

**Belmont Historic District Commission
MEETING MINUTES**

Tuesday, December 12, 2023
Meeting Held Remotely via Zoom

Staff Present: Gabriel Distler

Commission Members Present:

- Carl Solander, Co-Chair
- Carol Moyles, Co-Chair
- Matt Schonewald
- Jacqueline Appel
- Meg Reilly
- Drew Nealon
- Michael Chesson
- Komal Mahajan

Community Members Present:

Lauren Mitchell, Adina Fuller, of Bechel, Frank and Erickson

1. 7:02 PM Meeting Called to Order

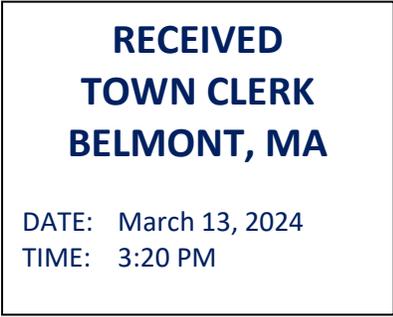
Carl Solander, Co-Chair, presiding; Drew Nealon Minutes

2. New Public Hearings

- a. Case 23-18: 480 Pleasant Street – Continued Public Hearing
- b. Lauren Mitchell and Adina Fuller of Bechel, Frank and Erickson, representing homeowners Carla and Jonathan Bayes, requested approval for a change in height for the new roof and basement doors. The roof and basement doors were discussed and received well by Commission members. M. Schonewald made a motion to approve Case 23-18 with amended drawings. C. Solander seconded the motion. Motion unanimously approved by members present, with K. Mahajan abstaining.

3. Approval of Minutes

- a. Approval of Draft 11.14.23 Minutes; edits were made on the spot. J. Appel made motion to approve the 11.14.23 HDC Minutes as amended, seconded by M. Chesson. Motion passed unanimously.
- b. Approval of Draft 10.10.23 Minutes; edits were made on the spot. M. Chesson made motion to approve the 10.10.23 HDC Minutes as amended, seconded by J. Appel. Motion passed unanimously.



4. Continued Discussion

- a. HDC Membership
Monthly HDC meeting attendance was addressed and will be further discussed by the co-chairs. It was agreed that there is a need for additional HDC members. G. Distler announced his departure from his position with the Town of Belmont. Well-deserved congratulations were made all around.
- b. Town Cemetery Discussion
C. Solander discussed the Cemetery Commission meeting he attended presenting the results of a CPA Grant for a Preservation Plan for Belmont Cemeteries.
- c. Nominate CPC Representative
J. Appel volunteered to be the HDC Representative to the Community Preservation Committee. M. Schonewald made a motion to nominate J. Appel as HDC Representative to the CPC, which was seconded by C. Solander. Motion passed unanimously.
- d. Benton Library Update
C. Solander went over the final report of the chimney rebuild and associated repairs from Lisa Harrington of Building Conservation Associates, Inc. Photographs of the final work were displayed. C Solander pointed out that more work needs to be done on the rest of the building.
- e. Work Plan:
 - i. Work Plan Review - postponed
 - ii. MBTA Community Zoning Update
D. Nealon stated that as of 12.12.23, the MBTA Commission added 3 public hearings to be conducted once a month starting in January. G. Distler noted that the Zones continued to be reduced and edited. The second compliance model will not be run until 12.18.23. G. Distler provided a general timeline for Town Meeting.
 - iii. Town Hall Complex Historic Buildings Envelope Study
C. Solander went over the Envelope Study and found that of the three buildings, Town Hall was most in need of repair. Several detailed repairs that are needed were highlighted by C. Solander. Cost of short and long term repairs were also reviewed.
 - iv. Update on Future Projects for Town Owned Buildings
C. Solander stated that the upcoming projects for the next year are the School Administration Building, the Town Hall Retaining Wall and the Benton Library. The HDC may need to have some involvement with the drafting and or review of RFP's for these projects.

5. General Housekeeping

- G. Distler made note of some adjustments to the schedule in April.
- J. Appel discussed available State Grants.
- The next HDC Meeting is scheduled for Tuesday January 9, 2024, J. Appel will take the Minutes.

M. Chesson motioned to close the Meeting, seconded by C. Moyles.

Meeting Adjourned at 8:17 PM

Respectfully submitted by Drew Nealon