

**Belmont Historic District Commission
MEETING MINUTES**

2017 JUL 28 PM 12:49

Tuesday, June 13, 2017
Belmont Town Hall, Room 2

Commission members present: Lauren Meier, Co-Chair; Lisa Harrington, Co-Chair; Kathleen Fahey, member; Elizabeth Pew, member; Nushin Yazdi, alternate member; Terry McCarthy, member; Michael Chesson, member; Michael Smith, alternate member; Lydia Ogilby, member emeritus

Spencer Gober, Office of Community Development

Not present: Jacob Cohen, member; Karl Leabo, member

Community members present: Athena McInnis, Michael McNamara

1. 7:00pm Meeting called to order.

2. Public Hearings

- a. (Continued from 05.09.2017) 721 Pleasant Street. Case #17-06, scope: Relocating a proposed door that was previously approved by HDC
 - Homeowners were not present so no decision was made on their proposal to relocate a door that was previously approved by the HDC. Hearing was continued until next meeting. S. Gober will follow up with homeowner.
- b. 23 Center Street. Case #17-08, scope: Repainting in similar color and replacing rotted trim as necessary
 - M. McNamara, homeowner present. Plans to repaint house in same color and replace rotted trim. Homeowner was advised that he should replace rotted trim with like material; however, in areas where there are moisture issues or where the trim is in contact with the ground, he may use a synthetic material such as "Azek" to replace rotted wood. Lisa Harrington noted that the paint on Azek may fade at a different rate than regular wood.
 - A motion was made to approve a Certificate of Non-applicability since homeowner is using the existing paint color and is performing routine maintenance. Motion was seconded and vote was unanimous in favor.

3. Updates on Other HDC Cases

- a. 480 Pleasant Street
 - Homeowner wishes to replace deck on rear of house, remove overhangs, and paint. M. Smith and N. Yazdi agreed to meet with the homeowners and complete a site visit.

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b. 527 Concord Ave

- Homeowner has requested a site visit for placement of A/C units. S. Gober will look into town requirements regarding placement of A/C units.

4. New Business

a. MBTA Monopole at 33-39 Thayer Rd, Section 106

- HDC received a letter from Andrew Rice, Project Manager at Ramaker & Associates in Sauk City, Wisconsin regarding Section 106 comments on the 33-39 Thayer Rd. monopole. L. Meier Prepared a Section 106 response from HDC, which was copied to the Massachusetts Historical Commission that noted it was impossible to assess the visual impact from materials provided. There are a number of historic properties within a ½ mile radius of the monopole location. HDC members noted that the monopole may be visible from the Beaver Brook Reservation and Waverly Oaks.

b. HDC Appointments

- Terms will end in 2017 for L. Meier and M. Smith. Both will apply to the Board of Selectmen to continue for another term.
- HDC is looking for a new member with historic preservation experience.

5. Continuing Business

a. 291 Brighton Street Local Historic District

- A. McInnis, homeowner present. A. McInnis wanted to check up on the timeline for making her home into a local historic district. K. Fahey will determine process and timeline by the July meeting; M. Chesson will perform historical research. S. Gober will be in touch with A. McInnis on a monthly basis.

b. 2017-2018 Work Plan

- Work was prioritized and the following projects were discussed: Municipal Light & Police Dept. Buildings, Neighborhood Conservation Districts, McLean Barn, Design Guidelines, 291 Brighton Street Local Historic District, Historic Preservation Tools Workshop, Interfacing with other Committees, Boards and Organizations.

c. Website Update

- S. Gober added Historic New England paint colors to the website.

d. OCD Updates

- Christine Zale is the new Admin Asst.
- Plymouth Church GPS Repeater was remounted and is now in compliance.
- Demo Delay Bylaw: OCD has received one appeal request. Homeowners affected by demo delay bylaw will be contacted by OCD and instructions on the appeal process will be sent out once the bylaw has been approved by the Attorney General.

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- A revised draft of the Submission Requirements for appeals was presented by OCD. A motion was made to approve the draft; the motion was seconded and unanimously approved.

6. Minutes

a. Review and approval of minutes

- Minutes from 04/13/2017 were approved with no amendments
- Minutes from 05/09/2017 were approved as amended

b. Assignment of Minutes

- L. Harrington will take minutes at the July meeting.

The tentative dates for the next HDC meetings will be July 18th and August 15th at 7:00pm in room 2 of the Belmont Town Hall.

Respectfully submitted,
Kathleen Fahey