

Belmont Historic District Commission MEETING MINUTES

Tuesday, July 12, 2022
Meeting Held Remotely via Zoom

Staff Present: Gabriel Distler

Commission Members Present:

- | | |
|--|---|
| <input type="checkbox"/> Carl Solander, Co-Chair | <input checked="" type="checkbox"/> Drew Nealon |
| <input checked="" type="checkbox"/> Carol Moyles, Co-Chair | <input checked="" type="checkbox"/> Lisa Harrington, ex-officio |
| <input checked="" type="checkbox"/> Stefan Ahlblad | <input type="checkbox"/> Nushin Yazdi |
| <input checked="" type="checkbox"/> Carol Moyles, Co-Chair | |
| <input checked="" type="checkbox"/> Stefan Ahlblad | |
| <input checked="" type="checkbox"/> Jacqueline Appel | |
| <input checked="" type="checkbox"/> Michael Chesson | |

Community Members Present:

Lisa Harrington, BHDC ex-officio, Deborah Wong, Todd Rothenhaus

1. 7:07 PM Meeting Called to Order

Carol Moyles presiding; Drew Nealon, Minutes

2. New Public Hearings

- a. Case 22-14: 483 Pleasant Street – Replace gutters and roof
 - D. Wong explained they propose to replace rotted wood gutters with new copper gutters on the front and rear porches. In addition, replace existing flat asphalt roof on the front porch with EPDM membrane. Both the deteriorating existing gutters and roof are causing damage to both the interior and exterior. M. Chesson made a motion to approve, J. Appel seconded the motion. Unanimous approval by all members present.
- b. Case 22-15: 483 Pleasant Street – Replace clapboard and paint (application of non-applicability)
 - Application of Non-Applicability to replace existing damaged clapboard with new clapboard, as necessary, repaint clapboard with paint to match existing. M. Chesson made a motion to approve, S. Ahlblad seconded the motion. Unanimous approval by all members present.

3. Approval of Minutes

- Approve draft of 6/14/2022.
- C. Moyles made a motion to approve the minutes of 6/14/2022 as amended. The motion passed unanimously.

4. Continuing Discussion

- a. HDC Membership update

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DATE: September 16, 2022
TIME: 8:57 AM

- Discussion as to whether L. Harrington can vote. G. Distler explained that the Select Board had not yet acknowledged L. Harrington's resignation or term expiration which was June 30th, 2022. L. Harrington stated it was unlikely that her vote was necessary, regardless of voting status.
 - Discussion on new membership. The four potential candidates were tabled for the time being.
 - M. Chesson moved to have a C. Moyles write a letter endorsing Chris Arthur for HDC membership. J. Appel seconded, motion approved unanimously.
- b. Discuss proposed inventory and condition study of Town-owned assets
- L. Harrington and J.Appel met with David Blazon, Director of Facilities regarding the list of town owned historic assets. J. Appel screen shared the list. L. Harrington offered to share previous RFP documents used by the town to create an RFP for Conditions Assessments for these buildings. The Town will need to issue the RFP.
- c. Benton Library Update
- Benton Library Chimney and associated repairs need to be done before winter.
 - HDC will need to do some oversight of its reconstruction. S. Ahlblad (and maybe C. Solander) will provide the HDC with updates.
 - L. Harrington is providing a proposal to the Town (through Building Conservation Associates, Inc.) to provide construction documents and construction administration for the work. If contracted, L.Harrington (BCA) will keep the HDC apprised of the work being completed.
- d. Work Plan Review
- Potential CPA Projects discussed.
 - HDC member needed for the joint LMC/HDC meeting to be scheduled October 2022.
 - D. Nealon will be HDC representative for the MBTA Community Zoning Committee.
 - Website Update: S. Ahlblad identified several issues with the website.
- e. General Housekeeping
- G. Distler gave an update on 190 Lexington St. set for demolition. L. Harrington made a motion that M. Chesson draft a letter to the developer on this property to persuade them not to demolish the property. This was seconded by C. Moyles. Unanimous approval by all members present.
 - In person vs. virtual (zoom) meetings were discussed regarding the Town's plans for going back to in-person meetings.
 - G. Distler brought up that an August meeting may not be necessary if there are not any cases or if attendance is low and there is not a quorum.

M. Chesson motioned to close the meeting; J. Appel seconded. All members were in favor. L.Harrington was thanked for her years of service.

Meeting adjourned at 8:35 pm.

Respectfully submitted by Drew Nealon