

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

November 17, 2020

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: September 30, 2021
TIME: 2:20 PM

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

Staff: Jeffrey Wheeler, Senior Planner

1. Meeting Called to Order at 7:00 PM

2. Discuss and Deliberation:

a. Lot 1 Clark Lane: Design and Site Plan Review: Construct Single -Family Home in General Residence Zoning District

[Ms. Donham recused herself from the meeting.]

Mr. Lowrie, noted that he had coordinated with Town Counsel and has put together a draft decision. Mr. Lowrie reviewed the 28-page decision and asked the PB to review the document, decide how they would like to vote on it and to approve the final document. Mr. Lowrie stated that the PB would come in and say whether the Applicant established to their satisfaction that they were in compliance with the Zoning By-Law or not. He noted that the land court should resolve this, the PB was not the body to determine this and what has been shown has not demonstrated that they have those rights. At some point the PB would need to finalize and adopt the decision.

Mr. Haglund asked to table the proposal from the Applicants with a time limit by which they would have to demonstrate progress towards a land court decision.

Mr. Lowrie noted that if they can establish frontage rights through the land court the PB could review a new application.

MOTION to decline the petition for the reasons explained to be further explained in a written opinion to follow, it being clear that the denial was without prejudice to a renewed application. If there was a change of the legal status with respect to frontage. Motion was made by Mr. Lowrie and seconded by Mr. Haglund. Motion passed.

The Planning Board scheduled a Monday morning meeting at 10 AM, November 23, 2020.

[Ms. Donham returned to the meeting at 7:45 PM]

3. Continued Public Hearings:

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

MOTION to continue to December 1, 2020 was made by Ms. Donham and seconded by Mr. Pinkerton. Motion passed.

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

MOTION to continue to December 1, 2020 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

- c. 1 Broad Street: Two Special Permits to construct an addition – SR-C**

MOTION to continue to December 1, 2020 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

- d. 24 Grant Avenue: Two (2) Special Permits to construct a two-family home – GR**

Mr. Pinkerton noted that there was a significant number of abutters in serious opposition to this proposal. There were three people who spoke in favor. He stated that voting to allow the special permit for a two-family house to be built on a smaller lot would fly in the face of the reasoning behind passing the zoning amendments that govern the GR district in the first place. He asked the Applicant to withdraw the application and come back with a single-family home. He reviewed the neighborhood analysis and it showed the number of single-family homes to two-family in the neighborhood. He noted that he felt that the ideal size for a single-family house would be the same size as 84 Grant Avenue because it was a lot size of comparable size and this would make for a reasonable FAR. Mr. Pinkerton noted that he would not vote in favor of the special permit as it was.

Mr. Don Cusano, Applicant, was not available to comment.

Mr. Lowrie noted that he was not comfortable with suggesting square footage size for revised applications before viewing the proposal because they do not know what the Applicant was going to come back with in terms of design.

MOTION to continue to December 1, 2020 was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed.

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

Mr. John Donahue, Applicant, asked Cliff Rober to speak. Mr. Rober, representing the Applicant, presented a survey with a modified location for the house. They were not able to connect for a working group due to schedule conflicts. Mr. Rober stated that they had slid the house back to its original location and it was now a major addition. This way they were able to get a driveway in on the righthand side. The owner of the abutting house, Mr. Muzzioli, noted that he was excited about the improvements. The PB noted some concerns about the width of the driveway. Mr. Pinkerton noted that he was concerned about the size of the home as the depth of the house was 62 feet and others on the street were around 30 feet deep. At 62 feet, the proposed house would stick way out. There were only three garages on the block. Mr. Pinkerton continued to say that this was a much larger structure than the rest of the neighborhood and this depth could be cut down and this would provide for more room on the back and solve some parking issues. The proposed size was not consistent with the neighborhood. Mr. Pinkerton proposed a working group to meet on Friday, November 20, 2020 at 10 AM.

MOTION to continue to December 1, 2020 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

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

Mr. Pinkerton reviewed the project applications under review for the Community Preservation Committee as the Winn Brook tennis courts - adding two more courts, money to buy rights-of-way for the construction of the community path, replenishment of the housing trust funds and a feasibility study for cleaning up Payson Park.

Mr. Starzec noted that the Economic Development Group was focused on town center resilience and looking out for small businesses. They had distributed a questionnaire to store owners and met with Board of Selectman to distribute findings.

Mr. Wheeler noted that the ice-skating rink was not going to work. The RFP was making it too difficult to build an economically viable project.

Mr. Wheeler noted that the McLean project would be back sometime around January. The marijuana retail stores would also start to come in with their applications soon

5. Adjourn 8:30 PM