

2017 MAY 10 PM 2:29

**Belmont Historic District Commission**

**MEETING MINUTES**

Thursday, April 20, 2017

Belmont Town Hall Board of Selectmen's Room

**Commission Members Present:** Lauren Meier , Co-chair ; Lydia Ogilby; Karl Leabo ; Terry McCarthy ; Sue Pew; Michael Chesson; Kathleen Fahey; Nushin Yazdi

**Not present:** Michael Smith, Lisa Harrington, Jacob Cohen, Jeffrey Wheeler Office of Community Development (OCD), and Spencer Gober (OCD)

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

**2. Public Hearings:**

**a. Case #17.02. 27 Wellington Lane, Scope: Wood shakes on the garage replaced by Asphalt shingles matching the existing roof of primary structure. Clapboard siding to replace siding to match other sides of existing Garage.**

- GFS roofing contractor presented sample of roofing and siding material. N. Yazdi and K. Leabo had already met with applicants Sue and Richard Pew on site and examined and approved the material chosen.
- Motion to approve the material as presented for the Certificate was unanimous.

**b. Case #17-04 483 Pleasant Street, Scope: Repainting exterior in new color. Owner presented new color for siding and window sashes. The trim color is to remain same as existing.**

- N. Yazdi conducted a site visit and was pleased with the colors selected. L. Meier inquired if the rest of the complex was inclined to follow suit.
- Motion to Approve the Certificate for paint colors as presented was unanimous.

**c. Case #17- 03 721 Pleasant Street, scope: Replacing existing Chimney with exterior only replica chimney.**

- Ryan Pinkham, Architect for the owners of the property, explained the chimney is an obstruction to interior function of the kitchen. He proposed to replace the chimney with a lighter replica that visually would match the existing one on the roof, but it will be made of thin veneer brick and detailed similar to what is existing now.
- K. Leabo asked about corner pieces and "L" shape brick for the veneer sample that was presented by the architect.
- K. Fahey wondered how it would weather in 10 years and if the grout color would match the existing grout.
- Standard step flashing to connect to existing roof structure was recommended.
- Owner of 711 Pleasant Street was present in support of the project.

Motion to approve was conditional to corner brick, grout and step flashing approval.

### **3. New Business:**

#### **a. 291 Brighton Street – Ms. Athena McInnis had expressed interest in having her home designated as a Local Historic District and was invited to attend the meeting.**

- L. Meier explained the process.
- Possibility of a workshop in June for people interested in exploring ideas to add to historic district was suggested.
- M. Chesson and K. Fahey offered their expertise to help figure out what steps to take.
- A. McInnis was very enthusiastic about sharing her memories of her house where she has lived in since 1965.
- L. Meier expressed how important this property is in Belmont and was pleased she wanted to preserve it.

#### **b. 722 Pleasant street – Owner of the property Ms. Okuganua wanted to know how she should go about remodeling her property.**

- L. Meier explained the process for getting approval and directed her to the website. She was told members of committee would be happy to meet with her informally on site to guide her through the process and answer any questions in this regard.
- S. Gober's email was passed on to her so she could contact him for further inquiry.

### **4. Continuing Discussions:**

#### **a. Preparation for Town Meeting**

- Demolition Delay Bylaw preparation for Town Meeting
  - Revised language worked through by Bylaw Review Committee. Adding exclusion section.
  - L. Meier encouraged members to attend Warrant Briefing on 4/24/2017.
  - L. Meier is preparing for Warrant Briefing meeting PowerPoint presentation.
  - The public reaction to presentation of Demolition Delay Bylaw at the Senior Center was discussed briefly.
  - L. Meier posed a question to vote on the Bylaw exclusions as amended by Bylaw Review Committee on March 30, 2017.
  - Vote was unanimous.

### **5. Minutes**

Minutes for March 23, 2017

- Approved unanimously.

Minutes for Wednesday April 5, 2017

- Approved unanimously.

**Next meeting:** Monday May 1, back of auditorium Belmont High School 6:30 to 7:00 PM.

Minutes for this meeting prepared by Nushin Yazdi

