

2017 JAN -5 AM 8:56

Belmont Historic District Commission

MEETING MINUTES

Thursday, November 17, 2016

Belmont Town Hall, Room 2

Commission members present: Lauren Meier, Co-Chair; Lisa Harrington, Co-Chair; Kathleen Fahey, member; Elizabeth Pew, member; Nushin Yazdi, alternate member; Terry McCarthy, member; Karl Leabo, soon-to-be member; Michael Chesson, soon-to-be member; Lydia Ogilby, member emeritus

Jeffrey Wheeler, HDC liaison, Office of Community Development

Not present: Jacob Cohen, member; Michael Smith, alternate member

Community members present: Dorothy and Steve Gilman, Harvey Kaufman

7:05pm Meeting called to order

Review and approval of minutes from 10/11/2016

- Minutes were unanimously approved with no corrections

Assignment of Minutes

- Michael Smith or Kathleen Fahey, December 2016; Sue Pew, January 2017; Terry McCarthy, February 2017

Upcoming Meetings for 2017

- BHDC meetings will be on the 2nd Tuesday at 7:00pm unless rescheduled

PUBLIC HEARING – APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

527 Concord Avenue: Steve and Dorothy Gilman, homeowners present

- Mr. Gilman explained that they would like to add a fence to their property, some of which will be visible from the road. The fencing would be 4' high, have 3 gates and would enclose his back yard. Two different types of fencing would be used, a black faux- iron and a green wire fence. The location of the two different fences was marked on a map and distributed to the group. The black faux- iron fencing would be visible from the road.
- Kathy Fahey inquired about the material of the faux-iron fence and Mr. Gilman was unsure, but thought it may be a composite plastic. Ms. Fahey noted that aluminum would be preferable. Lauren Meier noted that plastic materials are not allowed according to the BHDC Guidelines. Karl Leabo noted that, based on the photograph, the fence is likely made of aluminum.
- Ms. Meier requested that Mr. Gilman provide a cut sheet detailing the manufacturer's specifications of the fence materials. Members agreed that the faux- iron fence would be suitable if it was manufactured from aluminum and painted black. Members agreed to offer a conditional approval, assuming that additional documentation submitted by Mr. Gilman showed that the fence was made of aluminum.
- Harvey Kaufman, an abutting neighbor at 641 Pleasant St., noted that he was not opposed to the fence, but expressed concerns over the placement and visibility of the fence from his

property. Lauren Meier noted that the BHDC does not have jurisdiction over how the fence appears from the backyard of 641 Pleasant, only the view from the public way. Ms. Meier encouraged the neighbors to have a conversation about any concerns.

- Motion to conditionally approve the Certificate of Appropriateness for the faux-iron fence and wire mesh fence contingent on receiving additional documentation from the homeowner on the fence materials was unanimously approved.

NEW BUSINESS

Orientation for new members

- Lauren Meier explained that the HDC is the steward of the historic districts in town.
- Ms. Meier noted that meetings take place the 2nd Tuesday of each month and different members are assigned to take meeting minutes each month.
- Ms. Meier instructed new members to review all documents currently posted on the BHDC website, particularly the “Design Guidelines for Belmont Historic Districts” (2009).
- Ms. Meier noted that the BHDC is governed by article 15 of the General Bylaws for the Town of Belmont, Massachusetts and by the Massachusetts Chapter 40C.
- Lydia Ogilby shared maps of the Pleasant Street Historic District.

Presentation by Jeff Wheeler, Town Planner and liaison to the BHDC

- Jeff Wheeler presented a series of draft documents that would clarify and update HDC guidelines, streamline HDC procedures and provide consistency across town departments. Documents included an HDC Application Process Flow Chart, HDC Application Process, Application Submission Requirements, HDC Application, HDC Certificate, HDC Rules and Regulations, HDC Contact List.
- Mr. Wheeler asked members to review these documents and provide him with edits, comments, etc. via a word doc so these he can attend the December meeting and continue the discussion. He will email all members an electronic version of the documents so that they may suggest edits.

CONTINUING BUSINESS

Work plan and Current Projects

- Jeff Wheeler reminded the group that Demo Delay Bylaw will expire on June 30, 2017 so we will need to work on renewing this bylaw.
- Ms. Meier noted the need to update the “Design Guidelines for Belmont Historic Districts” (2009)
- There will be a presentation on the Historic Inventory project by Lisa Mausolf on Dec. 8, 2017 at 7:00pm in the Selectmen’s meeting room in the Town Hall.

The Next HDC meeting will be on Dec. 13 at 7:00pm in room 2 of the Belmont Town Hall.

Meeting was adjourned at 9:17pm

Respectfully submitted,
Kathleen Fahey