

## Belmont Historic District Commission MEETING MINUTES

Tuesday, January 12, 2021  
Meeting Held Remotely via Zoom

**Staff Present:** Christine Zale

### **Commission Members Present:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Lisa Harrington, Co-Chair | <input checked="" type="checkbox"/> Carol Moyles             |
| <input type="checkbox"/> Tracy Marquis, Co-Chair              | <input checked="" type="checkbox"/> Sue Pew                  |
| <input checked="" type="checkbox"/> Michael Chesson           | <input type="checkbox"/> Michael Smith, Alternate            |
| <input checked="" type="checkbox"/> Lauren Meier              | <input checked="" type="checkbox"/> Carl Solander, Alternate |
| <input checked="" type="checkbox"/> Terry McCarthy            | <input type="checkbox"/> Nushin Yazdi, Alternate             |

**Community Members Present:** John Beaty, Evanthia Malliris, Jeff North

### **1. 7:07 PM Meeting Called to Order.**

Lisa Harrington presiding for Tracy Marquis; L. Meier Minutes

The Commission held a moment of silence in recognition of the passing of Town Planner, Jeffrey Wheeler.

### **2. New Public Hearing**

Case # 21-01: 618 Pleasant Street – installing a granite post in the southwest corner of the property.

- L. Harrington opened the public hearing
- Homeowner John Beaty described the project – landscape design for the front of 618 Pleasant Street. Includes the removal of macadam paving, new granite boundary marker, planting. Boundary marker will be 12" x 12" granite post 7' (3-4' will be above ground). Existing slate and gravel area will be converted to planting with slate stepping stones. Grading on the north side of the house will divert water away from the house. Longer term plan is to create a 20 x 20' patio on north side of house. J. Beatty also noted their long-term desire for a 2<sup>nd</sup> post on the north corner once agreement is achieved with abutter.
- C. Solander noted that all hardscape visible from public way requires approval by the Commission.
- L. Meier inquired about clarification regarding what is to be approved tonight. J. Beaty and Evie Malliris responded that it was just the granite post as stated in the application. Meier also suggested looking at other materials for the patio that will be reviewed at a later date. Discussion about using similar hardscape material as approved nearby on Pleasant Street, e.g. brick-like pavers.
- S. Pew noted she had visited the property.
- C. Solander noted the need to provide images and cut sheet for all hardscape when that part of the project is approved.

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: April 12, 2021  
TIME: 5:24 PM

- T. McCarthy asked about removal of the existing yews. J. Beatty confirmed they will be removed.
- S. Pew moved to approve the Application as presented; M. Chesson second; approved unanimously. L. Harrington will prepare the Certificate and deliver to OCD.

### **3. Continued Public Hearings - NA**

### **4. New Business:**

- a. CPC Request
  - M. Chesson summarized the CPC's request for potential eligible projects (historic preservation); this may include historic structures, buildings and landscapes.
  - L. Harrington noted a few potential projects: updating the survey, Municipal Light Building, NR updates for Police Station, barn use etc.
  - C. Solander noted new graffiti on the barn and the need for a more robust security system.
  - L. Meier suggested a sub-group to create an updated list of projects. Discussed temporary subcommittee to generate a list of projects: L. Harrington, C. Solander, M. Chesson, L. Meier. Any work by the group will have to be a posted public meeting.
- b. Upcoming Projects for HDC Review
  - i. Women's Club – nothing known
  - ii. Belmont Municipal Light Building RFP Draft
    - L. Harrington updated the Commission on the Draft RFP. Draft is now in Glen Clancy's hands.
    - Project is funded by CPC admin funds. L. Harrington asked how long CPC will be willing to delay starting the project. M. Chesson will find out the schedule.
- c. Demolition Delay List Projects – nothing discussed.

### **5. Continuing Discussions:**

- a. Property/Project updates
  - i. 504 Concord Ave – extension of approvals
    - Christine Zale reported on the status of projects for 504 Concord Ave. In January 2020, two projects were combined into one and given an extension. Architects asked for another extension and will be submitting a new narrative for next meeting. In addition, two cases in 2019 – one for landscape work and one architectural project have expired.
    - Commission discussed what to do. Recommended that the owner/architect reapply, but can reuse drawings etc. submitted previously.
    - Conclusion: Commission should update documents regarding what to do when a project expires and add expiration date to the Certificate of Appropriateness.
  - ii. Clay Pit Pond Eagle Scout Project – Alexander Wong
    - Christine Zale reported that the Eagle Scout wasn't yet ready to submit materials to the Commission. Ara had suggested that he reach out to the Select Board to ask permission to gift the sign structure to the Town.

- L. Meier asked why the Eagle Scout needed a Certificate for the project. Discussion amongst the Commission that a full application wasn't require. C. Zale will send email to Alexander Wong.
- b. Administrative Matters
  - i. GIS Map – C. Zale will inquire with town staff about status and updates.
- c. Work Plan
  - i. Police Station – L. Meier read text from Mike Smith regarding status: *While work continues on most areas of the Police Station, Dispatch officers were able to move back in on schedule. Still some unresolved design/construction and budget issues. Ribbon cutting spring or summer.*
  - ii. Municipal Light Building – discussed above.
  - iii. Richardson Farm National Register Nomination: L. Meier reported she had an email exchange with Tim Orwig. Project is delayed due to his remote teaching schedule.
  - iv. Realtor Education:
    - T. McCarthy reported on an article John Kolis was writing for Belmontonian that describes the HDC process, what it means to be in an historic district. T. McCarthy is also working on an agenda item with cohorts at Coldwell Banker regarding historic districts.
    - Discussion of draft 2-page description originally prepared in 2009. T. McCarthy reported it just needs to be updated.
  - v. General Bylaws update – no report
  - vi. CPC Historic Resources edits and additions – to be completed later in the year. M. Chesson to find out about schedule.
  - vii. Future projects – Pleasant Street National Register and Historic District boundaries – defer and add to potential CPC projects above.

## 6. Minutes

- a. October 15, 2020 – discussion of corrections and additions; L. Meier moved to approve Minutes as amended; M. Chesson second; approved unanimously.
- b. November 12, 2020 – discussion of minor corrections. M. Chesson moved to approve Minutes as amended; S. Pew second; approved unanimously.
- c. L. Meier will transmit amended approved Minutes to C. Zale for posting.

## 7. General Housekeeping – meeting dates and minutes

- L. Meier suggested swapping Minutes assignment between N. Yazdi (originally scheduled for Jan. 12) and Meier's next assignment.

Meeting adjourned 8:10.

Respectfully submitted by Lauren Meier