

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, December 13, 2022
Meeting Held Remotely via Zoom

Staff Present: Gabriel Distler

Commission Members Present:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Carl Solander, Co-Chair | <input type="checkbox"/> Nushin Yazdi |
| <input checked="" type="checkbox"/> Carol Moyles, Co-Chair | <input type="checkbox"/> Mary Perry |
| <input checked="" type="checkbox"/> Stefan Ahlblad | <input type="checkbox"/> Meghan Reilly |
| <input checked="" type="checkbox"/> Drew Nealon | |
| <input checked="" type="checkbox"/> Michael Chesson | |
| <input type="checkbox"/> Jacqueline Appel | |

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: January 12, 2023
TIME: 10:48 AM

Community Members Present: - Andrew Leger, Chris and Julia Yates, Henry Ogilby

1. Meeting was Called to Order at 7:06

Carl solander presiding; Stefan Ahlblad, Minutes

2. New Public Hearings

a. 22-24 505 Pleasant - Andrew Leger

Mr. Leger explained that the use of fiberglass gutter to replace the existing deteriorating ones turned out to be difficult. The 40' sections needed were too long to handle on the site. Instead Mr. Lager proposed using copper gutters with a profile similar to existing gutters. Carl Solander agreed to vote for approval of the proposed copper gutters. All HDC members voted to approve using the proposed copper gutters.

b. 22-25 Sunnyside – Chris and Julia Yates

Chris Yates, owner of the Sunnyside property explained that the renovation work is in the process of being completed. Six additional new windows in pairs of two each facing different directions need to be installed. These are selected to be double hung windows and to match the other newly replaced windows in terms of a black outside cladding. Mr. Yates was not sure whether the wood windows are clad with metal or vinyl, but all windows are made by the same manufacturer. HDC member voted unanimously to approve the proposed windows and the 22-25 Sunnyside case is thereby closed.

3. Approval of minutes

The minutes of the previous meeting was discussed. Carl Solander noted the statement regarding the RFPs mentioned in the minutes is unclear. The understanding was that RFPs were already drafted, but not approved. Gabriel Distler proposed to clarify the issue at the next meeting.

Michael Chesson observed some misspellings and noted that the date on the meeting minutes was mistakenly Nov. 11 rather than the correct date November 15.

Carl Solander noted that there were no further points and that we need to table the discussion and moved to make the final approval of the minutes at the next meeting - All voted to approve.

4. Continued Discussion

a. Richardson Farm Solar Panels - Henry Ogilby

Henry Ogilby who is managing the farm explained the challenges with the farm with respect to irrigation needs during hot summer days and the costs associated with keeping the farm going. Generating an Independent energy source by installing solar panels would be highly desirable in Mr. Ogilby's view, although the initial costs of acquiring and installing 16 required solar panels are high. Carol Moyles encouraged Mr. Ogilby to apply for grant support (which may include federal funding, because the farm is a historical structure, which can therefore be considered essential to be maintained). The proposed solar panels are intended to be located to provide maximum solar benefit and also not to appear visually intrusive seen by visitors to the site. HDC supports the Farm's efforts to keep it going by addressing the problems Mr. Ogilby outlined and using solar panels as a solution to sustain the farm for continued use.

b. HDC membership discussion

Gabriel noted that one alternate member for HDC is yet to be filled. He also presented news concerning Nushin's potential further attendance. She will only be able to attend off and on due to staying abroad for extensive periods. In her email she noted that she is willing to step aside if a new member who is a resident in the Pleasant Street HD will apply and be approved.

Carl S. recommended that the Committee need to pursue finding a resident member.

New members are called for and Michael Chesson noted that a few candidates that expressed interest earlier may be contacted again and may at this time reconsider participation. Carol Moyles noted that the previous expressed desire by the Town Boards of presenting several candidates at the same time should not be taken as a definite requirement and particularly in the light of present needs.

C. Town-owned historic Assets Building Inventory -CPC Projects by Jackie Appel

This item will be discussed at the next meeting due to Jackie's absence from this meeting.

5. Work Plan Items

a. HDC Potential Funding Streams

Carol Moyles presented a table of funding sources which can be a useful tool for looking for the appropriate funding source. In Belmont CPA funding can be available. Funding can also be requested from the Commonwealth of Massachusetts as well as from Federal sources. C. M. noted that there currently are more applications for funds than are available. Michael Chesson and Carol Moyles noted that we need to anticipate which projects need funding for the coming year.

b. Work Plan Review –Carol Moyles

Carol noted that the current guidelines needs to be reviewed and revised as needed. Formulation of CPR projects may need the help of a lawyer or other person experienced with writing the needed documents.

Carl Solander sees the review of the Historic Districts and Maps to be a high priority. The registration procedures and past approval and filings requires some historic research. This will include examining bylaws governing the districts and the current status of registration of deeds. Bylaw rewrites may be needed.

c. HDC webpage Update –Stefan Ahlblad

Stefan Ahlblad's paper with comments on the current status of the HDC website was emailed to all Committee members for review. SA pointed out that the web site will be the object of ongoing revisions and additions as new information becomes available. Changes will be implemented by IT staff working at the Town administration.

d. MBTA Community Zoning Update – Drew Nealon

Drew Nealon stated that he attended the meeting with Roy Epstein for the MBTA Community Zoning today. Most of the discussion concerned maps. Jason has begun by mapping two areas with parcels for IT.

Gabriel will work with the committee to develop an action plan. The planning board will review the draft action plan and comments will be prepared for the next January 2023 meeting. The plan is expected to be submitted to the State by the end of January 023.

e. Housing Production Plan Advisory – Carl Solander

Carl: no update, but a meeting will be held in January.

Gabriel: Housing Production Plan will be approved in the Spring.

6. General House keeping

Community Development Administrative Updates

Michael Chesson addressed the District Signs issue. The first sign, prepared by S. Garrety has been installed at Stella Road visible for people arriving along Pleasant Street in Belmont from the north. The sign was paid for by Belmont Historical Society at the cost of \$2000 and therefore no expense for the Town. Michael explained that Garrety's wife had recently died which is putting his continued work on the next sign into jeopardy, at least for the immediate future. This means that a new person or company potentially may be requested to produce and complete the second sign.

Carol and Carl turned to the subject of the McLean Barn. Michael Chesson stated that the Historical Society is still very interested and that Viktoria Haase, President of Belmont Historic Society, plans to visit the barn. Carl noted that the Land Management committee discussed the barn at the last meeting and was aware that the HS and other interest groups will remain involved.

The Town Hall chimney brick repair is proceeding and has been reviewed by Stefan Ahlblad on the site.

The chimney cap is still to be approved and Stefan promised to contact the manufacturer. Carl noted that the design documents submitted by the manufacturer indicated a cap made of copper. The meeting agreed that a copper chimney cap should be approved.

2023 meeting schedule

Gabriel noted that changes to the schedule may happen due to Town Hall meetings and other factors.

Carol expressed the appreciation of the work Gabriel is doing for the committee and his commitment to help the members of HDC with various tasks.

Carl Solander moved to adjourn the meeting at 9:07 pm.

Minutes respectfully submitted by Stefan Ahlblad