

Belmont Historic District Commission MEETING MINUTES

Tuesday November 9, 2021 7:00 pm

Staff Present: Gabriel Distler

Commission Members Present:

- x Lisa Harrington, Chair
- x Stefan Ahlblad
- x Michael Chesson
- x Carol Moyles
- x Drew Nealon
- x Carl Solander
- x Nushin Yazdi

Guest::Lauren Meier

Also Present: Select Board Chair Adam Dash

Senior Town Planner Robert Hummel

Belmont Facilities Manager David Blazon

Joanna Tzouvelis, Editor, *Belmont Citizen-Herald*

Pleasant Street Historic District resident Sharon Vanderslice

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DATE: December 21, 2021

TIME: 2:52 PM

1. 7:01 Meeting called to order by Lisa Harrington; Michael Chesson minutes

2. Introduction to new staff member Gabriel Distler

3. New Public Hearing:

- a. Case 21-29: 644 Pleasant Street – Memorial Plaque

J. Tzouvelis proposed a 9/11 memorial plaque for the Norway maple at the School Department building. It was never placed. Accompanied by C. Moyles, Ms Tzouvelis got a stone from the incinerator site. School superintendent J. Phelan has approved the plaque; chair of the School Committee A. Checkoway said prior approval was given; Belmont Historical Society President V. Haase sent a letter of support. A Dash thanked J. Tzouvelis for her efforts, correcting an oversight. D. Blazon said a truck recently hit the railings at the School building, narrowly missing the tree. C. Moyles moved to approve plaque and its placement; second by S. Ahlblad. Unanimously approved.

4. Continued Public Hearings:

- a. Case 21-17: 455 Concord Avenue -- Select Board's Room Renovations

D. Blazon said project is nearly complete. The room has been repainted. Photographs of all SB members have been hung, with space for future ones. He had images of three possible rug designs. There was detailed discussion and questions about the type of carpet, its shape, how well it fit the room with a fireplace, and curved wall for an exterior turret, and whether the rug shape was complementary. A Dash praised all the work; said he could not wait to move in. C.

Solander noted two reds in room. S. Ahlblad said it was difficult to select a rug color in isolation. C. Moyles asked for clarification on rug's orientation to room, and proposed a subcommittee for rug. L. Harrington and N. Yazdi agreed to serve. L. Meier commented on subtle details.

M. Chesson asked about Pleasant Street Historic District street signs. D. Blazon referred him to Jay Marcotte, DPW Director. He said condensers outside Town Hall are now fenced.

b. Case 21-26: 593 Pleasant Street – Brick Walkways

S. Vanderslice provided copious documentation for her walks and granite stepping stones. S. Ahlblad and C. Moyles praised the project. C. Solanders moved to approve as amended; C. Moyles seconded. Approved unanimously for a certificate. Case closed.

5. New Business

a. Letter of Support requested by CPC for New Tree Planting in Old Cemetery

M. Chesson, CPC liaison, said project had changed from an open space proposal to one in historic preservation. It no longer focuses on trees, which cannot be planted with CPA funds. L. Harrington asked him to report on the next CPC meeting, and provide the revised CPA proposal, to be added to the next meeting agenda and voted on. L. Meier said that the old cemetery is on the list of historic assets in Belmont.

6. Continued Discussions:

a. McLean Zone 3 & Eliot Chapel

C. Solander said positive changes had been made to the chapel design, including more windows of a better design; a lower pitch to the new garage including a slate roof; and a 90-degree shift in orientation. For the larger buildings more consistent brick will be used on all sides. C. Moyles said there has been little change in the landscaping. The next subcommittee meeting is November 17. A Letter of Conditions, not as detailed or formal as a Design Review Agreement, will be sent to the Planning Board for its meeting November 16.

b. Municipal Light Building RFP

L. Harrington said there has been no comment from Glenn Clancy. The same process followed for the McLean Barn, with a timeline, should be used.

c. McLean Barn – second phase, adaptive reuse study; graffiti removal

D. Blazon is seeking quotes for the reuse study, and removal.

d. Design Guidelines

Discussion of interpretation of CPA guidelines; CPC chair is trying to find a way to use admin funds for project. L. Meier said historic districts are historic resources.

e. HDC membership update

HDC has three openings. Vacancies better filled with individuals recommended for their expertise, rather than random nominees to SB. Suggestions to advertise in town paper; post on Facebook; and ask Belmont Historical Society for names. M. Chesson will contact latter. The three new members will be alternates. C. Solander suggested a lawyer; and asking A. Dash. C. Moyles agreed.

f. Demolition Delay Bylaw renewal

L. Harrington and C. Solander with assistance from L. Meier will work on it. L. Meier mentioned extensive files kept by former staff planner S. Gober. She will meet with G. Distler.

g. Work Plan

To be discussed at December meeting. Consists of all the things HDC does, both routine and special, one time, and ongoing. It is a living document, like the monthly minutes.

7. General Housekeeping:

- a. Approve minutes for 9/7/2021; 10/12/2021 (subcommittee); and 10/21/2021 (subcommittee)
 - i. October 12 minutes, C. Solander moved approval; second by C. Moyles, unanimously approved.
 - ii. October 21 minutes, all of C. Solander's corrections adopted. C. Moyles moved approval as amended; seconded by C. Solander. Unanimous approval.
 - iii. HDC agreed that September 7 minutes need to be rewritten in standard format, and resubmitted for approval; as well as those for September 14.

Next meeting: Tuesday, November 30, 2021; minutes assigned to Drew Nealon

Respectfully submitted,

Michael Chesson