

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

November 7, 2017

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2017 DEC -6 PM 2:29

Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Karl Haglund; Edward Sanderson

Staff: Jeffrey Wheeler, Senior Planner; Spencer Gober, Staff Planner

1. Meeting Called to Order at 7:10 PM

Mr. Clark introduced the new PB member, Edward "Sandy" Sanderson.

2. New Public Hearings:

a. 75 Lorimer Road- Special Permit for Addition Greater than 30% - SR – C District

Mr. Pinkerton read the public hearing notice.

Mr. Clark noted that this project had to be resubmitted after the recent membership changes on the PB.

Susana High and David High, Applicants, gave a brief review of their project. Ms. High noted that she had forty-one letters of support and additional neighbors were at the meeting to support them as well. She addressed the issue of the roof height and noted that it was within the building requirements and the same as the abutting homes.

Comments from the audience:

1. Steve Gross, 126 Brookside Avenue, came to speak in favor of the application.

Mr. Pinkerton noted that he thought that the proposed addition was within reason for the neighborhood. Mr. Haglund noted that the proposal fits well with the neighborhood and Mr. Sanderson noted that the proposed addition was acceptable.

MOTION to close the public hearing was made by Mr. Pinkerton and seconded by Mr. Haglund. Motion passed.

MOTION to approve the Special Permit was made by Mr. Pinkerton and seconded by Mr. Sanderson. Motion passed.

b. 15 Raleigh Road- Special Permit for One-Story Addition – GR District

Mr. Pinkerton read the public hearing notice.

Mr. and Mrs. Wolf, Applicants, presented their proposal. Faith Baum, Architect, presented the plans for the one-story addition.

Mr. Wheeler explained the new neighborhood analysis process and asked for input from the PB. Mr. Sanderson asked to include the previous Special Permits applications that were from the same area in the analysis. Mr. Gober reviewed the neighborhood analysis maps. Mr. Clark noted that the analysis proved that the proposed application was in conformity with the neighborhood.

Comments from the audience:

1. Mary Keenan, 350 Common Avenue, spoke in support of the application.
2. Quynh Dang, 28 Raleigh Road, spoke in support of the application and especially in support of “aging in place”. She noted that she liked the creative plans.

Mr. Pinkerton noted that this was a textbook application and it was an inspiring design.

MOTION to close the public hearing was made by Mr. Pinkerton and seconded by Mr. Sanderson. Motion passed.

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

c. 24-26 Walnut Street – Special Permit for Three-Story Addition – GR District

Mr. Pinkerton read the public notice.

Cliff Rober, representing the Applicant, reviewed the plans for the proposed addition.

Mr. Gober reviewed the neighborhood analysis maps.

Mr. Haglund asked for the dimensions of the driveway to be included on the plans. The PB discussed the driveway plan and asked Mr. Rober for clarification.

Comments from the audience:

1. Jean Cabral, 8 Walnut Street, came to show her support for the project.

Mr. Haglund stated that he was concerned that the proposed landscaping was sparse. William Sullivan, Applicant, explained the landscape plan.

Mr. Sanderson requested a view of the air conditioner condensers from PQ Park.

MOTION to continue the public hearing to November 16, 2017 was made by Mr. Haglund and seconded by Mr. Pinkerton. Motion passed.

d. **11-13 C Street** – Special Permit to Construct New Two Family – GR District

Mr. Pinkerton read the public hearing notice.

Mr. Don Cusano, Applicant, presented the proposed plans for the new two-family house. He noted that he held a neighborhood meeting and there was only one neighbor that showed up and he liked the plans.

Comments from the audience:

1. Mr. Daniel Brackesy, 17 C Street, asked about the plans for the air conditioning condenser. He also asked about the rodent control.

Mr. Cusano noted that the new air conditioning models were quiet and will be screened by bushes and a fence. Mr. Cusano said that rodent control would be provided and he would provide external traps to help control the rats.

2. Diane Brackesy, 17 C Street, thought that the house looked like a monstrosity compared to the other houses on the street.
3. Jinggang Lan, 22 Waverly Terrace, stated that he was concerned about the fence that was located at the rear of the property and drainage issues on the slope.

Mr. Cusano noted that he was not planning to install a fence at the rear of the property. Mr. Brackesy added that there is a drainage issue at the rear of Mr. Jinnjang's property. He noted that there is also a storm easement at the rear of the subject property.

Mr. Gober reviewed the neighborhood analysis maps and noted that the proposed home is consistent with what is already there.

The PB requested that the building materials be labeled on the plans. Mr. Haglund noted that the landscape plan would need to include the species of trees and to be able to compare the plant list with the legend.

The PB was concerned about the slope coming down on the back of the yard and the erosion issue. Mr. Cusano noted that he would be willing to put a small retaining wall at the back of the property to resolve the problem. The PB asked the Applicant to put in writing the offer to build the retaining wall and to include it in the landscape plans. The PB also asked the Applicant to update the patio design on the plans.

Mr. Wheeler explained the layout of the driveways and Mr. Gober noted that the existing street tree was a Norway Maple in good health, but that it probably will die as a result of the construction. He added that the Tree Warden will need to grant permission to remove

the tree. He noted that the utility pole at the corner of the lot resulted in the shape of the driveway. The PB asked the Applicant to research relocating the pole.

The PB members agreed that the house size was acceptable.

MOTION to continue to November 16, 2017 was made by Mr. Pinkerton and seconded by Mr. Sanderson. Motion passed.

3. Discussion on Citizens' Petition to Change Planning Board to be an Elected Body

A brief discussion ensued and the PB agreed that they would leave it to Town Meeting. Mr. Pinkerton noted that running for office could be expensive.

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

a. General Residence Zoning Amendments

A timeline was presented to the Board.

b. Open Meeting Law Updates

Mr. Clark suggested that the PB read through the Open Meeting Laws.

c. Ethics Training Reminder

Mr. Clark reminded the PB to take the ethics training course by November 17, 2017.

d. Joint meeting with Zoning Board of Appeals – January 8, 2018

Mr. Wheeler reviewed the two projects that will be covered in this joint meeting are: 288-292 Trapelo Road and 34 Agassiz Avenue.

5. Committee Appointment – Community Preservation Committee.

MOTION to appoint Mr. Sanderson was made by Mr. Haglund and seconded by Mr. Pinkerton. Motion passed.

6. Review and approval of minutes

Meeting minutes will be approved at the next meeting.

7. Adjournment: 9:50 PM