

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

February 6, 2018

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Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Karl Haglund; Sandy Sanderson; Ed Starzec; Thayer Donham

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

1. Meeting Called to Order at 7:00 PM

2. New Public Hearings

a. 32-34 Upland Road – Legalize Expansion of Two-Story Deck – GR

Mr. Pinkerton read the public hearing notice.

Kevin Hovanesian, Owner and Applicant, explained that in 2014 he rebuilt an existing first floor deck to replace a rotted deck and he also expanded the existing second floor deck. He believed that the second story deck was in harmony with the rest of the neighborhood and that other houses in the neighborhood had second story decks as well.

Mr. Clark reviewed the history regarding the Applicant's permitting process and noted that he built larger than what was approved and therefore was in violation of the Zoning By-Law.

Comments from the audience:

1. Mark O'Brien, 41 Drew Road, stated that the deck was okay. He requested that lattice be installed at the base and that the roof be completed and suggested that a deadline should be set for finishing the deck.

Mr. Pinkerton noted that the deck was very consistent with other decks in the neighborhood. Mr. Clark explained that the Applicant should have resolved this issue three years ago.

MOTION to close the public hearing was made by Charles Clark and seconded by Steve Pinkerton. Motion passed.

MOTION to grant the Special Permit subject to completion of the roofing and installing lattice by June 1, 2018 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

b. 53 Raleigh Road – Two-Story Addition- GR

Mr. Pinkerton read the public hearing notice.

Tom Jackmin, Owner and Applicant, stated that his house was the smallest one on the street. He noted that he has two young kids and could use a mudroom and that these improvements would allow them to live in their house for a long time. He reviewed the building plans and stated that the changes would fit nicely within the neighborhood.

Mr. Clark reviewed the numbers on the zoning compliance checklist.

Comments from the audience:

2. Jean Devine, 52 Raleigh Road, spoke in favor of the project.

Mr. Pinkerton noted that the HVAC units cannot be in the side setback and requested that they be moved to the rear. Mr. Haglund requested that the boxwoods be at least 48" tall to screen the HVAC.

MOTION to close the public hearing was made by Charles Clark and seconded by Ed Starzec. Motion passed.

MOTION to grant the Special Permit with a condition to move and screen the HVAC system was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

c. 79 Leonard Street – Waiver from Sign By-Law – LBI

Mr. Haglund read the public hearing notice.

Chris Abouzeid, Owner of Belmont Books, stated that people who drove and walked through the Town Center could not see where the book store is located. He reviewed the plans and noted that the landlord had restrictions as to where they were allowed to place the sign.

Mr. Wheeler noted that they were applying for the wall sign and the blade sign that fit within the 65-foot aggregate sign area allowed.

Mr. Clark questioned the impact of additional sign waivers on the Center. Mr. Pinkerton agreed and stated that he thought they were for stores that were set back from the street. Mr. Haglund noted that it would be an improvement if each of the stores in this vicinity had a blade sign.

The PB was generally concerned that the landlord would not allow the sign to be installed on the architectural pillars, the ideal height and placement location for the proposed sign. The PB asked the Applicant to go back to the landlord and ask for permission for a lower installation of the sign and to revise his drawings.

MOTION to continue the public hearing to March 6, 2018 was made by Mr. Clark and seconded by Mr. Sanderson. Motion passed.

3. Planning Board Discussions:

a. General Residence Zoning Amendments

Mr. Wheeler noted that there was a series of eight questions that the PB would need to address. He presented a PowerPoint presentation on amendment preparation and the next steps for the GR District. He proposed that the amendments mimic the structure of the SR-C district.

b. Retail Marijuana

Mr. Wheeler noted that the PB will need to come up with a By-Law rather quickly. Mr. Clark noted it was difficult to get a handle on this without help from the Commonwealth. Mr. Wheeler summarized the four use categories: retail stores, processing, cultivation and testing. He noted that if the Town said no to any of these uses, it would have to go to a vote of the Town. He suggested that the PB prepare a By-Law based on the medical marijuana one.

c. Housing Production Plan

Gloria Leipzig, Judy Singler and Maddy Frazer-Cook, Belmont Housing Trust, came to the PB to answer questions regarding the proposed Housing Production Plan.

Ms. Donham noted that the sentiment and the ideas are right but she was struggling with locations and the schedule. Mr. Sanderson asked the BHT to describe how the creation of the HPP helps us to create our own destiny and how we will meet the requirements of 40B. Ms. Leipzig noted that 51 units per year would need to be built in order to meet the 40B requirements. Mr. Clark noted that redevelopment of the Sherman Gardens with denser and higher buildings with more units would be a good place to look. He reviewed a number of development tools and potential ideas to think about. Gloria stated that the BHT would return to the PB with different with a revised document.

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

a. Belmont High School Construction Update – Belmont High School Committee: Bill Lovallo, Chair; Pat Brusch, Co-Chair

Mr. Lovallo introduced the project. He stated that the project was in the feasibility phase and moving into a schematic design phase and then a project funding agreement will be made with the State. He added that after that the project will seek approval by the Belmont voters. He presented a timeline for the PB to review and noted that the MSBA must receive the preliminary design program in April. He also noted that the deadline for the schematic design and all of the details (schedule, systems, costs, site logistics, etc.) must be resolved by July. Mr. Lovallo stated that the design team will return to the PB on April 12 to solicit ideas from the PB. Mr. Clark noted that the PB would meet beforehand to review the plans. He added that the role of the PB was Design and Site Plan Review. Ms. Brusch requested that formal notice be mailed to the abutters of both meetings.

b. Neighborhood Determinations:

i. 51-53 Baker Street

The PB was satisfied with the neighborhood determination.

ii. 49 Carleton Road

The PB was satisfied with the neighborhood determination.

5. Adjourn 9:10 PM