

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
November 27, 2018**

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BELMONT, MA

2018 DEC -5 PM 1:58

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

Absent: Ed Starzec

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

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

**2. Continued Public Hearing:**

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

Steve Pinkerton was appointed to discuss changes in the application with the Planning Staff on Thursday, November 29th at 4:30 PM. This will be a public hearing.

**MOTION to continue to December 4, 2018, was made by Mr. Clark and seconded by Ms. Donham. Motion passed.**

**b. 35 Leonard Street – Waiver for Projecting Sign**

Mr. Haglund was appointed to review the impact of blade signs on Leonard Street.

**MOTION to continue to December 18, 2018 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.**

**3. Presentation from Belmont Energy Committee on Climate Change Action Roadmap**

Mr. Roger Colton, Belmont Energy Committee Member, came to talk about how the PB could help move forward with achieving the road map and goals for the Climate Action Plan. He described the recent achievements of the Energy Committee. He noted that because of the energy audit process many people had their homes weatherized. The solarization program campaign led to 300 people adding rooftop solar panels to their homes. The Belmont Drives Electric program has had 178 vehicles purchased. These results demonstrated that Belmont had a deep interest of pursuing the climate action roadmap that had been adopted. He stated that emission in Belmont were declining but it was not enough to meet the goal for 2050 and the Town was not on track to reach the objective as set by Town Meeting. He asked the PB for support of a resolution that will come before Town Meeting to endorse the road map and to move toward 80% reduction in emissions. He noted that there is a need to address buildings and that a group of people from various committees needs to convene to review the Zoning By-Law to see how it effects these goals. He noted

that the Zoning By-Law could include incentives, parking requirements could be updated to include more electric charging stations, solar readiness for solar panels on newly built homes, etc. He asked the PB to consider driving the process, or he suggested the Energy Committee could drive the process. The end result would be to bring back a set of recommendations to what could be done to revise the By-Law. Mr. Clark stated that the PB would be involved once the resolution was approved by Town Meeting and then a discussion could occur on how to move forward.

#### **4. Discuss Potential Zoning Amendments**

##### **a. McLean District Zone 3, Senior Living Subdistrict**

Mr. Wheeler noted that there was interest from McLean to move forward with development of zone three. McLean will make a presentation to the PB soon.

##### **b. Waverley Square Zoning District**

Mr. Clark noted that the PB had been looking at this district for a long time. He discussed the location of this area and added that he did not think it was ready for Town Meeting since it was a complicated zoning issue.

##### **c. Inclusionary Housing (section 6.10)**

The Housing Trust mentioned that there are some issues with the Inclusionary Zoning By-Law and they will propose changes.

##### **d. Single Residence B Zoning District**

Steve Pinkerton indicated that the residents of SR-B would like to extend the coverages that were put into place for SR-C to their district. A letter will be coming soon from community members. Mr. Clark asked the SR-B neighborhood representatives to come back to the December 4<sup>th</sup> meeting to start the process and to talk about their concerns and issues. Mr. Pinkerton noted that it would be good to bring in signatures by the next meeting on December 18th.

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

- Mr. Wheeler noted that the new High School proposal passed and the application will be coming forward to the PB in January and February 2019. Also, the police station has funding and will be coming before the PB as well.

- Mr. Wheeler noted that the outstanding issues at the Bradford were still the white trim and red shingles. The PB will meet on Saturday, December 1, 2018 at 1 PM to review the materials.
- Mr. Clark described the recent Special Permit issues and the problem of Applicants going to the Community Development Office for guidance and then moving on to the PB without following the guidance as provided by the Community Development Office. Mr. Clark noted that these issues will need to be dealt with up front rather than take up a lot of time and energy for the Applicant and the Architect. Once they have gone through the initial process, a member of the PB will meet with the Applicant to discuss size and mass and the impact of a large project on a neighborhood. One of the PB members will work on this with the Applicants and the meetings will be public. The Community Development Office will require a draft as part of the pre-application process and the PB will be present to let them know what will work and what will be problematic.
- Ms. Donham noted that the High School Traffic Advisory Committee would be meeting on Friday. They are starting to look at ideas for drop-off on Concord Ave. She noted that there was no easy solution.
- Mr. Wheeler noted that there was money available for a recodification of the Zoning By-Law, to make sure that similar words are used throughout it.

Ms. Ellen Cushman, Town Clerk, explained that there was money in the budget (\$6,700.00) to pay for the service to have the recodification done. The idea was to improve the searchability and consistency within the Zoning By-Law. The PB agreed to move forward with recodification.

**6. Adjourn 8:44 pm**