

LHD Design Guidelines 12/03/2020

Commissioners present: Jim Batchelor, Ric Panciera, David Jack, David King, Elizabeth Armstrong, Elton Elperin

Staff present: Valerie Birmingham, Tina McCarthy, Laura Montesari

Meeting begins at 8:02 AM

Laura Montesari presented the draft Sustainability Section.

The Commissioners discussed the prevalence of the items included. Examples of Solar, EV Chargers & green roof in Brookline cited.

Commissioners discussed the information on green roofs and decided to keep the guidance minimal, leaving the details to applicants. All but the first bullet point struck.

Commissioners discussed the need to regulate rain barrels, noting that they had not done so yet and some do exist within the historic districts. Commissioners debated whether they are part of the house or temporary. Mr. King & Mr. Batchelor felt they were permanent (gutters must be altered to add) and thought they should be regulated. Mr. King emphasized that he did not want to encourage them, objecting to the introduction.

Carrie Worn, member of the public, commented that storm windows are not regulated.

Mr. Batchelor noted that rain barrels are a historic technology, common in sustainability plans and encouraged including them.

Ms. Eckert suggested moving the barrel regulations to the gutter section and the commissioners agreed.

Mr. Elperin joined the meeting.

Solar Panels

Commissioners discussed allowing solar panels on slate roofs. Removability, potential damage to slate and roof structure was discussed as well as some approvals of this work in the past.

Mr. Batchelor objected to the second bullet point as not reflecting practice. He suggested emphasizing removability "altered in a manner that preserves the integrity of the slate roof upon removal". Mr. King expressed opposition to the installation of solar on slate/tile roofs, but noted that the situation is different if the entire roof is being re-slatted.

There was agreement about reversibility being important; Ms. Armstrong recommended it have its own bullet point.

Commissioners discussed the 2' setback from the roof edge, reaching a consensus that the 2' setback was important but inserting the word "should".

Commissioners discussed the issue of piping and other utility elements of solar panel systems. A request to put pipes on the interior where possible was discussed but Mr. Panciera recommended against it, as increased pipe penetrations on rooftops is not a good detail. Consensus about a general statement "the Commission prefers equipment be not visible where possible, painted to match surrounding surface when not possible"

Mr. Elperin suggested striking "insulation" in favor of "related systems" and "3 inches from roof surface" in favor of "as close as possible". Commissioners discussed reflectivity and agreed to strike it; add pipes to the second to last bullet point; strike the last bullet point as it is not within our pervue.

EV Chargers

Mr. Elperin suggested dropping the second sentence of the 2nd bullet point. Mr. Batchelor recommended combining bullet points 1 & 3.

Anne Lusk, member of the public, recommended an enclosure to hide the cords & unit. She expressed the desire to have these chargers but not devalue the homes or neighborhood with unattractive units, noting that the example on Hawthorne was beautiful. She asked the Commissioners to provide specific guidance.

Commissioner discussed the idea of enclosures, agreeing that it was desirable to keep the units and cords out of sight. They agreed to eliminate the second sentence of the 3rd bullet point and strike the 4th bullet.

Mr. Jack raised the question of stucco again. Mr. Panciera stated that he still felt traditional stucco was possible.

Mr. Jack expressed concern about saying too much in the DG about sustainability. Mr. Elperin thought the question of materials and sustainability should be included, with LCA analysis, noting that wood is very sustainable.