



**HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT
COMMISSION
PUBLIC MEETING MINUTES**

Held virtually via Zoom

NOVEMBER 6, 2025

APPROVED BY COMMISSION
November 20, 2025

Commissioners Present: Celina Barrios-Millner, Ernest Coston, Andrew Shelburne and Angela Ward Hyatt

Commissioners Absent: Angela Cook, Suleman Gajere and Fadi Samaha

Staff Present: Joseph Cornish, Director of Design Review

Meeting minutes are meant to provide a broad overview of the hearing and not meant to serve as a transcript of discussions that are found in the hearing recording. A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/highland-park-architectural-conservation-district>

6:08 PM: Acting Chair C. Barrios-Millner called the public meeting to order. She explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public meeting was being conducted virtually via the online meeting platform Zoom.

Following this brief introduction she called the first agenda item:

**I. HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT COMMISSION
BYLAWS DISCUSSION**

Documents Presented: The Commissioners reviewed a working draft of the proposed bylaws that was revised following discussion at the 10-16-2025 public meeting, along with comments previously submitted by community members: Joan Seamster, Holly Shepherd, Kate Phelps and Rodney Singleton, and comments submitted by David Black.

Discussion Topics: The Commissioners discussed the following:

- time limitations on presentations, public comment and the length of meetings;
- citing the Highland Park ACDC's in all provisos, votes, staff comments and staff recommendations;
- creating a checklist or rubric for each project of how the project complies with the Standards and Criteria;
- seeking a stop work order from the Inspectional Services Department for unapproved work;



- quorums for review of design review applications requiring that at least two neighborhood commissioners are present;
- clarity of when commissioners can discuss projects outside of the public hearing;
- clarity that commissioners are not participating in community votes on projects; and
- establishing precedents through the votes of projects.

Commissioners were in agreement that staff distribute a revised draft of bylaws for commissioners to review and discuss next steps at the 11/20/2025 hearing.

Public Comment:

Nicholas Laudani requested that two interim motions be made until the bylaws are adopted. Specifically, that public comments entered into the record are accessible and understandable to the general public, and all commission decisions clearly state written findings tied to the district's Standards and Criteria. He also questioned why commissioners are not allowed to discuss projects outside of a public hearing. Kate Phelps emphasized the importance of Commission decisions being based on the Standards and Criteria. She also spoke in support of requiring a quorum of 3 commissioners for the review of design review projects provided at least two were members or alternates from the neighborhood. David Black suggested creating a checklist for each project and how the project complies to the Standards and Criteria. He also questioned the effectiveness of stop work orders.

II. ADJOURNMENT: 7:32 PM

**COMMISSIONER A. SHELBURNE MOTIONED TO ADJOURN THE HEARING.
COMMISSIONER E. COSTON SECONDED THE MOTION. THE VOTE WAS 4-0 (Y: AWH, EC, CBM, AS) (N: NONE) (ABS: NONE).**