

2017 OCT 11 PM 3: 05

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, September 12, 2017

Belmont Town Hall, Conference Room 4

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

Spencer Gober, Office of Community Development

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

Community members present: John Lynch, Kathleen Conaty, Contractors, Naomi Okugowa, Owner, 722 Pleasant St., Edwin Ozawa

7:00pm Meeting called to order

1. Public Hearing

a. Continued from August 17: Case #17-12 – 722 Pleasant St.

- The contractors: J. Lynch, K. Conaty submitted a catalog from J.W. Jeldwen, Epic View which showed on p. 13 the exterior window design, aluminum-clad. The exterior window by the front door will be re-glazed. Only the rectangular windows will be changed. As on p. 19, a door and a window will be changed to a slider. They will move the chimney, and widen the exterior pathway from the top of the hill to the bottom. The roof will be patched and repaired when the kitchen wall is removed. The foundation will be "tidied up."
- Moved by M. Smith and Seconded by N. Yazdi: To approve the amended plan as presented tonight and the owners are to inform the Commission if they go beyond just a repair of the driveway.

2. Informal Discussion

- a. 11 Waverly Street Engine 1 Condos –Condo Trust members voiced complaints: No address number plates, invasive lights, a financial management company who failed them, a desire for the Condo Trust to be called "in violation."

3. New Business

- a. 721 Pleasant St.: Signs, air conditioners not yet scheduled
- b. 504 Concord Ave.: Air conditioners need to be invisible from the public way
- c. McLean Hospital is considering the demolition of the Colonial Revival Nurses building. L. Meier suggested that we photograph the building before it is demolished. It was moved

and seconded for this to happen. Motion approved. It was suggested to coordinate with Andy Healy, the Facilities Manager at McLean Hospital.

4. New Business

a. Open Meeting Law

- The Commission was reminded of the implications of the Law. The Town Clerk is the Public Meeting Law Officer. The Massachusetts Attorney General is the final arbiter. The commission is instructed that no more than two people may discuss a Commission relevant topic outside of a formal meeting. There must not be more than three members attending a site visit. Emails must not go to three or more members. This topic was raised because of questionable recent fact finding activities of the Planning Board.

b. Belmont High School

- S. Gober; Senior Planner, Jeffrey Wheeler; and Interim Town Manager, Phyllis Marshall, previously met to discuss the Belmont High School development project. Three possible approaches are being considered and public outreach will be important when they are discussed. S. Gober relayed P. Marshall's request for comment from the HDC.

c. Lone Tree Hill, LMC Updates: Coal Road and Belmont Day School

- There is a break in the stone wall that needs to be fixed. It is important that water be free to flow. L. Meier will invite Andy Healy, who does trail work, to meet with HDC after photos are taken.
- The Belmont Day School has been given permission to build a new entry road, with restrictions.

5. Continuing Discussion

a. Demolition Delay Bylaw appeal process

- 36 Willow Street expressed interest in appealing. S. Gober provided the HDC with a copy of the inventory form for 36 Willow St.

b. Work Plan 2017-2018

- M. Chesson will coordinate.
- A consensus was voiced for concentrating on Demolition Delay, the Frost Farm, and the McLean barn in 2018 and on-site visits, Design Guidelines and Prioritizing CPA projects.

c. Working Group updates

- The Frost House, 291 Brighton St., an 1805 celebrated celery farm. Athena McInnis continues to desire Historic District designation for it. K. Fahey is the contact.

d. CPA Funding

- There has been discussion with the Town Treasurer concerning the McLean Barn, vacant for ten years and damaged. HDC needs to prepare an Application to provide

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funding for a study to seek funding to remove graffiti and beautification. S. Gober will look into the HDC sponsoring this for \$10,000 encompassing 16 hours of work time.

- e. Section 106 updates
- f. HDC appointments
 - To be decided by the Selectmen.
- g. Updates from the Office of Community Development

6. Minutes

- a. Review and approve minutes from previous meeting
- b. Minutes assignments for 2017

Meeting Adjourned

The next HDC meeting will be October 12th at 7:00pm in Conference Room 4 of the Belmont Town Hall.

Respectfully submitted,
Sue Pew