

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
September 18, 2018**

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TOWN CLERK  
BELMONT, MA

2018 NOV 13 PM 2:46

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

Staff: Spencer Gober, Staff Planner

**1. Meeting Called to Order at 7:00 PM**

**2. Welcome New Board Member**

Mr. Clark introduced new member, Bulent Gurel.

**3. Continued Public Hearing:**

**a. 45-47 Channing Road – Dormer construction - GR**

Keith Miller, Architect, discussed how he revised the plans since the first meeting, and presented a three-dimensional model of the building for review. He reviewed the height comparison to the other houses in the neighborhood and noted that they are not increasing the half-story on nonconforming side of the building ty. He had not changed any of the dimensions since the last meeting. Mr. Miller noted that he looked at reducing the size of the dormer but that the front bedroom would become unusable if the dormer was moved back.

Comments from the public:

1. Portia Thompson, 11 Beatrice Circle, noted that it was very much in line with what we see in Belmont and that it was not too much to ask.

Mr. Pinkerton noted that he was disappointed that the dormer was not pushed back as Mr. Haglund requested. He added that the nonconformity was the number of stories and that the stairwell in the back creates a separate access to the third story, which could make it look like an independent apartment. He stated that this was an issue for the PB. He noted that the Applicant was basically proposing to build a full shed dormer, and that there were not any other shed dormers in this neighborhood constructed that way. The PB compared this case with 97 Slade Street. He suggested reducing the size of the dormer and noted that the PB was looking for a way to come together to make this work for the Applicant.

Craig Galloway, Applicant, stated that the first version of the drawings were similar with a higher peak, then the dormers height was reduced and the roof looked more “blocky”. He added that the exterior shingled roof with more pitch looked better. Mr. Miller noted that he could work with the design and come up with something that works.

**MOTION to continue to October 2, 2018, was made by Mr. Clark and seconded by Mr. Pinkerton.  
Motion passed.**

**4. New Public Hearings:**

**a. 22 Houghton Road – Second Floor Addition – SRC**

Mr. Pinkerton read the public notice. Mr. Keith Miller, Architect, presented the plans for the 2<sup>nd</sup> story addition to a ranch home. He noted that he explained the 30% rule to his clients and looked at the existing homes in the neighborhood. He walked the PB through the plans for the addition. He noted that there were many letters of support. Mr. Clark summarized that there were two special permits being requested: one for the side yard (to increase the set back) and one for the more than 30% increase in size.

Comments from the public:

1. Matt Lowry, 74 Shaw Road, noted that he was concerned about how the house fits into the neighborhood and the negative impact on the neighbors. He noted that if everybody did one of these it would be terrible, the neighborhood would be too built up and houses too close together.
2. Mark Fanning, 5 Shaw Road, direct abutter, stated that he was concerned about the height.
3. Neighbor across the street, Houghton Road, noted that there were 6 ranches that were all very similar. He suggested that the Applicant should consider lowering the height.

Mr. Starzec asked the Applicant to explore reducing the volume of the roof. Mr. Clark reviewed the neighborhood average of one family houses and stated that the one family average TLA was about 1900 sf, the FAR was about .27, the average was 3.4 bedrooms, and 1.6 stories. He summarized that this proposed house was basically going to double in size and that it was a significant increase in mass, bulk and size and expressed concern about the impacts on the neighborhood.

Mr. Pinkerton noted that this would become one of the top 4 TLA homes in the neighborhood. He reviewed the history of the neighborhood and noted that the zoning by-law had prevented houses this large. He explained that the home will be much taller and much bigger than the other homes in the neighborhood. He noted that the proposed house was way too big for this neighborhood. He asked Mr. Miller to reduce the size of it.

**MOTION to continue to October 16, 2018, was made by Mr. Haglund and seconded by Ms. Donham.  
Motion passed.**

**b. 136 Blanchard Road – demolition of existing One-Family home to construct a new One-Family home – SRC**

Mr. Pinkerton read the public notice. John Barera, Applicant, presented his proposal. He noted that he currently lives in Belmont and would like to downsize to a smaller home for retirement. He proposed to demolish the existing home and replace it with a new two-bedroom home. He added that he would like to keep the existing landscaping and add new plantings to the front of the home. Mr. Clark noted that the SP was for lot size. Mr. Barera presented the floor plans and the elevations.

The PB reviewed the existing and the proposed plans. Mr. Clark reviewed the neighborhood matrix and noted that the Applicant was not asking for anything that was excessive in size.

The public did not have any comments.

**MOTION to approve with a condition (stamped drawings must be submitted) was made by Mr. Starzec and seconded by Mr. Pinkerton. Motion passed.**

**c. Zoning Amendments for November Special Town Meeting**

**i. Section 6F: Adult Use Marijuana Overlay District**

Mr. Clark read the public notice and opened the public hearing. Mr. Gober reviewed the timeline for Special Town Meeting. He noted that the town-wide vote will be held on Sept 25, which will determine whether all types of adult use marijuana uses will be allowed or limit it to just two retail establishments. He then provided an update on public comments received to-date and gave a presentation on the proposed overlay district.

1. Robert McGaw, Member of the Bylaw Review Committee, stated that he submitted non-substantive revisions to the Office of Community Development.
2. An audience member (name was not clearly stated), asked for explanation of the public comment statistics slide. Mr. Gober explained how the data was synthesized.
3. Jen McMullin, Precinct 2, asked for clarification on the overlay district locations and distances from the high school to the Loading Dock.
4. Yong Ying Lee (spelling unconfirmed), noted that she was in support of the Special Permit process. She asked the PB to explain what would happen if Town Meeting vetoed the proposed by-law.
5. Christopher Palmer, Claflin Street, noted that he was in opposition to the proposed zone that was closest to the high school. He was concerned about the message that would be sent to teenagers, and stated that it normalized the use of marijuana.
6. Sharon Jong, (spelling unconfirmed), same concern about the Loading Dock location as Mr. Palmer and asked about the Community Host Agreement process. Mr. Gober explained the process.

7. Suskia Kopek (spelling unconfirmed), noted that the location by the Loading Dock was not good. She wanted to know what types of comments and concerns would be addressed in the Community Host Agreement. Mr. Clark noted that the Board of Selectman would negotiate that Agreement.
8. Fred Paulson, was not in support of the district so close to the high school.
9. Con Tu (spelling unconfirmed), asked if the process for Special Permit could be voted on by the public. Mr. Clark explained the SP process.
10. Don Cuvec (spelling unconfirmed) School Street, asked for clarification of the 300' buffer versus 500' buffer.
11. Christine Cranston (spelling unconfirmed), Colby street, stated that she was concerned that the bike path will become a marijuana thoroughfare. She was very concerned about her neighborhood.
12. Julie Crockett, 232 Trapelo Road, Town Meeting Member, Precinct 5, noted that on South Pleasant Street is was easy for people to drive in and get their marijuana and drive out again. She did not support the area near the school. She recommended a location on Grove Street to be added as a consideration as a location for retail marijuana establishment.
13. Gerry Shay (spelling unconfirmed), Precinct 7, noted that the community path connects the Town Yard and the Loading Dock and he wondered what kind of message that will say about Belmont. He was not in support to the proposed location near the high school. He added that .6 miles was the closest location of a marijuana establishment to a school in the entire state so far, the Loading Dock is only .1 miles away.
14. Jake Loyd, (spelling unconfirmed), Precinct 2, asked for more clarification on the Town Yard location. He asked if the PB could consider putting two locations on South Pleasant Street. He was not in support of the high school location.
15. Robert McGaw, Member of the Bylaw Review Committee, explained the "yes" vote vs. the "no" vote. He noted that the PB's challenge was to figure out where to put these two retail shops - these establishments will have to go somewhere and there will have to be a balance to find the best locations to optimize the interest of all parties while respecting the need to have the distance necessary to protect the things you want to protect.
16. A gentleman, (name was not stated), noted that he was not in support of the high school location.

**MOTION to continue to October 2, 2018, was made by Mr. Clark and seconded by Ms. Donham. Motion passed.**

**ii. Section 6G: South Pleasant Street Overlay District**

Mr. Clark read the public notice. He noted that they will be taking the LB-I uses and putting them on top of the LB-II, adding two uses; assisted living and age restricted housing (senior housing). Mr. Gober gave a presentation on the proposed South Pleasant Street Overlay District. The PB recommended changing the commuter walk incentive to a half mile. The PB also requested to change the building height 38' to the top of the ridge (by SP).

Comments from the public:

1. Rachel Heller, Chair, Housing Trust, recommended that affordability be increased in the overlay district. She proposed the possibility of 40R and noted that Housing Trust will meet again to discuss further. She suggested removing the Star Market parcel from the overlay district.
2. Lauren Meier, Co-chair of the Historical Commission, noted that 1000 Pleasant Street is on the Town's List of Historically Significant Buildings. She asked the PB to consider adding an additional incentive to retain that building. Ms. Meier noted that she was also concerned about the 5 foot setback, and how to mitigate traffic in the overlay district.
3. Mr. Paulson, Town Meeting Member, expressed an interest in facilitating development of more affordable housing on South Pleasant Street.

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

**a. Confirm on-site meeting date and time at the Bradford to view materials mock-up**

The on-site meeting will be held on September 29, 2018, 12-2 PM.

**b. Neighborhood Determinations:**

**i. 70 Hoitt Road**

The PB reviewed and approved the neighborhood.

**ii. 523 School Street**

The PB reviewed and approved the neighborhood.

**6. Adjourn 10:36 PM**