

## BELMONT HISTORIC DISTRICT COMMISSION

Meeting Minutes  
April 4, 2007

Commission Members Attending:

Co-Chair: Richard Cheek; Paul Bell, Linn Hobbs, Arleyn Levee, Richard Pichette, Nancy Richards, Michael Smith

Absent: Co-Chair Lydia Ogilby; Peter Gunness, Lisa Harrington.

Guests:

Kit Dreier; Tony Saltsman: Jason Brenzel; Peter Alpert (Ropes & Gray); Frank DiPietro (VHB); Stephen Derdarian (VHB); Larry Kirk (Brookdale Sr. Living); Frank Di Mella (DSA); Diane Dooley (DSA); Jon Donnie (DSA).

1. RE: Certificate of Appropriateness for renovations for 5 Somerset Street.

After discussion, the alterations on the attached list were determined to be appropriate, subject to certain conditions, and a Certificate of Appropriateness was unanimously approved.

2. RE: Review of changes in previously approved designs for ARC/Brookdale buildings in Zone 3 of McLean District.

Designs, previously reviewed in 2000-2001 have changed considerably as a new corporation has taken over the project. Construction anticipated for later in 2007.

Presentation by architect Frank Di Mella

" noted that massing has remained same but that changes were needed to interior since market research indicates need for larger units. Reduction of independent units from 382 to 292, with 30 Alzheimers's units; 21 dementia units and 58 skilled nursing home beds. This has reduced the number of garage units required, making for less rock excavation.

" Buildings now designed to have a more residential feel-more double-hung windows; dormers, etc. Materials used to transition from stone base to red brick interspersed with light colored material (stone, wood?) with decorative banding details-all still in design. Roof to be asphalt shingles, slate color. Entrance now moved to center with atrium with cupola (signature element for Brookdale) to be centered over this. Central building to contain auditorium, dining rooms and exercise rooms.

" Construction to be done in one phase

" One story glass connecting link between some buildings.

Presentation by landscape architect Steve Derderian (VHB):

" Intend to use New England vernacular materials; to create pedestrian-friendly spaces, using concrete pavers, some traditional brick at entry court.

" Lighting to be 12-15' light poles and low-light bollards along walkways.

" Intend to use specimen tree plantings and shrub massing

[It should be noted that in all the drawings shown in this presentation, none of them indicated the topographic features of the site, including the ledge outcroppings. Although mention was made of adapting the design to these features, it was difficult to judge without seeing the buildings in relation to them.]

After discussion, the changes in the exterior design were approved, subject to the submission of final architectural and landscape drawings. Final specifications for architectural materials with samples and for landscape materials must also be submitted for approval by the designated subcommittee.

3. RE: Preservation Restrictions for the Waverley Fire Station

The final draft of this restriction was approved.

4. RE: Preservation Restriction for the Central Fire Station

This document has not yet been signed by the developer.

5. Update concerning preservation of Our Lady of Mercy Church and its Rectory.

Richard noted that since the bids were too low for this entire site, this project has gone back to being re-bid. The Town has received a grant for hiring a specialist to help with the development of a 40R overlay for the area.

6. RE: Design Guidelines editor

Richard noted that he is still working on this issue. Arleyn noted that she will try to get a response from Gretchen Schuler.

7. Re: Minutes of March 7, 2007

Minutes were reviewed and corrections noted.

8. Old and New Business

" Richard reported on the progress of Lydia's recovery.

" Rick noted that there is a considerable problem with trash (plastic bags, etc) at the end of Pleasant Street by Shaws. It was suggested that trying to engage the market in a cooperative endeavor with other groups, including McLean, to monitor and clean up this area might be one approach.

" Rick also noted that the Land Management Committee is seeking suggested names for the Open Space area at McLean. There was a general sentiment that some name memorializing Judy Record's efforts to acquire this open space would be appropriate.

The meeting adjourned at 10:10 pm.

Respectfully submitted,

Arleyn A. Levee