

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

February 15, 2022

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: March 2, 2022

TIME: 2:55 PM

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

Staff: Robert Hummel, Senior Planner, Office 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. Mr. Pinkerton explained the requirements for the Zoning By-Law §1.5.4C (2) and the five criteria that must be met. The meeting was held remotely via video conference webinar. The draft meeting minutes were recorded by Kim Beer.

2. New Cases:

a. CASE NO. 22-02, Special Permit Ted and Naomi Dukas – 236 Payson Road

Mr. Pinkerton read the public notice. The Applicants were requesting a special permit to construct a rear addition of larger than 30% in the SR-C district.

Mr. Pinkerton noted that the lot was large, narrow and nonconforming. The addition fit within the setbacks as it was made narrow.

The architectural plans were shared on screen by Mr. Hummel.

Douglas Okun, Architect, presented the addition off the rear of the existing house.

Mr. Pinkerton asked for a description of the landscaping. Ms. Dukas mentioned that they had put in a row of arborvitae on the left side of the house.

Mr. Hummel reviewed the TLA analysis. The home's existing square footage was 1,956 and proposed was 3,047 square feet and the proposed new structure would make it the fourth largest home in the neighborhood. The large houses were surrounding this property.

Mr. Haglund suggested adding a pitch to the roof to improve the drainage or a partial deck to provide use by a future owner. He was fine with what they were proposing.

Ms. Donham said she was fine with the plan.

Ms. Guo and Mr. Lowrie were concerned about the size but were fine as it was a large lot within larges homes.

No one spoke in favor or opposition of the project.

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

Yes votes-

Ms. Guo

Mr. Haglund

Mr. Lowrie

Ms. Donham

Mr. Pinkerton

3. Continued Cases:

**a. CASE NO. 22-01, - (2) Two Special Permits
Patrick and Jennifer Murphy – 41 Cedar Road**

Andy Rojas, Architect, came before the Board to describe the plans. It was an existing 2 ½ story home and the existing square footage was 2,674 sf. The expansion would include a new kitchen, a family room and a half bath on the first floor. The upstairs adds an increased master bedroom, laundry room and closet. They have communicated with the Historic District Commission and they are comfortable with the plan. Andy noted that the project was successful, met the other setback requirements and the addition was within the character of the neighborhood. The neighbors have all been contacted and there were no opposition to the project. There was a proposed landscape plan presented by Mr. Rojas. He noted that the AC condensers would be screened by landscaping.

Mr. Hummel presented the TLA as 2,674 square feet to 3,842 square feet which puts this at the 73rd percentile. It was consistent with the neighborhood. The existing TLA was .19 and proposed was .27 FAR.

No one spoke in opposition or support of the project.

MOTION to approve the amended application filed on January 27, 2022 was made by Mr. Lowrie and seconded by Ms. Donham. Motion passed.

YES votes-

Mr. Lowrie

Ms. Donham

Ms. Guo

Mr. Haglund

Mr. Pinkerton

**b. CASE NO. 21-08, Design and Site Plan Review
115 Mill Street (McLean Overlay District 3) – Northland Residential Corporation,
Mr. John C. Dawley, President and CEO**

Construction Management Plan review-

Ms. Donham reviewed the plan and felt that the plans was complete. Her only suggestion was to provide a two-week notification of activities to abutting properties.

There were no further concerns or comments from the Board.

Mr. Dawley mentioned that Ms. Eckert asked for some language tightening and asked for a schedule of activities to be posted. He would provide an update revision with the edits for the Board for the next meeting. Mr. Lowrie noted that this should be included in the final plans for approval.

Mr. Dawley described the screening on Olmsted Drive for the abutters, he would build the masonry wall prior to commencement of construction on the property that he owns. He has offered to make a financial contribution to the unit owners so that they can design a revision to the existing planting. The masonry wall would straddle the Zone 2 Zone 3 line. This would need to be a condition of the design site plan review as an obligation of the Applicant.

Mr. Starzec joined the meeting at 8:19 PM

There was a letter from Mr. Eckert addressing his outstanding concerns as:

- The noise by-law in reference to construction period noise. The language will say that they plan to comply to the noise by-law.
- Mr. Pinkerton discussed the accessibility along Olmsted Drive. This is not actually in Zone 3 and they will not weigh in on it. The Board will withdraw from talking about this. Traffic peer review consultant had indicated that things were acceptable. Mr. Lowrie noted that the requirement for accessible access was within the site of Zone 3 and he has not seen any objection to the design within Zone 3 as to whether it complies to 521CMR. He agreed that this does not need to be addressed as part of the Design Site Plan Review for Zone 3.
- Unit size in Subdistrict A – all of them together leave a smaller footprint than what was allowed. Specific language in master deed regarding the crawl space instead of a basement with deed restrictions to be included.
- Subdistrict B – two apartment buildings that look like three independent looking structures. The overall height was reduced, and this was acceptable. This needed to be acknowledged as being three building and not two.

- Chapel sight lines, they looked at them and have demonstrated that the driveway was not entirely visible from some parts of the road. The speed limit will be helpful and this was not seen as a big problem.
- Stormwater management, dealt with at last meeting. Peer reviewer was satisfied with the Storm Water Management Plan.
- Traffic issue – The TMMA would monitor this in the future. Mr. Lowrie noted that there was an adjustment and they were in compliance and could issue the approval.

Mr. Hummel would draft the draft decision and distribute it to Mr. Dawley and Board members. Mr. Dawley has some documents to provide. There has been an extension for the decision from 20 days to 30 days. Mr. Lowrie noted that it would be important to begin the drafting process on the final plans. He would like to have final set of drawings provided to begin the review. Mr. Dawley said that he has begun to work on the final documents.

MOTION to continue the public hearing to March 1, 2022 was made by Mr. Pinkerton and Ms. Donham. Vote was unanimous. Motion passed.

4. Review and Approve Draft Planning Board Meeting Minutes - February 1, 2022.

MOTION to approve the meeting minutes for February 1, 2022 was made by Mr. Pinkerton and seconded by Mr. Lowrie. Vote was unanimous. Motion passed.

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

There would be two special permit applications coming for review, one on Brighton and one on Garfield.

6. Adjourn 8:50 PM

The Planning Board's next scheduled meeting will be held on March 1, 2022.