

TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
JULY 5, 2022

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: July 20, 2022
TIME: 9:16 AM

Present: Steve Pinkerton, Chair; Matt Lowrie, Vice Chair; Thayer Donham; Renee Guo; Jeff Birenbaum (Associate)

Absent: Karl Haglund

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) PB Case 22-06 – Special Permit Danielle Ward & Robert McAuley – 261 Orchard Street**

Mr. Pinkerton noted that the previous Neighborhood Analysis was adjusted so that it included more larger single-family houses, and this gave a better feel for what the neighborhood fit would look like. He said that the existing home had a TLA of 1,456 square feet and the proposed had a TLA of 2,440 square feet. The proposed home TLA was now in the 75th percentile which was a much better position than the previous 99th percentile.

Mr. Alvarez, Architect, walked the Board through the redesign. He noted that they lowered the height and reduced the size of the floorplan. The original proposed TLA was 3,954 square feet and he had reduced the proposal to 2,440 square feet.

The Board discussed the height of the home and agreed that it fit into the scale of the neighborhood. They also discussed the modern style of the addition and felt that it was fine for the neighborhood.

Public comment:

- Gail Stafford, 8 Cherry Street, was in support of the design. She noted that she was excited about the modern design of the home.

There were no other public comments.

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

Yes votes-
Mr. Lowrie
Ms. Guo
Ms. Donham
Mr. Pinkerton

3. New Cases
 - a) None

4. Election of officers and appointment of representatives to other Town committees.

Mr. Lowrie nominated Mr. Pinkerton as Chair. Ms. Donham seconded.

**In support-
Mr. Pinkerton
Mr. Birenbaum
Mr. Lowrie
Ms. Guo
Ms. Donham**

Mr. Pinkerton nominated Mr. Lowrie as Vice Chair. Ms. Donham seconded.

**In support-
Mr. Pinkerton
Mr. Birenbaum
Mr. Lowrie
Ms. Guo
Ms. Daham**

Mr. Pinkerton nominated Mr. Birenbaum as the representative for the Economic Development Committee. Ms. Donham seconded.

**In support-
Mr. Pinkerton
Mr. Birenbaum
Mr. Lowrie
Ms. Guo
Ms. Donham**

5. Review and Approve Draft Planning Board Minutes - June 21, 2022.

MOTION to Approve Draft Planning Board Minutes of June 21, 2022 was made by Mr. Pinkerton and seconded by Ms. Donham. 4-0-1 vote (Mr. Birenbaum abstained).

6. Continue Planning Board Welcome Packet Discussion if needed

Mr. Lowrie noted that they could remove the request for the statement about why someone would want to have a bigger house and to remove the request for support signatures from neighbors.

Ms. Donham noted that it would be great if they had something that explains the process to Applicants.

Mr. Birenbaum asked that the package be thorough and that there are not major items missing from the applications. If information was missing from the submitted package, then the hearing should be continued.

Mr. Hummel noted that the submitted applications were preliminarily reviewed for thoroughness by the Offices of Community Development before they go to the Planning Board for review.

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

- The Belmont High School and Middle School would be coming back for more discussion regarding the amendments to the Design Site Plan Review
- There will be a new public hearing for 13 Grant Avenue (GR District)
- The Womans's Club will be coming back for an amendment to the decision and an updated landscape and parking plan.
- There will be an anticipated vote to authorize the hiring of a traffic and stormwater peer reviewer for the Belmont Hill School. Mr. Lowrie asked for this to be included on the agenda for the next meeting.

8. Adjourn 8:07 PM

The Planning Board's next scheduled meeting will be held on July 19, 2022