

**Belmont Historic District Commission
MEETING MINUTES**

2017 AUG 16 PM 2:37

Tuesday, July 18, 2017
Belmont Town Hall, Room 2

Commission members present: Lauren Meier, Co-Chair; Lisa Harrington, Co-Chair; Kathleen Fahey, member; Nushin Yazdi, alternate member; Karl Leabo, member; Terry McCarthy, member; Michael Chesson, member; Michael Smith, alternate member

Spencer Gober, Office of Community Development

Not present: Jacob Cohen, member; Elizabeth Pew, member; Lydia Ogilby, member emeritus

Community members present: Steve and Dorothy Gilman, Chris Ripman

1. 7:04pm 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
 - Architect Ryan Pinkham provided a new application of Certificate of Appropriateness which amends the previous the HDC approved for relocating a door and a continuation to reuse a historic window.
 - A motion was made to approve a Certificate of Appropriateness. Motion was seconded and vote was unanimous in favor.
- b. 527 Concord Ave Case #17-09, scope: Installation of HVAC equipment
 - Architect Maggie Booz proposed installing two condensers on the rear of the building to be obscured with plantings rather than a fence. M. Smith and K. Leabo visited the site and agreed the proposed location is most appropriate. A Certificate of Appropriateness will be required.
 - A motion was made to approve, which was seconded and the vote was unanimous in favor.
- c. 480 Pleasant Street. Case #17-10, scope: Renovation and expansion of existing deck, removal of awning and repair concrete driveway
 - Homeowner, Jonathan Bays, requests a Certificate of Non-Applicability for the fence, as only the rotting posts are to be replaced. M. Smith suggested integrating the posts to footings for the deck railings. L. Meier noted removal of the awning will eliminate clutter at the rear of the house. The HDC will need to approve the expansion of the deck as it is visible from Pleasant St. The Owner will provide elevations that include the proposed removal of elements at the rear of the building. L. Meier proposed to

continue the hearing until next month and approve the Certificate of Non-Applicability for the fence.

- A motion was made to approve the CONA for the fence work, which was seconded and the vote was unanimous in favor.

d. 711 Pleasant Street. Case #17-11, scope: Installation of high efficiency heating system

- Owner Chris Ripman presented the two options for venting a new high efficiency heating system; out of the chimney or through the sill at the front of the house. M. Smith visited the site two times, and recommended the vent be located at the front of the house in the sill, as it is less visible.
- A motion was made to approve the location of the vent at the sill, which was seconded and the vote was unanimous in favor.

3. Updates on Other HDC Cases

a. 722 Pleasant Street

- Homeowner wishes to add a 2nd story addition. No plans have been submitted as of yet 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.

b. 7 Alexander Avenue

- A tree fell and damaged the garage, the Owner is considering adding an addition rather than repairing the garage.

c. 642 Pleasant Street

- L. Meier met with owner Chip Bell to consider adding steps from the door on the north side that has no usable steps, leading down to a new terrace. A survey will be required as well as drawings to address related issues. This will tentatively be on the August 2017 agenda. L. Meier recommended the use of materials in kind, not composite materials.

4. Section 106 Updates

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

- All HDC members were in agreement that the HDC cannot evaluate the visual impact without more information. The MBTA did a 30-day hold on the project for further research and discussion. Massachusetts Historical Commission sent a letter to inMotion Wireless to conduct a balloon test. L. Meier noted there are a number of communities along the commuter rail that are also protesting installations. HDC members agreed if the balloon tests are done that we need to be present; S. Gober will be in touch with the MHC about the balloon tests. L. Meier will contact Bob and Judith Sarno to initiate neighborhood awareness in the Waverley area.

b. MBTA Positive Train Control (PTC)

- Public Safety Pole- there are exemptions; not subject to Section 106 if it meets exemptions, however it is not clear if the Belmont pole on Alexander Avenue meets the exemptions.

5. New Business

a. Waverley Square Planning Board Presentation

- M. Chesson relayed discussion of the proposal of a new library and senior housing at the location of the Belmont Car Wash on Trapelo Road. L. Meier noted new zoning regulations at the State House, likely affecting density in Belmont.

6. Continuing Discussions

a. Demolition Delay Appeal Documents

- L. Meier noted these are not “opt out” documents. Owners need to demonstrate why they should not be on the list. Documents will go out to owners after approval from the Attorney General. A motion was made to approve changes to the documents and regulations, which was seconded and the vote was unanimous in favor.

b. Design Guidelines

- M. Smith and L. Harrington are to work on edits to the current guidelines, including the Richardson Farm piece. Once complete, S. Gober will send a note to district homeowners regarding these updates. Goal for completion is the end of 2017.

c. HDC Appointments

- Continuation of seeking an additional member.

7. Working Group Updates

a. 291 Brighton Street Local Historic District

- K. Fahey noted the timeline needs to be pushed to Spring 2018 Town Meeting, as there is not enough time for Fall 2017 Town Meeting. M. Chesson is working on historic resources, and S. Gober is working on locating maps. The HDC decided not to pursue a public outreach before the public hearing. Possible Public Hearing 1.9.18.

MEETING MINUTES

Tuesday, July 18, 2017

b. Potential CPA Funding Applications

- Mill Street Barn
- Police Station Study
- New Inventory forms for the Pleasant Street Historic District, amended National Register form.

8. Updates from the Office of Community Development (see packet sheets)

- Town Wide Web updates
- Community Path draft on website
- Neighborhood Conservation Research

9. Minutes

a. Review and approval of minutes

- Minutes from 06/13/2017 were approved with a spelling correction

b. Assignment of Minutes

- M. Smith will take minutes at the August meeting.

The tentative date for the next HDC meeting will be August 15th at 7:00pm in Conference Room 2 of the Belmont Town Hall.

Respectfully submitted,
Lisa Harrington