

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

October 15, 2019

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BELMONT, MA

2019 NOV -7 AM 8:59

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

Absent: Matt Lowrie

Staff: Jeffrey Wheeler, Senior Planner

1. Meeting Called to Order at 7:00 PM

2. Continued Public Hearings:

- a. **73 Trowbridge Street Lot 62 – Design and Site Plan review to construct a new single-family home, General Residence**

Ms. Miller, reviewed the plans for the single-family home and noted the items that were changed as per the PB's request. Reducing the height caused the shed dormers to be relocated to the other side and removing retaining wall caused the front yard to be regraded. The garage plans were also reviewed. Ms. Miller noted that the style, massing and proportions fit within the current neighborhood.

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

MOTION to approve was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

- b. **73 Trowbridge Street Lot 63 – Design and Site Plan review and three special permits to construct a new single-family home, General Residence**

Ms. Miller, reviewed the changes that were made since the last meeting. She noted that they reduced the height, relocated the shed dormer, redesigned the interior space, and the rear bulkhead was removed and a stair was added. The neighbor on the left was provided a shadow study. Two porch options were presented and the PB approved of the design that had separate front porches.

MOTION to close was made by Mr. Pinkerton and seconded by Mr. Starzec. Motion passed.

MOTION to grant was made by Ms. Donham and seconded by Mr. Starzec. Motion passed.

3. New Public Hearing:

- a. **30 Walnut Street – Special Permit to increase the size of the existing two-family home by more than 300 square feet, General Residence**

Ms. Donham read the public hearing notice.

Ms. Miller, introduced her clients and noted that they would like to renovate the attic to have two bedrooms and a second bath, convert the rear pantry into a deck, and add a dormer. Ms. Miller walked the PB through the proposed plans and answered questions. She noted that the proposed house was in harmony with the neighborhood vernacular.

Mr. Pinkerton noted that the increase in size was in scale with the neighborhood. He noted that he was concerned that the roof of the dormer was over 33 feet and he would like to see the pitch reduced to 4:12 or 3:12. He explained that they could lower the whole thing by three inches and reduce the pitch or push the dormer back into the house a little bit. Ms. Miller noted the changes that would work best for the Applicants and noted that she would make the changes as requested by the PB.

**MOTION to grant with conditions was made by Mr. Pinkerton and seconded by Mr. Starzec.
Motion passed.**

Conditions: change dormer roof pitch to 2.5:12 and reduce the ridge height to 33 feet.

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

Mr. Pinkerton provided a Community Preservation Committee update and reviewed the applications for CPA funds.

Ms. Guo gave an update on the Master Plan Refresh. She noted that Vision 21 Committee was preparing an application for funding and then the Select Board would establish a Master Plan Refresh Committee.

Mr. Starzec and Mr. Pinkerton reviewed the High School Committee meeting and noted that there were value engineering cuts made to the exterior and interior of the building. With respect to the building materials, the stone panels at the base of the building were now going to be brick. The PB would be invited to look at the new materials once a date was set. A working session was set up to look at exterior changes and site changes for November 4, 2019 or November 6, 2019.

Mr. Wheeler noted that there was a retail marijuana sales permit that may be pending.

5. Minutes Review and Approval

MOTION to approve meeting minutes for October 1, 2019 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

6. Meeting Adjourn 8:28 PM