

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

June 1, 2021

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: July 23, 2021
TIME: 9:16 AM

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

Staff: Ara Yogurtian, Assistant Director, Offices of Community Development
Robert Hummel, Senior Town Planner, Offices of Community Development

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

Mr. Pinkerton called the meeting to order and introduced Planning Board members. He reviewed a summary of the items that were on the agenda. The meeting was held remotely via video conference webinar.

2. **Continued cases:**

a. **CASE NO. 21-07, Design and Site Plan Review**

661 Pleasant Street (SRA) – Belmont Woman's Club, Wendy J. Murphy, President

Mr. Pinkerton noted that the BWC was seeking a permit to install a driveway in their parking lot. They were in negotiations with the Historic District Commission and they were waiting for new plans to be submitted. The HDC will meet next Tuesday and then the PB will review it the following Tuesday.

MOTION to continue to June 15, 2021 was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed. VOTE - Unanimous

b. **CASE NO. 21-06, Three Special Permits**

201 Lexington Street (GR) – Christine Arthur and Eugene Klein

Mr. Pinkerton noted that the proposed structure was much larger than other structures in the GR district and it has a large GFA. Ms. Donham was part of the working group to help the applicant to find ways to get the size down. The size had not been significantly reduced since the last hearing. The applicant sent a memorandum as to their thoughts and a new proposal to split the lot.

Ms. Arthur, applicant, stated that the barn proposal denial letter noted two special permits would be necessary.

Mr. Yogurtian noted that there were indeed three special permits.

Mr. Pinkerton was concerned about the size and he said that they could either vote on the application or alter the application. He noted that this application was taking up a lot of the Planning Board's time and the applicant was not considering advisement as it was provided previously by Planning Department staff.

Ms. Arthur noted that she understood that the lot split was allowed and the special permit process could allow for a duplex on a 5,000 square foot lot. She explained how she came to their proposal for a single family – split lot duplex idea.

Mr. Pinkerton noted that the applicant would need to run this idea by Community Development to get a determination.

Ms. Arthur noted that she would like to work with Ms. Donham to see if she can learn more from Ms. Donham.

MOTION to continue to July 20, 2021 was made by Mr. Pinkerton and seconded by Mr. Starzec. Motion passed. VOTE- Unanimous

**c. CASE NO. 21-10, One Special Permit
1010 Pleasant Street (LBII) – Cal Verde Naturals, LLC, Kelly Tomasello and Stephen Tomasello, principals.**

Mr. and Mrs. Tomasello were seeking a Use Permit for an adult use marijuana establishment.

Mr. Noone, representing the applicants, came before the Board to present the plans which now included the ADA handicap ramp.

There were no comments or questions by other Planning Board members.

Mr. Yogurtian noted that the whole project needed to meet architectural access requirements, and this should be included as a condition.

No comments were made from the public.

MOTION to approve as amended with condition of ADA compliance approval by the Town of Belmont was made by Mr. Lowrie and seconded by Mr. Pinkerton. Motion passed. Vote 5:0 (with alternate voting)

**Roll call-
YES VOTES-
E. Starzec
R. Guo
T. Donham
M. Lowrie
K. Haglund**

d. CASE NO. 21-10, Two Special Permits

1010 Pleasant Street (LBII) – Cal Verde Naturals, LLC, Kelly Tomasello and Stephen Tomasello, principals.

Mr. and Mrs. Tomasello were seeking a permit for two signs for an adult use marijuana establishment.

Mr. Noone reviewed the plans for the signs. He noted that they would be in compliance with the Town's Zoning By-Law.

Mr. Starzec asked that the wood signs be treated so they are not easily damaged by weather, etc.

MOTION to approve as applied for with no illumination on the free-standing sign but without prejudice to a future application for illumination made by Mr. Lowrie and seconded by Mr. Pinkerton.

Roll call-

YES VOTES-

E. Starzec

T. Donham

R. Guo

K. Haglund

S. Pinkerton

M. Lowrie

e. CASE NO. 21-09, One Special Permit

535 Pleasant Street (LBI) – Shaw's Super Markets, Debra Collins, agent

Mr. Pinkerton read the public notice.

Mr. Jamie came before the Board and noted that he was seeking a permit to erect a sign at the Shaw's Supermarket.

Mr. Jamie reviewed the details of the sign design.

There were no questions from the Board.

There were no questions from the public.

MOTION to approve (limitation not to exceed store hours) was made by Mr. Lowrie and seconded by Mr. Pinkerton. Motion passed.

YES VOTES-

E. Starzec

T. Donham

R. Guo
K. Haglund
S. Pinkerton
M. Lowrie

f. CASE NO. 21-08, Design and Site Plan Review

115 Mill Street – Northland Residential Corporation, Mr. John C. Dawley

115 Mill Street (McLean Overlay District 3) – Northland Residential Corporation, Mr. John C. Dawley, President and CEO.

Mr. Pinkerton explained that they would be reviewing Design and Site Plan Review for Zone 3 and they would look at building plans for Subzone A. They would also review the dimensional requirements and GFA, height, net living area and basements vs. cellars. Mr. Pinkerton noted that it was not clear what they were being shown. He added that the applicant's floor area were calculated using a different methodology than specified in the By-Law.

Mr. Pinkerton proposed to go through the By-Law and review it section by section as it pertains to the size of the units. He noted that they were looking at section 6B.3.1- Performance and Design standards. He noted his observations as:

- There were areas in the basement labeled as office work area with a full closet and a full bath attached to it.
- The basement could be converted into a bedroom or an audiovisual room. Full baths in basements have not been allowed. It should be changed to a half bath.
- The height calculations focus on the entire building and not the individual dwelling units. The details were a little sketchy.
- Gross and livable floor areas too large.
- No idea whether there were basements or cellars as they would need more detail in the drawings.
- Also need more details in the drawings to determine the dimensions.
- Would need to hire a peer reviewer to help with the calculations.
- The five affordable units had unfinished basements; this was unacceptable.

Mr. Lowrie noted that the GFA calculations spreadsheet needed to be substantially revised before addressing other questions. The plans did not make sense.

Ms. Donham asked to hear more about the spreadsheet from the applicant, she noted that it felt like way too big of a waiver given the prior discussions.

Mr. Hagland noted that the basement ceiling height allowed to charge more than had it been limited to a true basement.

Mr. Starzec would like to see the plans look consistent with the By-Laws.

Mr. Dawley, Northland Residential Corporation, came before the Board to address the questions of the Board members. He noted that he would respond to the concerns but would like some time to get with his team to come up with answers for the Board. It would not be fair to do it on an ad hoc basis.

Mr. Pinkerton noted plans with dimensions would be needed very soon. He noted that there would need to be a third-party review to do the evaluation of the dimensions. The applicant would need to pay for the review.

Mr. Lowrie noted that he thought that they did need to have a peer review for all the floor plans.

Mr. Pinkerton would like to see a true basement analysis so that the basement and cellar calculations could be done.

Mr. Lowrie suggested adding to the next agenda - approval of peer review.

Mr. Dawley noted that there were strict occupancy limitations on these units and the notion of the basement being turned into a bedroom was not right.

The Board concurred that a traffic and stormwater peer review should also be considered.

Mr. Lowrie asked that the deadlines are known to the Board so that they can help to keep on track.

MOTION to continue to June 15, 2021 was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed. VOTE - unanimous

3. Public Hearings:

a. CASE NO. 21-12, Review and Approval of Multiple Signs 525 Common Street (LBI) – Belmont Residential, LLC and Heather Hopkins

Mr. Pinkerton read the public notice.

Ms. Hopkins, applicant, came before the Board and noted that she was seeking a permit to erect signs at the Bradford. She noted that they would like to add simple vinyl letters on the entry doors to each of the buildings, these are permanent signs. Plus, two temporary banners to be up for six months.

Erin DeCarolis, Welch Sign, described the details of the sign.

MOTION to approve for a wall sign on the Pamona Building and the banner sign on the Highland Building (both signs were limited to six months) was made by Mr. Lowrie and seconded by Mr. Pinkerton. Motion passed.

**Roll call-
YES VOTES-
S. Pinkerton
E. Starzec
K. Haglund
R. Guo
T. Donham
M. Lowrie**

4. Review and Approve Outstanding Draft Planning Board Meeting Minutes

MOTION to approve the May 4, 2021 meeting minutes was made by Mr. Starzec and seconded by Ms. Donham. Motion passed.

MOTION to approve the May 18, 2021 meeting minutes was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

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

Mr. Yogurtian noted he will not be assigned to the Planning Board after the end of this month.

6. Adjourn 8:59 PM