

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES**

**March 6, 2018**

RECEIVED  
TOWN CLERK  
BELMONT, MA

2018 APR -9 AM 8:57

Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; 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. Continued Public Hearing on General Residence Zoning Amendments**

Mr. Clark provided a brief overview of the General Residence Zoning Amendments.

**a. Delete Section 6D.2, Time Limitation expires on June 30, 2018**

Mr. Wheeler gave a brief history of the changes to the GR District. He noted that the PB determined that these changes were effective and will recommend that Section 6D.2 be made permanent. Mr. Clark gave an overview of the PB review process for single and two-family homes and noted that the 2014 amendments met the goals of Town Meeting and to help insure that development is appropriate for the neighborhood.

Comments from the Audience:

1. Judith Sarno, Waverley Avenue, stated that she was in support of the GR Zoning Amendments.
2. Kevin Cunningham, Chandler Street, noted that he hasn't noticed any "mansionization" and he believes that the amendments have been effective.

**MOTION to continue to March 20, 2018 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.**

**b. Amend Section 1.5.4, Nonconforming Single and Two-Family Residential Structures**

Mr. Wheeler reviewed the second Warrant Article, amend Section 1.5.4 and noted that small projects would go to the ZBA instead of the PB for the Special Permit review. The PB concurred that the square footage number versus the percentage was the best way to determine size of projects versus and agreed that 300-350-foot range was acceptable.

Comments from the Audience:

1. Kevin Cunningham, Chandler Street, asked for clarification on setting a threshold and wanted to know if the review would be different. He was concerned about having the ZBA review decks as the PB looks at the aesthetics and overall design.

Mr. Clark stated that the criteria would be the same. He added that it was a work load issue and that this would free the PB to deal with planning issues.

2. Judith Sarno, Town Meeting Member, Precinct 3, asked if Town Meeting can make such a decision. Mr. Clark noted that this could be done.

Mr. Clark summarized the PB's position - less than 300 square feet goes to the ZBA more than 300 square feet goes to the PB. He noted that the language will be drafted before the PB takes a vote.

**MOTION to continue to March 20, 2018 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.**

**3. Continued Public Hearings**

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

**MOTION to continue to the public hearing to March 20, 2018 was made by Mr. Pinkerton and seconded by Mr. Clark. Motion passed.**

- b. 172 Lexington Street – Design and Site Plan Review: Single-Family Home – GR

Mr. Pinkerton read the public hearing notice.

Mr. Cusano, Applicant, presented the site plan and landscape plans.

No one else spoke.

The PB concurred that the design was very well done and that the massing and scale and fits in with the surrounding neighborhood.

**MOTION to approve with conditions was made by Mr. Pinkerton and seconded by Mr. Starzec. Motion passed.**

- c. 174 Lexington Street – Design and Site Plan Review – Single Family Home – GR

Mr. Pinkerton read the public hearing notice.

Mr. Cusano presented the site plan and landscape plans for the site.

No one else spoke.

The PB concurred that the design was very well done and that the massing and scale and fits in with the surrounding neighborhood.

**MOTION to approve with a condition was made by Mr. Pinkerton and seconded by Mr. Starzec. Motion passed.**

#### **4. Public Hearings on Retail/Adult Use Marijuana Amendments:**

##### **a. Extend Moratorium to December 31, 2018**

Mr. Pinkerton read the public hearing notice.

Mr. Wheeler explained the State Cannabis Control Commission is expected to finalize its regulations by the middle of March and to begin issuing licenses on April 1. He stated that the PB proposes extending the moratorium to December 31, 2018 to allow time for the Planning Board, other communities, and attorneys to understand the regulations and therefore draft a By-Law that complies with the state regulation.

Mr. Fuad Mukarker, 20 Park Road, asked for an explanation of how the timeline of the state regulations would work with regards to the moratorium.

The PB agreed that they will need more time to responsibly draft regulations.

No one else spoke.

**MOTION to continue to March 20, 2018 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.**

##### **b. Create Adult Use Marijuana Zoning By-Law Overlay District**

Mr. Pinkerton read the public hearing notice.

Mr. Wheeler explained the draft By-Law and noted that it seeks to allow retail store uses in LB1 Districts. The PB discussed buffer zones as they relate to medical marijuana regulations. Mr. Clark noted that the Board could not move forward with the buffer zones until they hear from the Commonwealth. Mr. Wheeler added that the proposed By-Law was based on the Town's Medical Marijuana By-Law and the By-Law will be revised should the Town decide to move forward with it.

No one else spoke.

Mr. Pinkerton noted that the open question was the buffer zone and how far it was going to be extended. The PB further discussed how to approach the buffer zones issue.

**MOTION to continue to March 20, 2018 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.**

**5. Review and Approval of Documents for the Bradford (Formerly Cushing Village)**

Bill Lovett, Toll Brothers, came before the Board and gave an update on documents for the Bradford. He noted that he was awaiting sign-off by the Town in order to receive a building permit.

**a. Operation and Parking Control Plan (Condition 10 (I)- (viii))**

Mr. Starzec was going to look at this and report back to the PB. Mr. Sanderson asked the Applicant to verify the number of bicycle parking spaces.

**b. Marketing Plan for the Affordable Housing Units (Condition 11 C)**

Gloria Leipzig, Belmont Housing Trust, read a memo of her concerns regarding the affordable housing documents and asked that these be resolved before the PB grants approval. Mr. Lovett responded to the floating unit issues and agreed to meet with representatives from the PB and Housing Trust.

Mr. Wheeler noted that he would put a copy of the definitive plans at the library for review and have a copy at the Office of Community Development. The PB will have the opportunity to confirm the number of bedrooms and make comments.

Comments from the Audience:

- a. Judith Feinleib, 87 Oakley Road, requested that the community be informed.

**6. Updates of potential cases and committee updates –**

- Mr. Sanderson updated the Board on progress of the South Pleasant Street/Waverly Square Committee. The PB had a discussion regarding parking around the area.
- Mr. Starzec updated the PB on the status of the High School Building and he noted that Bill Lovello would like to meet with the Board at its April 24, 2018 meeting.

**7. Approval of meeting minutes for January 18, 2018, February 6 and 15, 2018.**

**MOTION to approve meeting minutes subject to changes as provided by Ms. Donham and Mr. Pinkerton was made by Mr. Clark and seconded Mr. Pinkerton. Motion passed.**

**8. Adjourn 9:33 PM**