

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, April 27, 2021
Meeting Held Remotely via Zoom

Staff Present: Christine Zale

Commission Members Present:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Lisa Harrington, Co-Chair | <input type="checkbox"/> Sue Pew |
| <input checked="" type="checkbox"/> Michael Chesson | <input type="checkbox"/> Michael Smith, Alternate |
| <input checked="" type="checkbox"/> Lauren Meier | <input checked="" type="checkbox"/> Carl Solander, Alternate |
| <input type="checkbox"/> Terry McCarthy | <input checked="" type="checkbox"/> Nushin Yazdi, Alternate |
| <input type="checkbox"/> Carol Moyles | |

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: December 21, 2021
TIME: 2:51 PM

Community Members Present: Judy Brody Magrid, 7 Sunnyside Place; Jack Dawley, Michael Breau, Edward Bradford, Alan Aukeman representing Northland Residential

1. 7:03 PM Meeting Called to Order.

Lisa Harrington presiding; L. Meier Minutes

L. Harrington did role call: M. Chesson, L. Meier, C. Solander and N. Yazdi present.

2. New Public Hearing

- a. Case # 21-07: 7 Sunnyside Place – removing a side door and covering the existing entrance with clapboard siding; installing new wood and glass door at the rear of the house.
 - L. Harrington opened the public hearing at 8:03
 - Homeowner Judy Brody Magrid described the project, which is intended to improve functionality of existing mudroom and kitchen.
 - Existing entrance from parking area will be removed and replaced with clapboard siding, painted to match existing paint color.
 - Commission members asked for clarification about what appears to be a small indentation and cornerboard/trim molding at the existing door. That will be removed and replaced with clapboard as shown on photo simulation.
 - New door will be placed at the rear of the dwelling, not visible from Sunnyside Place. Simpson door cut sheet has been provided by contractor. Door color to be Benjamin Moore Lafayette Green HC135 to match existing front door.
 - Homeowner will come to HDC at a later date to discuss exterior paint overall.
 - N. Yazdi made a motion to approve; L. Meier seconded; motion approved unanimously; in favor: L. Harrington, M. Chesson, L. Meier, C. Solander, N. Yazdi.
 - L. Harrington closed the public hearing.

3. Informal Consultation

- a. Northland Residential – Overview of McLean Zone 3
 - Jack Dawley, Northland Residential presented an overview of the project.

- TM voted to approve bylaw in September 2020; approved by AG January 2021.
- Since then, Northland has been working to refine the master plan and develop site plan review documents for the Planning Board. Documents were submitted to the Office of Community Development on April 16, 2021. Visual copies will be posted on the website next week.
- The site is governed by a series of documents that are part of the original 1999 MOU including a Historic Preservation Agreement – provides a role for the HDC related to the general development and more detailed, architectural review of the Elliot Chapel.
- Ed Bradford discussed master plan concepts. Refinements to original master plan includes mostly duplexes in subdistrict A; original design for subdistrict B included two large buildings; divided now into 3 buildings stepped down from two 4-story to 1 4-story building with three stories buildings adjacent to townhomes. South facing building provides more room for future location of solar panels.
- Subdistrict A: 38 age-restricted townhomes plus 2 units in Elliot Chapel; 2 parking spaces per unit plus guest parking; most of the refinements/changes from original master plan are due to views and orientation. The intent is to create a pedestrian friendly neighborhood. Very few garages on Olmsted Drive facing the chapel. Residential scale with south side larger decks. Complies mostly with dimensional criteria.
- Subdistrict B: 112 units taking advantage of 2 bonus units; contains market rate and affordable rental units, 99 garage parking below ground in building 2. Community building is now attached to southernmost building.
- Michael Breau presented the architectural treatment of the development and Eliot Chapel, intended to be complimentary to McLean campus. Masonry and shingle style inspired design with a village feel. Townhouses stepping down the hill – intended to feel like small cottages in a pedestrian village. Variety of unit types.
- Chapel design adds a new garage structure. 2 units – 3-bedroom and a 1-bedroom unit. The current main entrance faces Upham Bowl; new primary entrance will be at the southwest, rear extension with symmetrical entrances. 3-bedroom unit has loft. 2nd unit is a 1-bedroom facing Olmsted Drive. Garage is a masonry building separated from church, respectful of existing architecture and adding complimentary detail. May be adding skylights on north side of chapel roof.
- Alan Aukeman, described exterior treatment at Chapel, particularly walks and garden area at north end of chapel.
- L. Meier asked about the design of the garage; Michael Breau explained that they explored numerous options and settled on a masonry structure designed to feel part of the existing historic structure. Materials are yet to be determined, but are intended to match.
- J. Dawley discussed tentative schedule and preliminary discussions in advance of Planning Board site plan review process. He expects the public hearing process to extend over the summer.
- Commission discussed generally making a plan for project review and a potential a site visit.

L. Harrington made motion to adjourn; seconded by N. Yazdi. Adjourned 8:16pm

Respectfully submitted by Lauren Meier