

Meeting Minutes Report

Date & Time: October 13, 2009. 7:00PM

Present: Michael Smith, Co-chair Historic District Commission
Paul Bell, Co-chair HDC
Lydia Ogilby, HDC Emerita
Richard Pichette, HDC member
Nancy Richards, HDC member
Joe Cornish, HDC member
Lauren Meier, HDC member
Lisa Harrington, HDC member
Allan Vanderley, HDC member
Chris Poravas, 505 Pleasant Street
Robert Orfaly, 505 Pleasant St
Marc Melitz, 34 Centre Avenue
Clair Colburn, 34 Centre Ave
Bonnie Friedman, Hay Road resident
John Beaty, 618 Pleasant St

Absent:

Richard Cheek,
HDC Emeritus

Arleyn Levee

By: Peter Gunness/MSaev HDC member

Distribution:
All members
Office of the Town
Administrator

The purpose of the monthly meeting was to review the agenda items previously released by eMail. Non-attending members are encouraged to please notify either Co-chair as soon as possible to allow time to prepare the agenda for discussion. The items discussed were as follows:

- | <i>Item:</i> | <i>Description:</i> | <i>Action:</i> |
|--------------|---|----------------------------|
| 1. | 618 PLEASANT STREET
Mr John Beaty presented a Certificate of Appropriateness for the exterior painting for 618 Pleasant Street. The Commission reviewed the samples and approved the proposed colors unanimously. | <i>H.D.C.</i> |
| 2. | BHDC-GUIDELINES
Mr Joe Cornish and Ms Lauren Meier presented a revised set of design guidelines. The history section of the guidelines is under review by Mr Richard Betts. Lauren Meier showed a formatted sample of the design guidelines in a two-column format with a smaller typeface including both historic and current photographs. The Commission discussed the merits of the document comparing the intent and feel of a "reference guidelines" or a "regulations". The Commission agreed to accept and move forward with the "guidelines" concept as Lauren's formatting had suggested. The document is expected to be eight-five percent to ninety-percent complete at the next scheduled meeting. | <i>L.M.</i>
<i>J.C.</i> |
| 3. | 505 PLEASANT STREET
Mr Chris Poravas [Architect] and Mr Robert Orfaly [Owner] proposed improvements to the "Fletcher Barn". They showed photographs of the existing conditions. Floor plan and elevation drawings were shown of the proposed changes, which included exterior fenestration and interior refurbishing. The Commission discussed the windows and unusual existing trim. The Owner and Architect intend to authenticate the period of the windows to | |

the period of the building construction. They proposed to remove two skylights, keeping one. The north facing glass would retain the current configuration but would be in window sash format. Concerns were expressed about the trim on windows, the number of panes in windows, and the placement of windows. However, the Commission members generally agreed with the plan as presented and encouraged the owner to present a Certificate of Appropriateness at the next meeting.

505
Pleasant
St

4. COMPREHENSIVE PLAN

Mr Cornish updated the Commission on the Town Comprehensive Planning process. The Preservation Task Force led by Joe is moving along smoothly and securely including preservation planning in the Comprehensive Plan.

5. WAVERLEY SQUARE & CENTRAL SQUARE

Mike Smith reported the re-zoning proposals will be presented to the Planning Board on October-15th for further review and revision.

6. STONE BRIDGE

Lisa Harrington reported that the bridge is in need of repair. On the south-facing side there are problems with water, tar/asphalt staining and weeds growing in some places among the granite stones. She feels the bridge should be cleaned, but more importantly re-pointed. A solution needs to be found to seal the upper side of the bridge so water cannot seep in and continue to erode. Her recommendation was that the bridge be cleaned and re-pointed. The Commission concurred.

7. 34 CENTRE AVENUE

Marc Melitz and Claire Colburn, of 34 Centre Avenue [Owners], presented a Certificate of Appropriateness regarding changing the windows in the house. The house is 125 years old. Many sashes are broken and rotted out. Marc and Clair wish to replace many windows with a double-pane treatment and not storm windows. They are interested in energy efficiency and finding a cost-effective solution to solving the problem. It had been their hope that they could replace most if not all of the current windows with a particular form of wooden windows they felt would be consistent with the character of the house.

Mr. Smith, Joe Cornish and Paul Bell had met with Mr. Melitz and Ms. Colburn at the house, reviewed the condition of the original wood windows, found them to be in relatively good condition, and urged the Owners to consider repair of the existing windows and replacement of the storm windows. After review and discussion of the information on historic wood windows [see attached], the Owners requested and the Commission agreed, to allow them to modify the existing windows sashes with insulating glass.

Mr Richard Pichette made a motion, which was seconded, and the Commission approved a modified Certificate of Appropriateness, allowing replacement of the south-facing casement bathroom window and refurbishing the current other windows in their current wood sash.

34
Centre
Avenue

8. LIASON REPORTS

8.1 Trapelo Road: Mr Smith reported no update.

8.2 Community Preservation Act:

Mr Peter Gunness reported on a recent conversation with Ms Judith Feins, Chairman of the Belmont Housing Trust, regarding the discussions she has had with Sue Bass and others regarding forming a Steering Committee to promote a CPA vote in Belmont. The discussions are preliminary stage but there seems acknowledgement that there is significant political activity to get the State House and Senate to commit to a fixed return to the CPA fund.

8.3 Benton Library: Mr Mike Smith reported that the Benton Library Committee had been actively meeting and was going to make a proposal to the Board of Selectmen at their next meeting.

M.S.

8.4. Barn at Rock Meadow: Mr Smith reported on the Barn at Rock Meadow, reporting he had had further conversations with Heli Tomford, but there are no new developments.

8.5 Oakley Neighborhood Development Proposal: Mike reported that the neighborhood continues to meet and hopes to have some influence on the configuration and scale of housing being developed on the church site.

8.6 Demolition Activities: Joe Cornish reported demolition on another house [Grant Ave].

8.7 Demolition Review Bylaw: Mr Allan Vanderley reported on a recent Massachusetts Historical Commission workshop on demolition by-laws. As a result of that meeting he suggests that consideration be given to naming by-law changes of this nature to something like Preservation of Historically Significant Buildings. He reported further that there is a national movement to set criteria for comprehensive planning.

8.8 Town Hall: Mr Vanderley reported that he had been in contact with Kevin Looney about ways the town hall can operate more efficiently and assure that issues of historic preservation are considered.

9. MEETING MINUTES The Minutes of the September-8'th meeting were approved.

HDC

10. NEXT MEETINGS Dates of next two meetings are.....Tuesday, November 10
andTuesday, December 8

11. Meeting adjourned and the Meeting Report was approved for record 11.10.09.

P.G.

END OF REPORT