

**BELMONT HISTORIC DISTRICT COMMISSION
DESIGN GUIDELINES SUBCOMMITTEE**

Meeting Minutes

Thursday, June 6, 2019

7:00 PM Town Hall, Conference Room 4

Attending: Tracy Marquis
Lauren Meier
Carl Solander

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: January 28, 2022

TIME: 11:35 AM

1. Meeting called to order, 7:00 PM

2. Continued discussion regarding updates to HDC Design Guidelines

- Subcommittee discussed issues around substitute materials: need to review recent decisions and expand text in the Guidelines related to options, particularly for areas subject to water damage. Need also to provide guidance on what is required for review by the Commission when a new material is proposed, e.g. samples.
- Expanding the Windows section was discussed: parameters for replacement vs. retention, repairing or replacing historic vs. contemporary windows, and storm windows should be revised and expanded in the updated Guidelines. All agreed that each case needs to be evaluated on its own based on the style/significance of the structure and proposed improvements.
- Subcommittee discussed reviewing and expanding the Landscape section of the Guidelines to ensure that all physical improvements that affect the viewscape from the public way are included. Clarification about who makes the determination of what is visible on the subject property as well as from where (e.g. from the rear) is also needed.
- The energy conservation/sustainability section needs review and updating, particularly with respect to solar panels, heat pumps.
- Additional areas to be developed are agricultural landscapes and their support structures.
- Subcommittee discussed the need to look at other towns/organizations to help with updating the Guidelines.

No motions or votes were taken.

Meeting adjourned, 8:30 PM

Respectfully submitted by Lauren Meier, HDC