

**TOWN OF BELMONT  
PLANNING BOARD**

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BELMONT, MA

**MEETING MINUTES  
May 8, 2018**

2018 JUL 12 PM 2:57

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

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

**1. Meeting Called to Order at 7:07 PM**

**2. Public Hearings:**

**a. 49 Carleton Road – Two Story Addition at Front of House – GR**

Mr. Pinkerton read the public hearing notice.

Diane Miller, Architect, described the need for the home expansion and the design of the proposed addition. She noted that the proposed design features were consistent with the neighborhood. She also noted that the proposed addition was fairly small, just under the newly established 300 sq. ft threshold and it was a fairly modest home to begin with. Many of the neighbors have signed a petition in support of the proposal.

Mr. Gober reviewed the neighborhood analysis. He summarized that the proposed plan for the home would fit in exactly with the current average metrics of the neighborhood.

Comments from the Audience:

**1. Dianna Dill, 56 Raleigh Road, spoke in support of the project.**

No one else spoke.

Mr. Pinkerton was pleased with the design, but wondered if they considered putting the addition on the back of the home. Ms. Miller noted that the flow of the home did not work when they looked at the rear addition option and the rear addition would also need Special Permits for at least two nonconforming issues. She also noted that the front addition takes advantage of the opportunity to improve the front entrance and overall look of the house. Mr. Pinkerton asked Ms. Miller to reconsider the addition at the rear of the existing home. Ms. Donham noted that the front of the house had really been improved but she struggled with pulling the house forward when all of the houses are pushed back. Mr. Sanderson felt that the size of the addition was fine in terms of scale and massing. Mr. Haglund was concerned in the break of the facades on the whole street and noted that this made the home stick out even more and further than other houses on

that side of the street. Mr. Clark noted that he was concerned with the increasing of the nonconformities. He asked the Applicant to rethink the addition on the back.

Ms. Miller asked if it was reasonable to meet with Mr. Wheeler and Mr. Gober. Mr. Clark agreed that was a good idea. Ms. Miller asked questions about how the PB would like to see the front of the house redesigned. The PB noted that they would like to see the focus on the rear of the house.

**MOTION to continue the public hearing to June 5, 2018 was made by Mr. Pinkerton and seconded by Mr. Sanderson. Motion passed.**

### **3. Discussion of Belmont High School Building Project**

Mr. Starzec updated the PB on what happened at the last meeting. He noted that a presentation was made and they ran through site design, circulation, parking and two-way vehicular circulation. The Goden Street neighbors were there to express concerns about traffic impacts. They wanted to see the traffic analysis that backed up the decision to align the entry with Goden Street and there was a discussion about field light locations. Mr. Haglund noted that he was concerned about the addition of the wing building coming forward toward the pond and he felt that it was important to back away from the pond. Mr. Sanderson reviewed the issues of the traffic plan, parking, drop-off zones, circulation and road location.

Thomas Gatzunis, Project Manager, noted that the High School Building Committee will need to submit the schematic design to MSBA on July 11, 2018.

Mr. Starzec noted that there was a discussion with Traffic Advisory Committee (TAC) and they talked through jurisdictional matters, it was determined that the property line was what was within the Planning Board's purview.

Mr. Gatzunis noted that there were daily tweaks made to the design based on the input of the community.

Mr. Starzec noted that the TAC provided a package for the PB as a response to the questions regarding traffic issues. The TAC asked the PB to attend a meeting at the end of May to talk about and resolve issues. Mr. Starzec noted that TAC had an on-call traffic engineer that could be available to answer PB questions.

#### **Comments from the Audience:**

##### **1. Amy Tanenbaum, 21 Goden Street, listed her concerns as:**

- One-way traffic flow, not a combined entrance and exit

- Reduce the number of parking spaces.
  - Look at alternative drop-off areas (non-school side drop off in front of the pool).
  - Review the School and Goden Streets off-set intersection.
  - The parking plan needs to be safe for kids who are newly licensed.
  - Consider a safe railroad crossing for the kids coming from Winn Brook.
  - Design things for how kids are, not how kids should be,
  - A lottery system for student parking space permits might be an idea to consider.
2. Fred Paulson, 90 School Street, noted that there would be more walking and biking to school in the future. He felt that the campus was very car oriented. Two circular places for drop off interfere with walking on the site. The School Department could increase bussing to lessen the drop off problem. The skating rink relocation could provide more property for parking and drop off. The underpass must be accomplished at the same time that this building is constructed so that children from the WB neighborhood could walk to school. He noted that Walk Boston was available to provide safety information. He also noted that the current plan has not changed since last November as far as access points. He is very anxious to see some changes.

Mr. Pinkerton asked Mr. Tom Gatzunis if the elimination of traffic flow through the site was considered and Mr. Gatzunis noted that it was.

#### **4. Debrief Town Meeting**

##### **a. GR Amendments - Next Steps**

Mr. Clark noted that the sunset clause was eliminated for single and two-family construction and the GR amendments were passed. Dormers and decks will now go to Zoning Board of Appeals.

##### **i. Design Guidelines**

Mr. Clark noted that the Design Guidelines were established in November 2016. They provided an overview of design, mass, and height for the GR district subject to Site Plan Review and Special Permit processes. He asked the PB to consider whether the Design Guidelines need to be changed. It was agreed to look at them in the future.

##### **ii. Neighborhood Zoning Issue**

Mr. Wheeler noted that the PB would be looking at neighborhoods and defining the characteristics for each neighborhood.

**b. Marijuana Moratorium - Next Steps**

Mr. Clark noted that Town Meeting adopted the extension of the moratorium through the end of the year. The PB will need to now begin the zoning process. There will be an election in September regarding the citizen's petition. If the citizen's petition with amendments is passed it means that the PB will only be dealing with 2 retail marijuana shops. The election is September 25, 2018 and Town Meeting is November 13 and 14, 2018. Two By-Laws, retail only and all uses) must be ready for when the vote is held. There will be a special forum to gather public input regarding the zoning process and the drafts will need to complete by mid-September.

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

**a.** Mr. Sanderson, Mr. Pinkerton and Mr. Clark updated the PB on their respective committees.

**b.** Potential cases:

- 7 Cherry Street - Addition on a single family
- 51-53 Baker Street – New two-family for June 5, 2018, PB meeting.
- 22 Audrey Street – Add second story an existing ranch in SR-C District.

**c.** Dockless Bikeshare

Mr. Gober updated the PB on the dockless bike system. MAPC recommended that communities work together to come up with an RFP to manage the system. There is no cost to the municipality for this system. The cost is approximately \$1.00- \$2.00 per each bike ride. The system will adapt based on demand of the bikes and the bikes with have GPS chips in them. Fines are up to \$150.00 if a bike is not left in an acceptable drop off location. Belmont will be distributing about 35 bicycles and the count can be adjusted if necessary. The bikes can be rotated from community to community within the system.

**6. Adjourn 8:46 PM**