

WELLESLEY HISTORIC DISTRICT COMMISSION
CALLED MEETING & PUBLIC HEARING
OCTOBER 30, 2018, 6:45 PM
GREAT HALL - WELLESLEY TOWN HALL

Members Present: David Smith, Lisa Abeles, Emily Maitin, Amy Griffin, Edwina McCarthy, Eric Cohen
Staff: Claudia Zarazua, Planner, Michael Zehner, Planning Director
Others: Peter Benton, Grant Brown, Paul Sandman, Michael Greco, Diane Freniere, Jean Kanarian, Caren Parker

David Smith called the meeting to order at 6:48 pm.

Public Comments On Matters Not On The Agenda

Resident Jean Kanarian, 51 Cottage Street, asked for support from the commission on preventing the installation of a flashing beacon located near the pedestrian crossing of Cottage Street at Fuller Brook Park. The Commission discussed and expressed concern for the lack of communication from the Town with the immediate abutters.

Ms. Abeles made a motion to express concern about the general lack of public outreach on this specific project. Mr. Cohen seconded the motion. The motion passed 5-0. Mr. Smith abstained.

Potential Belvedere Estates Historic District

Discussion:

Staff provided a brief introduction on the proposed district. Paul Sandman, resident of the Belvedere Estates, introduced the neighborhood and requested a study on the creation of a new historic district. Grant Brown, Chair of the Historical Commission, provided a brief history of the Belvedere Estates and its significance and subsequently expressed support for the creation of a study committee to explore the creation of a new historic district.

Ms. Abeles expressed support for the creation of a new historic district. Mr. Cohen inquired about the proposed boundary and Caren Parker, resident of the Belvedere Estates, addressed it.

Ms. Abeles inquired about the current support in the neighborhood. Diane Freniere mentioned that a precise number was not available since the effort was in the very early stages of engagement.

Mr. Smith inquired about the process and the role of the Massachusetts Historical Commission. Staff provided a brief overview about the process and the request at this meeting. Ms. Maitin provided a summary of previous research efforts done for this district and the readily available materials to initiate this study.

The Commission discussed the effort and commitment required to lead this effort. Mr. Smith recognize Michael Greco, resident of the Belvedere Estates. Mr. Greco urged strongly that the Commission votes to act as the study committee.

Michael Zehner, Planning Director, conveyed to the Commission the scope of the study and further explained the action requested at this meeting. Mr. Cohen inquired about hiring a consultant to complement the study report and provide support for the study committee.

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Mr. Smith suggested continuing the discussion for the next meeting. Mr. Greco strongly encouraged the Commission to consider taking action at this meeting.

Ms. Maitin made a motion for the Historic District Commission to act as the study committee for the proposed Belvedere Estates Historic District with no specific timeline to allow for thorough community outreach. Amy Griffin seconded the motion. Ms. Griffin volunteered to lead the study committee. The motion passed 6-0.

Historic Preservation Design Guidelines Update

Documents:

- 1. Draft Chapter 6 Treatment of Historic Building Features*
- 2. Draft Chapter 7 Additions and New Construction*
- 3. Draft Revised Outline*

Discussion:

Peter Benton, from Heritage Strategies, discussed the revised outline for the Historic Preservation Design Guidelines and the renumbered Chapter 6 & 7 of the Historic Preservation Design Guidelines with the Commission. Mr. Cohen inquired about recommendations to changes to the current Bylaw. Mr. Benton inquired about the organization of the outline in regards to landscaping features such as fences and retaining walls. Ms. Maitin inquired about the applicability of play structures. Mr. Smith and Mr. Cohen suggested new images for some of the examples. Mr. Cohen inquired about repairing windows and the use of aluminum windows.

Mr. Benton reiterated to the Commission that these guidelines are being developed with the intention to be used for other historic properties around Wellesley and potentially new historic districts. The Commission provided minor corrections and encouraged Mr. Benton to photograph and document more houses around the district.

The Commission discussed ways to engage with the residents of the districts during the development of the Guidelines in the next couple of months.

Approval of Minutes from August 7, 2018 and September 4, 2018

Documents:

- 1. Minutes from Minutes from 9/4/18 HDC Meeting,*

Mrs. Abeles made a motion to approve the meeting minutes from the September meeting with minor corrections. Ms. Maitin seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:49 pm.

Minutes Approved: 12/4/18
Respectfully submitted by:
Claudia Zarazua
Planner