

# TOWN OF BELMONT

## PLANNING BOARD

### MEETING MINUTES

January 5, 2021

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: March 1, 2021

TIME: 2:45 PM

Present: Steve Pinkerton, Chair; Ed Starzec; Matt Lowrie; Karl Haglund; Thayer Donham;

Absent: Renee Guo

Staff: Ara Yogurtian, Assistant Director, Offices of Community Development

#### **1. Meeting Called to Order at 7:00 PM**

Mr. Pinkerton called the meeting to order, introduced Planning Board members and he announced the sad news of the death of the Jeffrey Wheeler, Planning Department, Senior Planner for 27 years and noted that Ara Yogurtian, Assistant Director of Community Development would take fill in his place until a replacement was found. There were many condolences offered throughout the meeting.

Mr. Pinkerton reviewed a summary of the items that were on the agenda. The meeting was held remotely via video conference webinar.

**MOTION at the Planning Board's request that the Select Board issue a proclamation in recognition of Jeffrey Wheeler's many contributions to the of Belmont and its residences at Belmont's next Town Meeting was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed.**

Mr. Pinkerton noted that a draft of the proclamation could be drafted. Mr. Lowrie would look at the Open Meeting Law to figure out the protocols.

#### **2. Continued Public Hearings:**

##### **a. 30 Newcastle Road: Special Permit: Construct a new single-family home – SR-C**

Mr. Pinkerton reviewed the history of the application and shared the TLA and FAR analysis. He noted that the scale and mass of the proposed home was exceptionally large for the neighborhood.

The Applicant was not available to comment.

**MOTION to continue to March 2, 2021 (with materials to be revised and submitted by February 1, 2021) and to dismiss without prejudice or deny with prejudice was made by Mr. Lowrie and seconded by Mr. Pinkerton. Motion passed.**

**b. 30 Horne Road: Special Permit: Construct an addition – SR-C**

Mr. Pinkerton noted that they were concerned about the size of the structure and whether the analysis was done correctly. He reviewed the FAR and TLA analysis and noted that the revised proposed home addition was still out of scale with the neighborhood. The proposed home was in the 90th percentile. 80<sup>th</sup> percentile would be around 2,400 square feet. Two attached enclosed porches should be included in the count. Mr. Yogurtian noted that within the next week or ten days he would check the addresses with enclosed porches and see if they were included in the Assessor's reports or not.

Mr. Pinkerton noted that what they could build by right if they counted the enclosed porches, they would be able to build something as large as 2,475 square feet. He also noted that he would still like to see something in the 2,400- 2,500 sf range.

Mr. Lowrie noted that they have gone way beyond the application that was there in front of them. He would only feel comfortable approving a plan with a full application even if it was at 80<sup>th</sup> percentile. It was only made less than 20 square feet smaller after the PB asked them to make it smaller.

Ms. Donham noted that she felt that she needed more information to decide.

Mr. Logan, Applicant, noted that he was very confused about the TLA and FAR determination and he could do this by right and then why a special permit would allow less than the by-law. By right he could build over 80 percent. Mr. Logan will meet with Mr. Yogurtian to review the new proposed changes.

Mr. Lowrie recommended that a Working Group be set up.

Ms. Donham asked to see everything as proposed as relative to the property lines.

**MOTION to continue to May 4, 2021 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.**

**c. 40 Walnut Street: Two (2) Special Permits: Construct a two-family home – GR**

Mr. Pinkerton noted that the elevations conflicted with what was on plot plan as to the height of the structure. The ridge line should be 32.2', that had been reviewed and agreed upon at the previous meeting.

Mr. Rober, Surveyor, representing the Applicant, noted that they could make the changes to the plans and resubmit them.

Mr. Lowrie would like to see the revised plans before voting.

Mr. O'Donoghue, Applicant, noted that he would change this and do whatever they need to do.

Mr. Rober noted that they will need to change the number given on the profile of the roof by modifying a couple of other things to have the architectural plan match up with the survey plan.

**MOTION to continue to January 19, 2021 with plans to be submitted within the week was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed.**

- d. **28 Pierce Road: Two (2) Special Permits: Construct an addition – SR-C, request to withdraw.**

**MOTION to accept withdrawal of application without prejudice was made by Mr. Lowrie and seconded by Mr. Pinkerton. Motion passed.**

3. **73 Trowbridge Street:** Board to discuss if proposed changes would require a new application.

Ms. Miller, Miller Architects, joined the meeting to present the new plans for the home. The Owners have decided to add an office off the master bedroom and would add 82 square feet to the front bedroom and remove 84 sq feet from the back. She noted that the new plan does maintain the approved TLA and massing that was approved back in October.

Mr. Pinkerton noted that there was 7.5 feet of ridgeline being added and he felt that this was substantial.

Ms. Donham felt that this was a different proposal.

Mr. Starzec noted that it changed the overall impression of the building for him.

The PB asked for drawings to show the lowering of the roof and the shadowing effects.

Mr. Lowrie noted that if the PB determines that it was minor, then only the approved changes and modifications will be detailed in writing and shown on a revised plan

The new application would be reviewed on January 19, 2020

**MOTION to accept request to withdraw the petition without prejudice to change the currently approved site plan with a renewal of the application or a new one was made by Mr. Lowrie and seconded by Mr. Starzec. Motion passed.**

4. **Updates on Cases and Planning Board Projects, and Committee Reports**

Mr. Yogurtian noted that there was a lawsuit against the PB regarding 1 Clark Lane. He noted that first the ZBA must hear the case before they can appeal. He is waiting for Town Council to respond.

Two new cases to be heard on January 19, 2020 - 347 Peasant Street, Design and Site Plan review - Dental Building and 35 Horne Road, addition more than 30 percent.

Also, a new application for 44 Winn Street, to be reviewed in February.

**5. Minutes Review and Approval; December 1, 2020 and December 15, 2020.**

Review of meeting minutes will happen at the next meeting.

**6. Discussion and vote to approve the following Planning Board public meeting dates:**

February 2, 2021

February 16, 2021

March 2, 2021

March 16, 2021

**MOTION to approve February 2, 2021, February 16, 2021, March 2, 2021 and March 16, 2021 Planning Board meeting dates was made by Mr. Pinkerton and seconded by Mr. Starzec. Motion passed.**

**7. Adjourn 8:51 PM**