

Belmont Historic District Commission
Meeting Minutes
December 2017 Meeting

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BELMONT, MA

Date: Tuesday, December 12, 2017
Time: 7:00 – 9:00 PM
Location: Belmont Town Hall, Conference Room 02

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Commission Members Present: Lauren Meier, Co-Chair; Elizabeth Pew, member; Mike Smith, alternate member; Terry McCarthy, member; Michael Chesson, member

Spencer Gober, Office of Community Development

Not Present: Lisa Harrington, Co-Chair; Kathleen Fahey, member; Karl Leabo, member; Nushin Yazdi, member; Jacob Cohen, member; Lydia Ogilby, member emerita

7:00 pm Meeting called to order

1. Updates on Other HDC Cases:

- a. S. Gober reported on agenda item 4, that the chimney for 722 Pleasant Street is covered by the demolition delay bylaw and will need a permit. The owner will come back to the HDC regarding a new type of windows.
- b. The neighbors around 641 Pleasant Street have requested a site visit with regard to a new fence, taking down the old one, installing a new one. Certificate of non-applicability needed.

2. New Business:

a. 172-174 Lexington Street redevelopment plans

- i. Was 172-174 Lexington Street on the original demolition delay list, the old one? S. Gober to check. Owners have visited the OCD twice but have presented nothing to the Planning Board. S. Gober said a complete demolition of the house is contemplated.
- ii. Chuck Clark, new chair of the Planning Board, told L. Meier that he'd like a big spread sheet with all building projects. L. Meier said she and T. McCarthy would get it to him by early 2018.
- iii. S. Gober has been appointed the liaison to the HDC for reporting on the Planning Board's agenda.

3. Continuing Discussions:

a. Demolition Delay Bylaw

i. Update on Appeals

- Six appeals have been received, two of them from Locatelli Properties. One appeal has already been approved by the Board of Selectmen. Others to be heard at 27 Dorset Road, December 18; 52 Willow Street, January 8; and Village Hill Road, January 22.
- S. Gober distributed copies of the HDC response regarding 27 Dorset Road.
- There was a general discussion of the appeal process.
- S. Pew asked if the Village Hill Road appeal was not scheduled for the same night as Locatelli. The previous owners have given a great deal to Belmont and are good citizens of the town, fully invested. Discussion of possible rescheduling of hearings of appeals. Matter to be discussed further on January 9, 2018.

ii. Locatelli Properties

- No specific demolition is contemplated by Locatelli. Similar concerns have been expressed by Donald Mercier about his building on Belmont Street. Locatelli may keep one appeal, and withdraw the other. Action will be taken at the HDC meeting on January 9. Locatelli will file an appeal for their interests if no agreement is reached.
- L. Meier said she'd like help on the Locatelli appeals and M. Smith volunteered. He will look at the appeal, and review the letter received from Len Simons, Esq., attorney for Locatelli. The hearing is on January 22. A draft of the letter needed as a response to L. Simons, with any details to be added. He did not want the old Macy's portion of the property to be included. Discussion of where the line should be drawn in the block. Bylaw and drawings will be examined.

b. Brighton St. LHD update

- i. K. Fahey will make a public power point presentation on the Thaddeus Frost house at 291 Brighton Street.

c. McLean Barn CPA Application and Stabilization Plan update

- i. McLean Barn discussion. It's a good project, with a real team effort by Ellen O'Brien Cushman, Glenn Clancy, Radha Iyengar, L. Harrington, and L. Meier. A contract has been accepted with Structure North, the one proposal received, and accepted. Lynn Spencer is the material conservator, and a preservation architect. The proposal was under budget for this project. Schedule has had to slip about a month, but is still in line for the spring Town Meeting agenda.
- ii. S. Pew said it was a beautiful building. For such projects we usually start with a purpose, but this time, the purpose is the last thing to be decided. She was initially in favor, but the building is somewhat isolated. Mill Street divides the barn and Rock Meadow from most of the rest of the town. Need to think about the future use, purpose for the town.
- iii. The Land Management Committee has responsibility for Rock Meadow, which is on the National Register, but is not part of the Preservation Agreement with McLean Hospital. Mary Trudeau, with the Conservation Commission, and Town Clerk have discussed the boundary between the barn and the entrance to Rock Meadow.
- iv. There has been continued discussion of the right of way down Day School driveway and public access to town preservation land. The Town Clerk and M. Trudeau will contact L. Meier about the date for a meeting.
- v. Town Meeting has voted funds for temporary renovations to the Police Station and DPW Headquarters. M. Smith is on the building committee, and also represents the HDC. McKee is the consultant about an exterior elevator on the police station. The expense is likely to trigger ADA compliance requirements. S. Pew asked a question about the elevator. M. Smith relayed a comment from Roy Epstein about the matter, and also Assistant Chief Jamie MacIsaac's concerns. The consultant is preparing a cost estimate to be done in time for the June Town Meeting.
- vi. L. Meier proposed to S. Gober a meeting on future agendas and ongoing projects, updates to same, and future assignments for HDC members. Agreement that the police station project needs to be added to our list.
- vii. The PQ Park renovation committee has been soliciting contributions and holding fund raisers.

d. Engine 1 Trapelo, LLC (455 Trapelo Rd) lighting concern

- i. More research is needed on the lighting squabble among condo owners involving unit in Engine Number 1.

e. Lone Tree Hill LMC updates

f. Belmont High School

- i. S. Pew reported on various proposals for the new high school. No decision has been made about the location, or whether the pond will remain. Square footage has not been decided. There has been no discussion yet of the project cost or the taxes needed to support it.
- ii. Agenda item 6.f. described a swap in the sites of the practice fields and the new buildings.
- iii. S. Gober said that the high school building committee has asked about a possible meeting with the HDC. Clarification that the field house is a brick building, not the gym.

4. Updates from the Office of Community Development

- a. S. Gober said two new members were appointed to the Planning Board.
 - a. Edmund Starzec
 - b. Thayer Donham
- b. The Board of Selectmen has approved a recommended route for the community path.
- c. For the first time in town history the average assessed value for single family houses and all other residences in 2017 was \$1 million, three thousand.

4. Meeting Minutes

- a. Approval of the minutes for the November 2017 meeting, with one small change, was moved and seconded, and approved unanimously.

Meeting Adjourned

Respectfully submitted,
Michael Chesson