

Belmont Historic District Commission
MEETING MINUTES
February 2018 Minutes

2018 APR -4 AM 10: 04

Date: Tuesday, February 13, 2018

Time: 7:00 p.m. - 10:00 p.m.

Location: Belmont Town Hall, Board of Selectmen's Meeting Room

Commission members present: Lauren Meier, Co-Chair; Lisa Harrington, Co-Chair; Kathleen Fahey, member; Terry McCarthy, member; Michael Chesson, member; Elizabeth Pew, member; Nushin Yadzi, alternate member; Michael Smith, alternate member; Lydia Ogilby, member emeritus

Spencer Gober, Office of Community Development

Not present: Karl Leabo, member; Jacob Cohen, member

Members of the public present: Ellen O'Brien Cushman, Joe White, Radha Iyengar, Doug Manley, Rebecca Verner

1. 7:00pm Meeting called to order

2. Update and presentation by consultants on the McLean Barn Conditions Assessment and Stabilization Study:

- D. Manley of Spencer & Vogt Group handed out a draft excerpt of their conditions assessment and stabilization study. The plan included costs for phase I and phase II. A Community Preservation Act (CPA) grant is being pursued for phase I costs. The study was reviewed by the committee and suggestions were made to lower costs in phase I. Suggestions to lower costs included moving some site work costs to the town, such as boiler building demolition; restoration of doors moved to phase II; remove costs associated with gutters and downspouts, such as copper gutters and scaffolding; leave propane tank on site; reduction in associated building costs. The committee also suggested that the following items be added to the phase I estimate: security cameras and lighting, as well as a sacrificial coating to make future graffiti removal easier.
- HDC requested a revised estimate.

3. Public Hearing:

a. Case #18-02, 504 Concord Avenue, scope: vote on one-year extension of previously approved scope of work

- R. Verner of Gregory Lombardi Design requested a one year extension on the existing Certificate of Appropriateness dated 01/10/2017.
- Following discussion, a motion was made to extend the Certificate of Appropriateness to 01/10/2019. Motion was seconded and vote was unanimous in favor.

3. Public Meetings – No public meetings scheduled

4. New Business:

a. War Memorial CPA Project

- J. White of the Belmont Veterans Memorial Committee (VMC) presented plans for the restoration of the existing war memorial at Clay Pit Pond. A Community Preservation Committee (CPC) grant is proposed for the funding of the restoration of existing historic elements including the flagpole, semi-circular stone wall and two stone walls as the beginning of the path.
- After discussion a motion was proposed that “The Historic District Commission (HDC) supports the Veterans Memorial Committee (VMC) Community Preservation Committee (CPC) proposal with the understanding that the memorial wall will be repaired in kind and that the HDC will be given the opportunity to review and comment on the plans and specs for the future CPC project. In addition, the HDC asks, given the historic nature of the park and memorial features, that the HDC be afforded the opportunity to be involved in the review and development of the design for the additional proposed features as it progresses. Motion was seconded and vote was unanimous in favor.
- The HDC is concerned about the new proposed features of the memorial and how they may affect the historic elements. New additional features include memorial bricks, pathways, water fountains, lighting, and 12 monuments. The HDC would like to work with the VMC on the design of these additional elements. Lauren Meier agreed to attend a VMC meeting on February 14th to further discuss the project.

5. Continuing Discussion:

a. Demo Delay Bylaw:

- S. Gober updated the HDC that the Board of Selectmen (BOS) voted at their January 22, 2018, public hearing to deny the Demolition Delay Appeals for 52

Willow Street and 43 Village Hill Road. The properties will remain on the List of Significant Buildings.

- 27 Dorset and Locatelli Properties' appeals will be continued at the Feb. 26th BOS appeal hearing.

b. Thaddeus Frost Local Historic District update

- Representatives from the HDC will attend the Bylaw Review Committee (BRC) on February 22 and the BOS meeting on March 12 in support of the Thaddeus Frost LHD.
- If changes are made to the bylaw by the BRC, the HDC will need to consider holding an emergency meeting to vote on the amended bylaw before the warrant closes on March 5th; the next regularly scheduled HDC meeting is March 13th.
- A printed version of the Thaddeus Frost LHD PowerPoint presentation will be given to the BOS.

c. Belmont Police Station and Municipal Light Building Update

- M. Smith reported that architects are currently being reviewed and Daedalus has been chosen as the project manager.

d. Lone Tree Hill Update

- No update, meeting was cancelled due to snow.

e. Belmont High School

- No action currently needed. Demolition of the Field House is possible.

6. Updates from the Office of Community Development

- S. Gober provided staff support to L. Meier in drafting a response to the Planning Board regarding the demolition of 172-174 Lexington Street which was submitted for HDC review. It was determined that the property is not on the List of Significant Buildings and not subject to the Demolition Delay Bylaw.

7. Minutes

Minutes from January 11, 2018 were approved as amended.

8. Meeting adjourned at 10:00

Respectfully submitted,
Kathleen Fahey