



B. School Street Sugar Maples: T.B.D.

C. Grove Street: T.B.D.

D. Paving Patterns and Tree Grates with Pavers: T.B.D.

2.2 Pleasant Street Planting: Non issue, monitoring to continue.

2.3 Community Preservation Act: No Report

2.4 Benton Library: To be reused, "request-for-proposal" pending. Ms Lauren Meier suggested that any lease agreement should have a covenant referencing restrictions that may apply based on its eligibility to be listed on the National Register of Historic Places.

R.C.

2.5 Barn at Rock Meadows: No report.

2.6 15 Lawndale Street: Determine lessons learned to be applied.

HDC

2.7 Demolition Procedures: An understanding of the demolition permitting protocol between the Belmont Community Development Department and the Belmont Historic District Commission has been established in a meeting with Mr Glenn Clancy, Mr Jay Szklut, Mr Michael Smith, Mr Paul Bell, and Mr Joe Cornish.

2.8 Demolition Review Bylaw: Co-chair Smith indicated that Mr Allan Vanderley will be studying the potential of introducing the subject of demolition review to the town of Belmont. Allan will be attending a workshop in September on Demolition Delay Bylaws sponsored by the Massachusetts Historical Commission. The Commission discussed the issues of concern and consideration. Lessons learned could apply to a regulation that could provide useful feedback prior to demolition of existing structures. Questions and comments included;

- A. What are the precedents? How does Brookline compare?
- B. What towns have demolition issues included in the planning board special permitting process?
- C. To what extent should "as-of-right" be weighed versus "special-permit" design review provisions?
- D. Historical Housing Stock: Ms Nancy Richards noted that Belmont's housing stock is coming of age at ninety years and expressed concern that some neighborhoods are at risk. Specifically Nancy noted the Pine Street and Oak Avenue area.
- E. Review Process: Ms Meier pointed out that any review process should include the neighborhood context and that the process should include a complete inventory.
- F. Context: Ms Arleyn Levee suggested that the neighborhood context should include features other than individual property like the larger natural world - "ponds-on-site" [and other landscape features]. Lauren asked for a way of preserving the "neighborhood character".
- G. Planning Board and Office of Community Development: Mr Smith stated that since they look at economic issues and the Commission seems to have capital in "credibility" perhaps the Commission can find a way of shifting resources. Mike agreed that to build on the issue of credibility that publishing the HDC guidelines should be addressed first.

H. Newsarticle: Arleyn suggested perhaps the Commission could “soften-the-ground” by writing a letter-to-the-editor to create the politically-correct climate. Mr Bell suggested that perhaps a way of showing positive impact of what could be achieved is by showing a hypothetical “before-and-after” piece. Arleyn suggested a “compare-and-contrast” sketch would help. She iterated that the Commission is pro development but “we need to let others see [what we mean]”.

HDC

I. Next Steps: Mike feels the time has come for the HDC to have a positive impact by getting involved and engaged.

HDC

2.9 Town Hall Operational Improvements: Mr Vanderley indicated that he has been in receipt of a report on the Building Envelope Energy Study [JPA Associates, May 16, 2009] in addition to a copy of a compact-disc [CD] showing an infrared thermal scan of the exterior and interior of the Town Hall building.

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In general the scans show the exterior walls with good thermal readings, however the windows show radiant heat loss in different areas. The existing wood windows showed radiant heat loss through the glass area [dark colors] with good insulated values [lighter colors] for the wood sash, while the metal replacement windows showed poor insulated values [dark colors] for the sash but better values for the glass [lighter colors].

Allan has not shared his observation with Mr Kevin Looney of the Belmont Building Service Department since Mr Looney priority is presently concluding issues with the Senior Center close out. Substantive meetings will begin in September. However Kevin requested Allan to review the corner access / egress door and area to evaluate the jamming-shut due to moisture retention swelling. In a cursory review in a visit with the assistance of Justin Poirier, Allan was able to draw some conclusion based on observation that he would like to review with Mr Looney that do not include door replacement.

A.V.

A.V.

Ms Meier shared with the Commission that Phil Meier is an active member of Sustainable Belmont group and might be available to collaborate and learn historical issues. Allan requested contact information.

L.M.  
to  
send  
contact

3. Meeting Minutes Review: Meeting Minutes for the Month of July included typo corrections with some language changes. Co-chair Smith requested an electronic copy be forwarded to him for edits.

N.R.  
/A.V.

4. Old and New Business:

4.1 Rail Station Stone Bridge: Co-chair Smith requested individual members of the Commission to review and evaluate the potential effects of cleaning the sides and ceiling of the structure.

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4.2 Wellington Elementary School replacement: Co-chair Smith requested if any member objected to the replacement of the existing school. No objections were noted, however Ms Meier suggested that the existing trees on the site should be fully preserved as neighborhood features or replaced by trees adding up to the equivalent in existing tree caliber. Lauren added such an arrangement should be written into the contract documents in the specifications by the architect of record.

HDC

5. Next Steps:

5.1 Stone Bridge: Members to review and note observations for cleaning by the next meeting.

HDC

5.2 Next Meetings:

A. September.....Tuesday, September 8, 2009

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B. October.....Tuesday, October 13, 2009

HDC

6. Meeting adjourned.....9:20PM

END OF MEETING