



FORT POINT CHANNEL LANDMARK DISTRICT COMMISSION
PUBLIC HEARING MINUTES
Held virtually via Zoom

November 10, 2022

Commissioners Present: *David Berarducci, Thomas Rodde, John Karoff, Lynn Smiledge,
Susan Goganian*
Commissioners Absent: *None*
Staff Present: *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.

6:01 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 # 23.0283 FPC

ADDRESS: 51 MELCHER STREET

Applicant: Alex Munoz

Proposed work: Updates to rooftop equipment installation and at-grade equipment.

Project Representatives: Alex Munoz was the project representative.

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

Discussion Topics: Commissioners discussed the updated mechanicals on the roof as well as the updated at-grade equipment and louver locations.

Public Comment: Sara McCammond voiced disappointment over the proposed rooftop



mechanicals; Lauren Spoko appreciated the developer's thoughtfulness regarding the reduction of fossil fuels.

T. Rodde motioned to approve the application as submitted. S. Goganian seconded the motion. The vote was 5-0 (Y: DB, JK, TR, SG, LS) (N: None) (Abs: None)

APP # 23.0316 FPC

ADDRESS: 34 FARNSWORTH STREET

Applicant: Matthew Wessling

Proposed work: Remove and replace existing low sloped roof system and associated roof edge metal flashings. All new edge metal to be copper.

Project Representatives: Matthew Wessling was the project representative.

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

Discussion Topics: Commissioners discussed the proposed copper edge metal.

Public Comment: There was no public comment.

J. Karoff motioned to approve the application as submitted. T. Rodde seconded the motion. The vote was 5-0 (Y: DB, JK, TR, SG, LS) (N: None) (Abs: None)

II. ADVISORY REVIEW

APP # 23.0214 FPC

ADDRESS: THOMSON PLACE

Applicant: TJ DiFeo

Proposed work: Install signage, lighting and wayfinding graphics around Thomson Place.

Project Representatives: TJ DiFeo was the project representative.

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



Discussion Topics: Commissioners discussed the installation of proposed signage, banners, as well as lighting options and wayfinding graphics all be pared back, especially the proliferation of banners as presented

Public Comment: There was no public comment.

III. DISCUSSION ITEM

a. Street Trees

Discussion Topics: Commissioners discussed street trees in the district after receiving a letter from Tom Ready of FPNA. Commissioners discussed that there are ways to get vegetation in the district – such as tree clusters in areas that are more open. They noted that “staccato-ing” of trees along the streets should be avoided. Commissioners noted that the plaza space in front of Trillium should have had more vegetation/tree clusters incorporated into the design and but that in other spaces trees struggle to survive and their location should be thoughtfully considered. T. Ready joined in the discussion stating that his letter was to reconcile the conflicting policies within the city regarding the increased number of trees in the city of Boston through the Complete Street program. He requested a coherent set of guidelines to be applied and noted that Sleeper and Congress streets are getting trees according to the plan. The Commissioners discussed how it sounded like those projects should come in front of the Commission and that they would want to hear why the trees were important, what the goals were of planting them and that they all then could work to find the best location for trees within the district. Sara McCammond stated that the Commissioners requested trees in the plaza in front of Trader Joe’s/Trillium and that the 2018 Boston Historic Climate Resiliency Guidelines describe trees and urban canopy. Chair said just wants to add trees in an intelligent way that reflects the industrial character of the district.

IV. RATIFICATION 10/13/2022 PUBLIC HEARING MINUTES

T. Rodde motioned to approve the hearing minutes S. Goganian seconded the motion. The vote was 5-0 (Y: DB, JK, TR, SG) (N: None) (Abs: LS)

V. ADJOURNMENT: 8:21 PM

T. Rodde motioned to adjourn. S. Goganian seconded the motion. The vote was 5-0 (Y: DB, JK, TR, SG) (N: None) (Abs: LS)