

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, October 12, 2021

Meeting was held remotely via Zoom

DATE: December 21, 2021

TIME: 2:43 PM

Commission Members Present:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Lisa Harrington, Co-Chair | <input checked="" type="checkbox"/> Drew Nealon |
| <input checked="" type="checkbox"/> Lauren Meier, | <input checked="" type="checkbox"/> Carl Solander |
| <input checked="" type="checkbox"/> Michael Chesson | <input checked="" type="checkbox"/> Michael Smith, |
| <input checked="" type="checkbox"/> Stefan Ahlblad | <input checked="" type="checkbox"/> Nushin Yazdi, |
| <input checked="" type="checkbox"/> Carol Moyles | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Seth Clarke | <input type="checkbox"/> |

Staff Member(s) Present

- ☒ Robert Hummel, Staff Planner, Office of Community Development

Community Members Present: Hiroshi + Naomi Okugawa, Blake Alison, Stephan Doran, Wendy Murphy, Sharon Vanderslice, Freda Zuckerman, Julia Yates

7:04 PM Zoom Meeting called to order.

1. Continued Public Hearings

- a. 722 Pleasant Street. Case #21-23 scope: Stain exterior wood siding in Sherwin Williams Acadia Blue
 - N. Yazdi and L. Harrington had visited the site and found the new stain to be opaque enough to cover the old stain well.
 - *L. Meier made a motion to approve the new stain, S. Clarke seconded, and motion was passed unanimously.*
- b. 693 Pleasant Street. Case #21-24 scope: add small addition for elevator, replace some existing windows, change the front entrance, and install a fence
 - Blake Alison architect for the project presented on behalf of the homeowners. C. Solander commented that elevator resolution had improved by following the roofline. C. Moyles expressed the latticework and fence elevation look more unified and fitting since last presentation.
 - C. Solander made a motion to approve the proposal as presented. C. Moyles seconded and the motion was unanimously approved.

2. New Public Hearings:

a. 661 Pleasant Street Case21-25-Parking sign

- Wendy Murphy on behalf of Women's club presented signage proposal for parking spots. Signage to match in detail and font to that of the existing signage at the Town Hall. It will be commissioned to the same manufacturer. C. Moyles suggested that the formal application include an updated site plan with the location of signs, elevation and dimension details. The signs are situated on the wall and visible from the public way. Provide Entrance and Exit signage as needed. Black back required to be specified on the certificate.
- L. Meier made a motion to approve the signage as amended. C. Moyles seconded and it was unanimously approved.

b. 598 Pleasant Street Case21-26 –Brick walkways

- Sharon Vanderslice, owner, plans to replace the three existing asphalt walkways leading to her house with Federal red brick. Committee members suggested either restoring the existing granite treads covered under the asphalt or replacing them with new granite blocks rather than making them out of brick for both practical and aesthetic reasons. Commission voted unanimously to continue the hearing to the next meeting.

c. 480 Concord Ave Case21-27 –mini split

- Freda Zuckerman, owner, explained condenser will be located behind the hedge and painted to match the color of the house.
- C. Solander made a motion to approve the certificate with the condition that the unit will be hidden behind the vegetation as best as possible. C. Moyles seconded and was unanimously approved.

d. 11 Sunny Side Case, 21-28 Rock Wall

- Julia Yates, owner, explained they had used the leftover stones to replace and repair the rest of the cinder block wall that was previously approved and started. Therefore, the certificate was for the approval of the finished project post construction. Members were all pleased with the end result and unanimously approved the completed stone work.

3. Continuing Discussions

a. McLean Barn- Second Phase adaptive reuse study

- L. Harrington pointed out that the barn has a conservation restriction and as such it will require Town Meeting vote to amend its uses. Need to engage the community to find uses for the barn. She explained commercial company would remove and

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coat with anti-Graffiti coating. The procedure has been in discussion for a long time but needs to be done before the temperature reaches below 40 degrees.

b. McLean Zone3 & Eliot Chapel

- C. Solander gave a summary of presentation by the architects. They addressed the committee's comments and made a few changes to materials for the larger building. He found the new color scheme is an improvement but they made no substantial changes to the massing of the larger building. The Architects argued the campus is eclectic architecturally, and based on the zoning code they chose how to break down the massing. C. Moyles expressed she got more insight as to what they did. S. Clarke suggested that the sub parcel B needs to be studied in more detail. Also, it is important for the HDC to be present on Nov. 2 Planning Board meeting.

c. CPC Request:

- Collaborative effort between HDC and Community Development to evaluate Inventory to assess the budget and scope plus administrative costs.

d. HDC Membership update:

- Membership status need to be updated on the website.
- L. Meier moving out of Belmont mid Nov. but graciously offered availability for guidance and consult as her long-term service and knowledge of the HDC business is an invaluable resource for members of the committee.
- M. Smith another long term and dedicated member has already moved but will be honored at the Ribbon cutting of the Police station on Oct. 16th at 1pm.
- Seth Clark a recent addition to HDC also resigned as he is moving out of state.
- New HDC liaison to start next month.

e. Minutes

Review and approval of minutes

- Minutes from 09/23/2021 were approved with no amendments.
- Minutes from 07/29/2021 were approved as amended.

Assignment of Minutes

- M. Chesson will take minutes at the meeting 11/09/2021.

The tentative date for the next HDC zoom meeting will November 9th, 7 PM

Meeting adjourned at 9:50 PM

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Respectfully submitted,
Nushin Yazdi