

2019 JUL 16 PM 2:21

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, June 11, 2019

Town Hall, Room #2

Commission Members Present:

- ☒ Lisa Harrington, Co-Chair
- ☒ Lauren Meier, Co-Chair
- ☒ Michael Chesson
- ☐ Kathy Fahey
- ☒ Tracy Marquis
- ☒ Terry McCarthy
- ☒ Sue Pew
- ☒ Carl Solander
- ☒ Michael Smith, Alternate
- ☐ Nushin Yazdi, Alternate
- ☐ Richard Cheek, Emeritus
- ☐ Lydia Ogilby, Emeritus

Staff Member(s) Present

- ☐ Spencer Gober, Staff Planner, Office of Community Development

Community Members Present: Evangeline Sarda

1. 7:02 PM Meeting called to order.

2. Public Hearings: N/A

3. Public Meetings: N/A

4. Updates from the Office of Community Development

- a. 39 Centre Avenue, HDC Case #18-12, bay window in rear of house. Owner E. Sarda described the change, a push back of three feet. Questions: whether it would be visible from a public way, and in all seasons, or only in winter? Where the public way ends and becomes private? Whether the HDC has made a distinction between the two in past cases.
- b. General discussion. L. Meier proposed that a Commission member visit the site and make a formal recommendation. M. Smith suggested that T. Marquis inspect the site. She agreed to do so, and he said he would go with her, on June 12, 2019, at 4:30 PM.
- c. M. Smith asked E. Sarda when she planned to begin construction. Owner replied in August 2019.
- d. Various options discussed, depending upon findings from site visit. L. Meier said it will be on agenda for next scheduled HDC meeting, July 9, 2019.

MEETING MINUTES

Tuesday, June 11, 2019

5. Continuing Discussions:

- a. Telecommunications Installation – 30 Leonard Street: L. Meier said that application by BH+C (contractor representing Extenet Systems, Inc., had gone to the BOS. She went to their May 14 hearing in lieu of HDC meeting the same date. HDC then held a special meeting June 5, 2019, at 7:00 PM, with P. Garvin, Town Administrator, and K. Brinn, Contractor, BH+C. Later the company withdrew its application to install a pole at 30 Leonard Street.
 - i. The BOS, Belmont Light, and P. Garvin are all focused on this issue, which is the first of expected multiple applications from various companies for 5G installations in Belmont.
 - ii. L. Meier said the HDC had to create, vote on, and post an amendment to the Historic District Guidelines; and communicate with P. Garvin, Chris Roy of Belmont Light, and Paul Roberts, Chair of town's IT Committee.
 - iii. Discussion of who would own installed poles. HDC's concern is aesthetics; Belmont Light and companies will decide on other aspects, to be approved by BOS, which has assigned the IT Committee to work on this issue.
 - iv. L. Meier doubted committee will report back before the HDC approves a set of design standards. She proposed a fifth bullet point for the standards covering multiple providers and poles in the same or similar locations. The biggest concern was impact on public health, but because of an FTC ruling, that factor could not be considered in making municipal decisions.
 - v. L. Meier asked for a sense of the meeting. There was general agreement that she forward a summary to the BOS and IT Committee. The HDC will discuss wording and format of standards at its next meeting.
- b. CPC appointment: L. Harrington wants to leave the CPC, and proposed Kathy Fahey as successor. M. Smith supported idea. L. Meier asked C. Solander if he'd be willing to serve. He said he might be. L. Harrington will contact K. Fahey about taking over the duty.
- c. Work Plan I HDC Projects Update
 - i. Review Priorities: No Action
 - ii. General Bylaws: No Action
 - iii. Mapping and Website: To be done over summer.
 - iv. Historic Preservation Tools: No Action
 - v. Inventory Form Revisions: Second draft by M. Chesson approved by HDC without further changes. M. Chesson and S. Gober will complete revisions, resubmit to MHC, and post on town website.
 - vi. McLean Barn: meeting rescheduled to Thursday, June 20. L. Meier said a search is underway for a paid facilitator to lead a public town discussion of possible uses.
 - vii. Light Building: P. Garvin submitted a TAP application to the MAPC. Its land use department is short of staff, unable to do this project. M Smith proposed applying to the CPC for funds. L. Harrington will pursue funding for next year.

Belmont Historic District Commission

MEETING MINUTES

Tuesday, June 11, 2019

- viii. Pleasant Street signs: currently in S. Gober's office. No action taken.
- ix. Police Station: M. Smith reported that the contract is out, and the leased trailers have been delivered.

- d. Lone Tree Hill LMC update: L. Meier took part in an LMC walkabout from town cemetery to the Coal Road.
- e. Discussion of Grove Street playground renovation, and new path.
- f. Discussion of tunnel under commuter rail tracks connecting Alexander Avenue and Concord Avenue; tunnel is now in design phase.

6. New business:

- a. Most members of HDC have terms expiring on June 30, 2019. M. Chesson said he'd been sworn in for his new term. L. Meier said that traditionally the HDC had seven full members, with four required for a quorum; in practice there was no difference between a full member and an alternate/associate member. L. Meier said she will contact S. Gober as Staff Liaison for clarification on appointments.
- b. Homer House signs: The signs were never approved by HDC; L. Meier proposed that she write a letter to the Women's Club. HDC agreed.
- c. Leonard Street fire station signs. L. Meier will ask OCD to have Building Inspectors look into compliance with the Town's Sign By-Laws.
- d. Library building committee. L. Meier asked to attend. Discussion about storm water and vegetation on Wellington Brook.
- e. Housing Trust asked L. Meier to attend a meeting about development at McLean.
- f. Discussion of whether to hold an HDC meeting in August. Several members will be out of town. Tentative decision not to hold a meeting.

7. Minutes:

- a. Review and approval of minutes
 - Minutes from May 14, 2019, were approved as amended.
 - Minutes from June 5, 2019, were approved as amended.
- b. Assignment of Minutes
 - Lisa Harrington will take the minutes at the next meeting, July 9, to be held in Town Hall, Conference Room 2.

Respectfully submitted,

Michael Chesson