

2020 JAN 27 PM 2:14

**Belmont Historic District Commission  
MEETING MINUTES**

Tuesday, November 12, 2019  
Belmont Town Hall, Room #2

**Commission Members Present:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Lisa Harrington, Co-Chair | <input checked="" type="checkbox"/> Sue Pew                  |
| <input checked="" type="checkbox"/> Lauren Meier, Co-Chair    | <input checked="" type="checkbox"/> Carl Solander            |
| <input type="checkbox"/> Michael Chesson                      | <input checked="" type="checkbox"/> Michael Smith, Alternate |
| <input type="checkbox"/> Kathy Fahey                          | <input checked="" type="checkbox"/> Nushin Yazdi, Alternate  |
| <input checked="" type="checkbox"/> Tracy Marquis             | <input type="checkbox"/> Richard Cheek, Emeritus             |
| <input type="checkbox"/> Terry McCarthy                       | <input type="checkbox"/> Lydia Ogilby, Emeritus              |

**Staff Member(s) Present**

- ☒ Spencer Gober, Staff Planner, Office of Community Development

**Community Members Present:**

Marty Cohen, Extenet	Lauren Corning, 20 Somerset
Colin Robinson, Extenet	Bob Corning, 20 Somerset
Craig Spindle, Belmont Light	Sharon Vanderslice, Neighbor of 20
Buzz Hanson, 467 Pleasant Street	Somerset

**1. 7:00 PM Meeting called to order.**

**2. Public Hearings**

- a. 467 Pleasant Street. Case #19-11, scope: engrave the address into two granite piers on either side of the driveway
  - B. Hanson, the owner, plans to reuse existing stone piers. They will be cleaned and carved. One of the existing piers is cracked, which may present some issues for the carver. The Owner/Stone Carver has identified a large flat stone in a nearby site stone wall that makes for a nice alternate location for the numbers.
  - The numerals will be 6" to 7" tall and carved at ¾" deep with a black finish, in a serif font.
  - The piers were identified as located on the property and not on the R.O.W.
  - A motion was made by T. Marquis and seconded by S. Pew to approve project as presented. The motion was approved unanimously
- b. 20 Somerset Street. Case #19-12, scope: replace windows and doors on the rear elevation, replace and existing deck and trellis, add a hip roof on an existing addition, and replace trim and siding

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- B. & L. Corning presented their renovation project, which includes extensive interior work, rear elevation work and a replacement deck.
  - T. Marquis and N. Yazdi made a site visit in the weeks prior to the meeting and noted that you can barely see the edge of the deck from the public R.O.W. As such, this is the only portion that is considered applicable for review.
  - The deck includes lpe decking, posts and rails with a stainless steel cable infill. Below the deck will be horizontal wood lpe slats.
  - T. Marquis also commented that the design details seem well thought out and appropriate.
  - S. Vanderslice also noted as a neighbor that she is in support of the proposed renovations.
  - A motion was made by L. Harrington and seconded by T. Marquis to approve the project as presented. The motion was approved unanimously.
- c. 19 Moore Street. Case #19-13, scope: replace a light pole and install a small cell node
- NBC & Extenet are aware of prior HDC comments that express a preference for an integral radio in the pole. They are proposing a side mounted radio due to the specific conditions at 29 Moore Street (sidewalk width limitations/ADA requirements).
  - The pole would be owned by Belmont Light and Extenet would have access to the pole.
  - C. Spindle from Belmont Light noted that their goal is to have a pole design that will work in all situations. If and when a pole on Leonard Street is requested, we can address the need for a pole that adheres to more historic design standards. Hapco is currently their preferred vendor.
  - Following extensive review, the HDC identified the side-mounted radio as their preferred option due to concerns relating to the large size of the integral base.
  - No exposed wires will be acceptable to the HDC.
  - The town needs a resolution on this matter by December 6<sup>th</sup>. A specialty meeting has been scheduled for December 3, 2019 to review this item again.
  - A motion was made by L. Meier and seconded by L. Harrington to continue the hearing until the December 3rd meeting. The motion was approved unanimously.

**3. Public Meetings:**

- None

**4. New Business**

- a. Section 106 Notification – 223 Channing Street
- Reviewed. No Comments
- b. Section 106 Notification – 19 Moore Street (See agenda item 2.c. Case #19-13)
- The pole is in the local historic district

- The town needs to evaluate the location in relation to the National Register Historic District boundary.
- We are in the process of reviewing it with Belmont Light and Extenet.
- c. CPA Meeting on Thursday, November 21

## 5. Continuing Discussions

- a. 11 Sunnyside Place – changing paint color
  - M. Smith and N. Yazdi made a site visit. The Owner installed samples of Winter Harbor, Seal Blue and Vermont Slate for use on the siding. Winter Harbor is noted as an exterior siding color acceptable for the Queen Anne timeframe on the Historic Colors of America Chart. Seal Blue and Vermont Slate are identified as appropriate for use on trim. The Owner prefers the Vermont Slate.
  - Of the three colors proposed, the HDC is in agreement with their preference for Vermont Slate, but it is not a recommended color for siding. The commission requested that the owner please take a closer look at the colors that are recommended for use as siding for the Queen Anne style.
  - Owner shall formally submit their proposal with both siding and trim colors for review.
- b. MHC Grant Funding
  - Hold pending discussion with Patrice Garvin, the town administrator.
- c. Work Plan – HDC Project Update
  - i. General By-Laws
    - 1. L. Meier has requested assistance from a member of the committee to work on this effort.
  - ii. Guidelines, Mapping, and Website Subcommittee
  - iii. McLean Barn
    - 1. The Barn was broken into. A Change Order to repair damage has not yet been presented.
  - iv. Municipal Light Building
    - 1. Need to review the upcoming project with vested parties, including:
      - a. Housing Trust
      - b. Police Department
      - c. Light Department
      - d. Office of Community Development
      - e. Town Administrator
      - f. Community Path
      - g. Permanent Building Committee
      - h. Capital Budget Committee
      - i. Transportation Advisory Committee

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2. L. Harrington noted that there is a possibility to use administrative funds to finance a study on this project.
3. Need to know what date the light department is going to be out of the building.
4. L. Meier, S. Gober, L. Harrington and M. Smith will meet with Patrice Garvin to discuss option for the Municipal Light Building
- v. Police Station
  1. Work is proceeding well.
- d. Lone Tree Hill LMC update
- e. Community Path
  - i. Spencer presented a summary of the upcoming project and the HDC's role in the project moving forward. The HDC will have both an advisory and a regulatory role.

**6. Updates from the Office of Community Development**

**7. Minutes**

- a. Review and approval of minutes
  - Minutes from 10/08/2019,
    - Page 2 there is a duplicated paragraph and a case appears to be missing.
    - Minutes will be revised and reviewed at the next meeting.
  - Minutes from 08/23/2019 were approved as amended.
- b. Assignment of Minutes
  - Not discussed

**A specialty meeting has been scheduled to continue the hearing at 19 Moore Street on December 3<sup>rd</sup> at 7:00 PM. Meeting location TBD.**

**The next HDC meeting will be December 12 at 7:00 PM. Meeting location TBD.**

Respectfully submitted,  
Tracy Marquis