

TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
JUNE 7, 2022

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: June 22, 2022
TIME: 3:09 PM

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

Staff: Robert Hummel, Senior Planner, Offices of Community Development

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. The draft meeting minutes were recorded by Kim Beer.

1. Meeting Called to Order 7:00 PM

2. Continued Cases

a) Case NO 22-06 – Special Permit Danielle Ward & Robert McAuley – 261 Orchard Street

MOTION to continue to June 21, 2022 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed. Vote was unanimous.

b) CASE NO 22-07 –Special Permit Orton Huang & Hanyin Lin – 55 Hawthorne Street

Mr. Huang presented the revised plans and he noted that the size of the proposed addition was reduced by removing the dormer and the overall mass was reduced. He said that the home was now down to 2,810 square feet. Mr. Pinkerton reviewed the revised Neighborhood Analysis and noted that the improvements satisfied the Board's concerns regarding bulk and size.

There were no public comments.

MOTION to approve the special permit as amended subject to the condition that before building permit issues they will submit an acceptable plot plan to the Department of Community Development. Motion was made by Mr. Lowrie and seconded by Pinkerton. Motion passed. Vote was unanimous.

YES votes-
Mr. Lowrie
Mr. Haglund
Ms. Donham
Ms. Guo
Mr. Pinkerton

c) CASE NO 22-08 – Special Permit & Sign Waiver Nabih El-Lakkis – 90 Trapelo Road

Mr. El-Lakkis noted that the distance was 15.75 feet from the ground to the top of the sign. The proposed sign would put out 282 lumens per 100 feet. The face of the sign will knock it down by 75 lumens.

The Board members commented that they were concerned about the lights being too bright and shining light into the nearby apartments. They were comfortable with the plan to condition that the lights be turned off by 10 PM.

There were no public comments.

MOTION to approve with the condition that the area of the sign is not 15 feet but 31 feet and the height from the ground is 15.75 feet. Also, the sign operating hours are until 10 PM. Motion was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed. Vote was unanimous.

YES votes-
Mr. Lowrie
Ms. Donham
Ms. Guo
Mr. Haglund
Mr. Pinkerton

3. New Cases

a) Case NO 22-10 – Special Permit & Sign Waiver Suneet Sharma – 29 Lexington Street

Ms. Donham read the public notice.

Mr. Suneet Sharma, Applicant, came before the Board to present the plans to reface an existing Gulf gas station sign.

Board members were fine with what was proposed.

MOTION to approve the sign height and sign area with specified hours of illumination to be not outside of 5 AM to 10 PM was made by Mr. Lowrie and seconded by Mr. Pinkerton. Motion passed. Vote was unanimous.

YES votes-
Mr. Haglund
Ms. Donham
Ms. Guo
Mr. Lowrie
Mr. Pinkerton

b) Case NO 22-11 – Special Permit Bob Calnan – 70 Lexington Street (Proposed 70 & 72 Sycamore Street)

Mr. Lowrie read the public notice.

Mr. Cusano came before the Board to present the proposal to construct two single-family dwellings as an alternative to a two-family dwelling at 70 Lexington Street located in the General Residence (GR) Zoning District.

The Board reviewed the plans for the proposal. Mr. Haglund requested that the proposed trees be 3-4” caliper with two Hawthorne trees at the street.

The siding was changed from cedar siding to Hardy Board plank. The Board was fine with this and would make it a condition in the motion.

Ms. Donham noted that she was disappointed that the new proposal did not respect the historic context of the old home that would be torn down.

MOTION to approve as filed provided that the siding be Hardi plank and to change two cherry trees to two Hawthorne trees of 3.5” caliber. Motion was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed. Vote was unanimous.

YES votes-

Ms. Guo

Mr. Haglund

Ms. Donham

Mr. Lowrie

Mr. Pinkerton

4. Woman’s Club Updates on Outstanding Decision Conditions

The Women’s Club would like to come back in July or September. Mr. Hummel will ask to see if they can come on July 19, 2022 so that Mr. Haglund can be present.

5. Planning Board Appointments

a. MBTA Community Advisory Committee Appointments

Mr. Pinkerton nominated Ms. Donham as one member and Mr. Pinkerton noted that he would volunteer for the second position until the new Associate Planning Board Member comes on board.

MOTION to approve two appointments (Ms. Donham and Mr. Pinkerton) as members of the new MBTA Community Advisory Committee was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed. Vote was unanimous.

b. 2022 Planning Board Upcoming Appointment and Re-Appointment Update

Mr. Pinkerton recommended Ms. Guo to be appointed as a full member.

6. Review and Approve Draft Planning Board Minutes – May 17, 2022

Mr. Pinkerton noted that the Planning Board would approve the meeting minutes at the next meeting.

7. Updates on Existing and Future Cases, Planning Board Projects, and Committee Reports

- High School continuation
- Orchard Street Continuation
- Ripley Street
- Open Meeting Law possible to be extended to next December. The plan is to be in person on July 19 for now.
- Mr. Lowrie noted that he has put together an introductory packet for new board members and would like to look at it at the next Board meeting.

8. Adjourn 8:31 PM

The Planning Board's next scheduled meeting will be held on June 21, 2022