

Meeting Minutes Report

Date & Time: July 14, 2009. 7:00PM

Present: Michael Smith, Co-chair Historic District Commission
Paul Bell, Co-chair HDC
Joe Cornish, HDC member
Lauren Meier, HDC member
Peter Guinness, HDC member
Allan Vanderley, HDC member

Absent:
Lydia Ogilby, HDC Emerita
Richard Cheek, HDC Emeritus
Arleyn Levee
Richard Pichette
Lisa Harrington

By: Nancy Richards, *av* 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 E-mail. 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.	<u>Belmont Historic District Commission Guidelines:</u> Mr Cornish and Ms Meier issued a DRAFT for review and comment by the Commission. The items below will be discussed and edited at the September monthly meeting. Joe and Lauren will make available an electronic copy [.pdf-file] for Commission review. Response and edits are expected by September-1 st . A revised DRAFT will be reissued in October 2009. Lauren indicated public feedback is expected by the Board of Selectmen, Office of Community Development, Historic District property owner residents, and the community. Lauren presented the table of contents as a work in progress including: <u>1.1 Introduction:</u> [new] Determine passion statement indicating standard level of care <u>1.2 Index:</u> Revised <u>1.3 Contents:</u> Document to be organized following the new outline. <u>1.4 Jurisdiction:</u> Specific clarification needs to be made as to items of jurisdiction versus reasonable best practice. Mr Bell suggested consistency based on BHDC case history. <u>1.5 Landscape:</u> Specific issues of landscape jurisdiction need to be included. <u>1.6 Format:</u> Precedent based on The Brookline Preservation Commission Design Guidelines for Local Historic Districts [Brookline Department of Planning and Community Development, 2006], including, but not limited to issues related to; <u>A. Summary page with illustrative.</u>	HDC track edits by MS-Word software

B. New materials component criteria: Including, solar-panels, wind-power, replacement windows, synthetic materials, and the like.

C. Clarity and consistency:

2. 15 Lawndale Street / Our Lady of Mercy Rectory: The thirty day demolition permit application waiting period will expire with action having been taken by the Sustainable Belmont committee and the Belmont Vision 21 Implementation Committee by letters of appeal to the owners. Co-chair Michael Smith indicated that the Belmont Community Development Department expressed interest in supporting economic growth as a priority.

Co-chair Smith advocated that 15 Lawndale St [Rectory] serve as a case-study of how to apply lessons learned. To determine how best to better screen and defend certain potentially historically-significant properties, we will seek a cooperative alliance with Sustainable Belmont and others to enact a demolition review process.

HDC

3. Demolition Delay Bylaw: A meeting is scheduled for Friday [7.17.09] with Mr Glenn Clancy and Mr Jay Szklut of the Community Development Department to determine the existing demolition permit review process..

Mr Allan Vanderley will be the liaison to other communities of interest on the issue of demolition review to help determine how to proceed with a potential demolition delay bylaw. In general the Commission expressed the need to hold onto Belmont's historic identity in the face of technological advancement, and green technology.

M.S.
P.B.
J.C.

Ms Richards indicated that a member of the Historic Society expressed support on the preservation of historic structures. The Commission must also communicate the historic "value" in any demolition review bylaw. Co-chair Paul Bell and Michael indicated the Rectory case-study should be compared to the positive case-study effects of the reuse and restoration of the Belmont Center Fire Station restaurant and the Town Hall campus.

A.V.

Mike supports how the demolition review could be perceived and advocated ["couched"] as a sustainable strategy. He expressed uncertainty as to who would have jurisdictional review or how the procedure should be implemented, whether by planning board review, special permit review, or administrative procedure.

HDC

Allan Vanderley will represent the Commission as part of the community in upcoming workshops sponsored by the Massachusetts Historical Commission on Demolition Delay Bylaws.

A.V.

4. Liaison Reports:

4.1 Trapelo Road: Arleyn Levee reported that Mr Joe Hibbard is helping to review and advise the Town's consultants.

4.2 Pleasant Street: No report.

4.3 Community Preservation Act [C.P.A.]: No report.

4.4 Benton Library: Mr Richard Cheek reported through Mike Smith that the community asked to consider public use for the structure. A meeting is schedule for Wednesday morning to answer the following questions and comment;

HDC

A. Sale: What is the possibility of selling the property?

B. Preservation: What is the possibility of a preservation restriction?

C. Listing: It is eligible to be listed on the National Register of Historic Places.

4.5 Comprehensive [Master] Plan: Michael Smith indicated that he believes the Plan should be concerned with more than just economic development issues. He advocates the Commission develop a list of properties to be considered as historic. *HDC*

4.6 The Barn at Rock Meadow: Mike indicated the HDC and Land Management Committee will form a working group with representation of interested parties. *L.M.C.*

5. Meeting Minutes Review: June Meeting Minutes will be submitted for approval at the August monthly meeting, Allan to forward edits for review. July Meeting Minutes were reviewed with some suggest language changes, Nancy to forward electronic file for edits. *A.V.*
N.R.

6. Other Old or New Business:

6.1 Town Hall efficiency: Co-chair Smith to meet with Mr Tom Younger to investigate energy efficient ways to improve the Town Hall Building in order to facilitate more use. *M.S.*
A.V.

6.2 The Belmont Stone Bridge: Co-chair Smith requested the Commission review and consider at the members leisure the cleaning of the bridge sides and ceiling for discussion at August's monthly meeting. *H.D.C.*

7. Next Steps:

7.1 Next Meetings:

A. August.....Tuesday, August 11, 2009

B. September.....Tuesday, September 8, 2009

11. Meeting adjourned.....8:22PM

END OF MEETING