaft to be painted black.

Public Comment: There was no public comment.

S. Goganian motioned to approve the application with provisos. T. Rodde seconded the motion. The vote was 4-0 (Y: DB, LS, SG, TR) (N: None) (ABS: None).

- The black option was approved.

APP # 22.1039 FPC

ADDRESS: 11 Sleeper Street

Applicant: Philip Marcotty

Proposed Work: Replace existing transformer and associated concrete pad with transformer placed on podium; installation of flood barriers.

Commissioner Smiledge left the hearing.

Project Representatives: Erin Doherty, Philip Marcotty, and Michael Boone, were the project representatives.

Documents Presented: Photos of existing conditions and plans of the proposed work.

Discussion Topics: Commissioners confirmed that the podium will not be raised.

Public Comment: Sara McCammond questioned if the Boston Conservation Commission had approved the proposed work yet.

T. Rodde motioned to approve the application. S. Goganian seconded the motion. The vote was 3-0 (Y: DB, SG, TR) (N: None) (ABS: None).

APP # 22.1042 FPC

ADDRESS: 12 Farnsworth Street

Applicant: Philip Marcotty

Proposed Work: Modifications to the loading dock at the rear of the building. modification of select windows. hardscape improvements at the rear (west) elevation. Install security cameras. new louvers. and Fire Department connection. At the roof level. install new equipment which will remain minimally visible from surrounding public ways.

Project Representatives: Erin Doherty, Philip Marcotty, and Michael Boone, were the



project representatives.

Documents Presented: Photos of existing conditions and plans of the proposed work.

Discussion Topics: Commissioners clarified that the proposed work would be “as of right” in terms of zoning. The representatives informed the Commission that the roof materials are already pushed back as far as they can be.

Public Comment: Keith Martin and Laurie Lee expressed concern for the accessibility of cars in the back alleyway where the dock would be expanded, and they were also concerned about noise. Greg Lusky expressed concern over the possibility of idling cars creating pollution, and felt that the window removal was risky. Tom Gallagher expressed concern over the potential limitations to pedestrian access.

S. Goganian motioned to approve the application with provisos. T. Rodde seconded the motion. The vote was 3-0 (Y: DB, SG, TR) (N: None) (ABS: None).

- More information shall be provided on the loading dock.
- Windows shall be removed for construction only once.

II. RATIFICATION OF 3/10/2022 PUBLIC HEARING MINUTES

Deferred to next hearing.

III. ADJOURNMENT: 9:05 PM

S. Goganian motioned to adjourn the hearing. T. Rodde seconded the motion. The vote was 3-0 (Y: DB, SG, TR) (N: None) (ABS: None).