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**MINUTES OF PUBLIC MEETING AND PUBLIC HEARINGS
NEWTONVILLE HISTORIC DISTRICT COMMISSION**

DATE: November 3, 2022

PLACE/TIME: Full Remote Zoom Meeting
7:30 p.m.

ATTENDING: Jim Gross, Chair
Ralph Abele, Member
Dave Morton, Member
David Weinstein, Alternate
Mollie Hutchings, Commission Staff

ABSENT: Scott Friedman, Member
John Martin, Member

The meeting was called to order at 7:30 p.m. with Jim Gross presiding as Chair. Voting permanent members were R. Abele and D. Morton. Alternate D. Weinstein was appointed to vote as a full member. M. Hutchings acted as recording secretary and the meeting was digitally recorded on Zoom.

107-109 Lowell Avenue – Certificate of Appropriateness

Mike Durnioki presented an application to install two chimney caps.

Materials Reviewed:

Assessors database map marked to show chimney locations
Photographs
Products information
MHC Form B

There was discussion about what would be visible when the caps were installed. M. Durnioki said that they had installed one of the caps to show what it would look like. J. Gross commented that he saw it on his site visit, and the cap was very unobtrusive. Commissioners agreed that they would be unobtrusive.

D. Morton moved to grant a Certificate of Appropriateness for the application as submitted. D. Weinstein seconded the motion. There was a roll call vote and the motion passed unanimously, 4-0.

RECORD OF ACTION:**DATE:** November 8, 2022**SUBJECT:** 107-109 LOWELL AVE 107 - Certificate of Appropriateness

At a scheduled meeting and public hearing on November 3, 2022 the Newtonville Historic District Commission, by roll call vote of 4-0,

RESOLVED to grant a Certificate of Appropriateness for the project as submitted at 107-109 LOWELL AVE 107 to install two chimney caps.

Voting in the Affirmative:

- Jim Gross, Chair
- Ralph Abele, Member
- David Morton,
Member
- David Weinstein,
Alternate

Voting in the Negative:**Abstained:****Recused:****122 Lowell Avenue – Certificate of Appropriateness**

Elvin Ruan presented an application to install a mini-split and service box on the right side, and conduits on the right side and back.

Materials Reviewed:

Assessors database map
Photographs
Product information
MHC Form B

Commissioners were concerned that the conduits on the right side at the bay and in front of the bay were obtrusive. D. Morton commented that five-and-a-half-inch conduit was very large and white PVC would be very noticeable; he asked if a smaller conduit size or some other installation method was possible to reduce what was visible such as running conduits inside the building. E. Ruan explained that several contractors looked at this and it was expensive to run the conduits inside. D. Morton proposed running the conduits along the siding instead of along the trim and painting them to match the siding to minimize the appearance. J. Gross thought it might be fine if smaller conduits were installed and painted to match the siding. D. Weinstein thought there might be another way to run the conduits so they were less obtrusive. D. Weinstein wanted to know if it could be done without the conduit. The owner agreed to talk to the contractor about options to make the project less obtrusive and agreed to continue the review to a future regularly scheduled meeting.

Administrative discussion:

Minutes: the commission approved the October minutes.

Proposed Zoning Change: J. Gross explained that he received a letter from Peter Harrington raising concerns about a proposed change to zoning that would include several properties from the district. P. Harrington

explained that he was concerned that the historic properties would be endangered by the zoning change because commissioners might be replaced if they did not support the zoning change. Ellen Fitzgerald explained that Foster Street would be rezoned to change what could be done by right and what required a special permit; including building heights and alterations. She was also concerned that the commission would be pressured to support projects that were not appropriate for the local historic district.

The meeting was adjourned at 9:00 p.m.

Recorded by M. Hutchings, Chief Preservation Planner