

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, February 8, 2022
Remote Meeting via Zoom

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: March 14, 2022
TIME: 2:53 PM

Commission Members Present:

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

Staff Member(s) Present

- ☒ Gabriel S. Distler, Staff Planner, Office of Community Development

Community Members Present: D. Miller, A. Ramalhanddern, M. Javarkumader, E. Kenrick

1. 7:10 PM Meeting called to order.

2. Public Hearings

a. Case22-01:515 Concord Ave-Reconstruct second floor, add roof over front stoop, reconfigure rear Deck and room.

- Architect D. Miller explained the house was built in 1963 not of historical significance and is in need of structural repair moreover, the homeowners would like to add two extra bedrooms over the garage to accommodate their aging parents. They started the process a year ago and met with former HDC member, M. Smith on site and received clear guidelines as how to proceed. The New design will extend garage roof to cover the back porch, expand the porch by 70sqft. Add egress stairs to the yard, changes all windows to double hung and make the façade more aesthetically appealing. Changing roof pitch to 8:12.
- C. Solander inquired about zoning variance for 3story structure on the site. D. Miller explained the site survey revealed they were within the acceptable ht. Limit. Color scheme on the house to remain close to existing, C. Moyles inquired about decking, She emphasized railing and balustrade material must meet HDC standards for composite substitutes.
- C. Solander made a motion for conditional approval pending submission of all appropriate cut sheets. Paint color mock up to be scheduled for a later date.
- The motion was unanimously approved.

b. Case22-02: 504 Concord Ave- Extension

E. Kenrick of Lombardi design inc. Representing property owners requested another extension for the previously approved project.

N. Yazdi made a motion to extend the certificate for another year. The motion passed unanimously.

3. Continuing Discussions

a. Demolition delay

- Planning board is supportive. By Law committee would like changes outlined to go to Town meeting for review approval. C. Solander: no substantive change. Language edited and clarified per comments of The By Law committee.
- C, Solander made a motion to approve the Demolition Delay By Law as it stands per By Law committee's comments.
- The motion was unanimously approved.
- C. Solander exits Zoom meeting at 8:01.

4. Approval of Minutes:

- a. Minutes for HDC Meetings dates of:1/11/2022, 1/25/2022, 1/14/20, and 4/9/2019

were unanimously approved.

5. Continuing Discussions

a. Replacing Pleasant Street Historic District Signage

V. Haas of Belmont Historical Society Joined the Zoom meeting posing a question as to who owns the Historical Signage and if there is a role for the Historical Society to step in to replace, restore and provide funding for the signage. Possible involvement of Belmont Historical Society will be welcomed by HDC. L. Harrington suggested Seeking advice from L. Meier about the original signage. M. Chesson volunteered to assist V, Haas in researching ways to restore existing signs.

b. Approve 2021 Annual Report

L. Harrington acknowledged it has been a difficult year.

C. Moyles made motion to approve 20221 Annual Report as presented. It motion was unanimously approved. G. Distler to send a copy to appropriate authorities.

c. HDC membership updates

Select Board has elevated S. Ahlblad status as voting HDC member

d. Belmont community path and its integration into Historic District

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J. Michalak to present a next month. No update on other items of agenda this month.

1. Minutes

Meeting Date	Meeting Type	Assigned Party	Proof-reader	Status	Posted Date
12/14/21	Monthly	Carol Moyles	Michael Chesson	Posted	1/12/22
1/11/22	Monthly	Carl Solander	Carol Moyles	Draft	
1/25/22	Extra	Drew Nealon	Carl Solander		
2/8/22	Monthly	Nushin Yazdi	Drew Nealon		
3/8/22	Monthly	Stefan Ahlblad	Nushin Yazdi		
4/12/22	Monthly	Michael Chesson	Stefan Ahlblad		
5/10/22	Monthly	Carol Moyles	Michael Chesson		
6/14/22	Monthly	Drew Nealon	Carol Moyles		
7/12/22	Monthly	Carl Solander	Drew Nealon		
8/9/22	Monthly	Nushin Yazdi	Carl Solander		
9/13/22*	Monthly	Stefan Ahlblad	Nushin Yazdi		
10/11/22	Monthly	Michael Chesson	Stefan Ahlblad		
11/15/22**	Monthly	Carol Moyles	Michael Chesson		
12/13/22	Monthly	Drew Nealon	Carol Moyles		
1/10/23	Monthly	Carl Solander			

Note this is subject to change based on changes in membership, member availability, and the need for a special meeting.

Meeting adjourned at 9:12 pm

The tentative date for the next HDC meeting will be March 8th 2022 at 7:00 PM Zoom meeting.

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Respectfully submitted,
Nushin Yazdi