

DATE: May 16, 2022
TIME: 1:52 PM

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, April 12, 2022
Remote Meeting via Zoom via Zoom

Staff Present: Gabriel S. Distler, Staff Planner, OCD

Commission Members Present:

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

Community Members Present: Steve Panusian; Jeffrey Hausner; Dr. Beth Hardiman; Robert Tittmann and Evangeline Sarda; Richard Schaffer and Eva Partalas; Dana Ozik; Peter Struzziero; Elaine Alligood; Kathleen Keohane; Vincent Stanton

1. 7:03 PM Meeting Called to Order.

2. Public Hearings

- a. Case 22-05 467 Pleasant Street – Jeffrey Hausner and Dr. Beth Hardiman, Steve M. Panosian. (Original: S. Ahlblad supports. L. Harrington supports) - Both L. Harrington and S. Ahlblad support removing non-original additions on the entryway, to restore it closer to the era during which it was built. Add: “Renovation includes” Numerous maintenance issues rather than changes. Prior work already approved. Will need specs on new door. C. Solander, detailed comments on single pane or glazed double pane glass vs. storm door. (Original: S Ahlblad favors double glazed, two windows vs. storm window.) S. Ahlblad pointed out that storm windows, a mid-20th century retrofit, are not appropriate for a building from an earlier time period. N. Yazdi also, and C. Solander. C. Solander moves approval with three provisos: double glazing; review and approve any new doors; would like to see paint sample on site (this later withdrawn). M. Chesson second. Unanimously approved. J. Hausner pleased will work with HDC.
- b. Case 22-06 39 Centre Avenue – Robert Tittmann and Evangeline Sarda. Second floor windows on right wing renovated in 1998. Part of house 1859-60; added to in 1920s, 1940s, and some portions removed. S. Ahlblad, C. Solander, N. Yazdi supported the proposed change. C. Solander moves approval, N. Yazdi second. Approved unanimously. L. Harrington noted that the certificate for middle part, and balcony, has expired, will need to be reissued.

- c. Case 222-07 596 Pleasant Street – Eva Partalas and Richard Schaffer, Dana Ozik – Explanations from owners and architect. N. Yazdi pleased by changes. C. Solander asked for a few more details, but supports. L. Harrington moved approval, second M. Chesson. Approved unanimously..

3. New Business:

- a. Welcome new HDC alternate member Jacqueline Appel.
- b. Belmont Public Library
 - i. Request for HDC to support Library Board of Trustees efforts at receiving Community Preservation Committee funding to preserve library’s veteran memorial plaques and stained glass windows, bronze medallions, and historical artifacts in building. M. Chesson suggested change in draft letter to CPC. Accepted by Library representatives. Passed unanimously.

4. Approval of Minutes

- a. Draft minutes of 3/8/22 C. Solander moved to approve, second by N. Yazdi. Approved as revised unanimously.

5. Continued Discussion

- a. General discussion of demolition delay presentation for LWV warrant presentation
 - Only three slides. Expires December 2022 but last Town Meeting is in June. Teradowns not permitted until 1 January 2023. C. Moyles joins discussion from Arizona at 8:47 PM.
- b. Membership updates. N. Yazdi will be away in California, then Europe, but can attend July-August. Two current members’ terms end in June.
- c. Update on Municipal Light Building RFP. L. Harrington reports that C. Spinelli, Belmont Light manager has done a cursory façade report, with a lot of omissions. Hazmat team would be needed for interior inspection. West end of building will not be decommissioned for another 5-6 years; same old song from Belmont Light for past six years.
- d. Homer House driveway project. Women’s Club trying to pull a building permit, Planning Board working on several issues.
- e. Pleasant Street Historic District signs. M. Chesson will continue efforts to learn cost and completion date from contractor.
- f. Waverley Square ULI/TAP.
 - i. Update from HDC members who attended March 8 walk around, C. Solander, S. Ahlblad, D. Nealon, and M. Chesson. Original: 40R rezoning of parcels mandated by state for multi-family housing. Proposed: The Commonwealth of Massachusetts requires

the Town of Belmont to assign 40R zoning districts for future multi-family housing. Belmont is not required to implement the new-construction now.

Planning Board and Select Board considering how to proceed.

g. Benton Library.

i. CPA application to CPC has been approved. Draft of HDC letter to CPC chair E. Dionne in support of emergency repairs and envelope study. M. Chesson moved approval, C. Solander second. Unanimously approved.

h. Approval of letter of support for Community Path Commission to be considered at next meeting.

i. McLean Barn, second phase, postponed discussion. HDC to collaborate with Land Management Committee that has lead on project.

j. Work Plan

i. G. Distler, L. Harrington, S Ahlblad, and C. Solander assigned to tasks on the work plan. (original: working on HDC website.) S. Ahlblad submitted a preliminary proposal for revisions to the HDC website. Discussion next meeting of suggested modifications by S. Ahlblad.

6. General Housekeeping:

a. G. Distler reported that owner of 30 Goden Street wants to tear down a barn. Not protected or on demo delay list, but has historic value.

b. Demo delay has expired on 70 Lexington Street. Demo permit filed. Owner wants to build a two family larger than those in surrounding neighborhood.

c. Owners of 3/15 Pequossette Road want to add an addition.

d. Joint planning committee, HDC, Planning Board, other committees.

L. Harrington moved adjournment, N. Yazdi second. Meeting adjourned at 10:06 PM.

Respectfully submitted,

Michael Chesson