

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

MARCH 15, 2022

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: April 8, 2022

TIME: 11:28 AM

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

Staff: Robert Hummel, Senior 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 and recorded by Belmont Media Center. The draft meeting minutes were recorded by Kim Beer.

2. New Cases:

a. CASE NO. 22-05, (2) Special Permits **Bhavika Shah – 168 Dean Street**

Mr. Pinkerton read the public notice.

Mr. and Mrs. Shah were present at the meeting.

Mr. Cabre, Architect, walked the Board through the project. He noted that they were adding to the nonconformity but not changing the dimension of the setback, it was only vertical. They were increasing more than 30% to 57%.

Mr. Lowrie noted that he was concerned about the side setback. The two-foot encroachment was a lot next to a house with nonconformities on both sides. The house is large on a narrow deep and irregularly shaped lot. Perhaps a working group approach would be appropriate. The front could be redesigned slightly to look less bulky.

Ms. Donham noted that the Board has been consistent about not extending nonconformities. If they could move it over, it would be a little odd architecturally, but this would be how to comply with the setback rule and to be a little further away from the neighbor. Ms. Donham suggested that the front have a few more windows. A double window on the second floor would look better.

Mr. Starzec and Ms. Guo agreed with the comments made by Mr. Pinkerton, Ms. Donham and Mr. Lowrie. Ms. Guo noted that perhaps a small section of sloped roof to push the addition back a bit.

Mr. Lowrie explained the options for the Applicants to move forward.

Ms. Donham volunteered to take part in a working group to work with the Applicant to make it the right size.

Mr. Pinkerton reviewed the neighborhood analysis. He noted that they would be close to 90 percent in terms of size relative to the other homes in the neighborhood. It would be quite large for the neighborhood. The size was a concern, and it was going a couple of feet into the setback. He shared a plot plan for the home next door to show location of the existing home within the setbacks and property lines, etc. He noted that 2,200 square feet would be a more acceptable size.

The Board will set up a working group.

MOTION to continue to April 19, 2022 was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed. Vote was unanimous.

3. Continued Cases:

**a. CASE NO. 22-04, (2) Special Permits
Elisa Perry – 16 Garfield Road – SR-B**

MOTION to accept withdrawal of the application without prejudice was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed. Vote was unanimous. Mr. Starzec was recused from this hearing.

**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**

Mr. Lowrie reviewed the progression of the opinion document as it had been reorganized and he mentioned that it was not quite ready for review but that it would be ready for Board review by early next week. Comments could be sent to Mr. Hummel and then to vote on an approval at the next meeting on April 7, 2022.

MOTION to continue to April 7, 2022 was made by Mr. Pinkerton and seconded by Mr. Lowrie. The vote was unanimous. Motion passed.

4. Review and Approve Draft Planning Board Meeting Minutes March 1, 2022 and March 3, 2022.

MOTION to approve the meeting minutes as amended (minor edits made by Mr. Pinkerton) for March 1, 2022 was made by Mr. Pinkerton and seconded by Mr. Lowrie. Vote was unanimous. Motion passed.

MOTION to approve the meeting minutes for March 3, 2022 was made by Mr. Pinkerton and seconded by Ms. Donham. Vote was unanimous by two members that were present at the meeting. Motion passed.

5. Demo Delay Bylaw Update

Mr. Pinkerton noted that there was an update with a slight change in the final version that went through the By-Law Committee, and they do not need to vote on it until it is under warrant.

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

- Mr. Pinkerton noted that he was curious as to what to do to comply with MBTA zoning requirements. There was a March 31 deadline to submit comments and a May 30 deadline to submit the committee information form. The Board's comments need to be submitted to Mr. Hummel. Ms. Donham made a comment regarding timing, there was a year and a half to do an analysis, get it through zoning, run through the public process and get it through Town Meeting. Mr. Hummel noted that he would investigate the due dates and timeline for clarification and to report back to the Board. Mr. Pinkerton suggested a working group be put together to discuss this work. Ms. Donham asked Mr. Hummel if a specific Trapelo Road corridor area could be mapped to see what it could look like as an overlay district. Mr. Pinkerton would call the chair of the BOS to see where this was going.
- Mr. Starzec announced that he would be resigning from the Planning Board after the McLean vote.
- Mr. Starzec noted that the Board should check in with the High School Building Committee. Mr. Lowrie noted that this was a material change and they would need to come to the Planning Board. Mr. Pinkerton noted that they would need to come with a waiver. Mr. Pinkerton would contact the chair of the High School Building Committee.

7. Adjourn 8:15 PM

The Planning Board's next scheduled meeting will be held on April 7, 2022.