

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

FEBRUARY 21, 2019

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2019 DEC 18 PM 2:19

Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Karl Haglund; Thayer Donham; Ed Starzec

Staff: Jeffrey Wheeler, Senior Planner; Spencer Gober, Staff Planner

1. Meeting Called to Order at 7:00 PM

2. Public Hearing:

a. Chapel Building, Belmont Hill School – Design and Site Plan Review

Mr. Pinkerton read the public hearing notice.

Scott Aquilina, Bruner Cott Associates, representing the Belmont Hill School, noted that the primary use of the chapel building was for all-school meetings and it was not big enough. He added that they wanted to increase the size of the footprint of the building. The existing building was 8,200 square feet and the proposed was 13,750 square feet (including the basement). Mr. Aquilina reviewed all of the upgrades that would be made to the building and the State Variances that had already been acquired. He presented a slide show of renderings showing the proposed building renovations. David Nardone, Landscape Architect, Stantec, reviewed the proposed landscape plan and site circulation plan for the site.

Mr. Clark opened the meeting to the public. No one spoke in favor or opposition of the project.

Ms. Donham noted that the paved path in the back seemed like a very wide roadway. Mr. Nardone noted that it appeared wider than it was, it was deceptively large. Mr. Pinkerton noted that it was a great design. Mr. Haglund said that it looked fine to him. Mr. Clark noted that the plan was well done and the application was complete.

MOTION to close the public hearing was made by Mr. Clark and seconded by Mr. Starzec. Motion passed.

MOTION to grant Design and Site Plan Approval made by Ms. Donham and seconded by Mr. Starzec. Motion passed.

3. Zoning Amendments:

a. McLean Zones 3 and 4

Mr. Clark noted that Northland was proposing a change of the zoning for Zone 3, to allow multifamily townhouses and garden style apartment buildings. This would allow

for a development of approximately 120-125 units and about 34 of them would be townhouse type homes (similar to what was in the Woodlands development) and the remainder of those would be garden-flat apartment buildings. Additional affordable housing to be included was approximately 19 units. He recommended beginning the public hearing process to move the zoning changes towards the Town Meeting in the spring.

The PB will hold a public meeting on Thursday, March 14, 2019.

b. Single Residence B Zoning District

Mr. Pinkerton reviewed the SR-B Working Group's proposed changes and noted that they would like to see a separate section for SR-B. The language would be similar to the language in SR-C. He noted that there was concern about specifying a GFA. He discussed some of the words specifically as "proposed and existing" to be edited in the by-law. He noted that SR-B zoning needed language to deal with differences in building height. Under section 2, outdoor mechanical equipment should be similar to SR-C. Mr. Pinkerton also noted that the Working Group members suggested that the height would be the same language as the SR-C.

Mr. Clark stated that the public hearing will be March 12, 2019.

c. Inclusionary Housing By-Law – Section 6.10 of the Zoning By-Law

Mr. Starzec reviewed the Inclusionary Housing By-Law Working Group's recommended changes to the Inclusionary Housing By-Law as:

- The total number of proposed units would determine the required number of affordable housing units.
- Eliminate the special exception to this rule for mixed-use residential projects.
- To clarify the payment "in lieu of" language and tweak the calculations, change the procedural request to be heard in front of the Planning Board not the Zoning Board of Appeals.
- Clarify the language for the "in lieu of" payment.
- Standardize the "in lieu of" payment at 5%.

Mr. Clark noted that the public hearing would be held on March 12, 2019.

4. Neighborhood Determination and Working Group Assignment

a. 70 Hoitt Road: Second Story Addition – Single Residence C

Mr. Gober noted that the Applicant/Homeowner had submitted a preliminary application and it was necessary to set up a Working Group for this project. He added that the proposed architecture was more contemporary than what the PB was used to seeing. The proposed house was aesthetically different than the architectural style in the neighborhood. The TLA in context was rather large and the house was angled on the lot. Mr. Clark noted that the driving issue would be size, bulk and mass.

5. Updates on Potential Cases and Planning Board Projects, and Committee Reports

Mr. Gurel, Associate Member, stated that he would not be able to finish his term since out of state travel would keep him from being able to attend BP meetings. He noted that he was regretful to have to resign from the PB.

Mr. Wheeler noted that an application for 65 Clark Street may be coming to the PB depending on the status of the application with the Zoning Board of Appeals.

Mr. Starzec noted that there was an upcoming High School Building Committee meeting scheduled for next week. The High School Building Committee will be coming back to the PB on March 5, 2019 to discuss the building and site/landscape plans.

Mr. Haglund attended the Capital Budget Committee meeting and noted that the discussion was on the new library and that an architect had been chosen. The library will remain on it's existing site and the new building will be three stories, it may be a renovation or a new building.

Mr. Pinkerton noted that the CPC currently has eight or nine projects. The Community Path was coming along and Town Fields were underway. Mr. Haglund asked if the Path could be reviewed under Site Plan Review. Mr. Pinkerton noted that the most interesting project was fixing the Town clock because it seems that it was the church's property and not the Town's property.

6. Review and Approve Minutes

MOTION to approve the following meeting minutes with minor edits as submitted by Ms. Donham was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

Meeting Minutes approved: December 4 and 18, 2018, January 8 and 15, 2019 and February 5, 2019.

7. Adjourn 8:25 PM