

**TOWN OF BELMONT  
PLANNING BOARD  
22 CLYDE STREET WORKING GROUP**

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TOWN CLERK  
BELMONT, MA

**MEETING MINUTES  
February 27, 2019**

2019 APR 30 PM 12: 00

Present: Steve Pinkerton, Vice Chair  
Staff: Spencer Gober, Staff Planner

**1. Meeting Called to Order at 4:05 PM**

**2. Review and discuss a potential Special Permit application for 22 Clyde Street, located in the General Residence (GR) Zoning District**

- S. Pinkerton opened the meeting, introduced himself, and provided a brief explanation of the background and intent of the GR Zoning By-Law.
- S. Pinkerton stated that in general he liked the proposed design. He indicated that he was not concerned with the proposed side setback encroachment at the rear of the house, and that in his view, remedying the existing side setback encroachment at the front of the house simply meant that the encroachment was being redistributed not expanded.
- It was noted that since the topography of the site slopes uphill towards the rear of the property, the impacts on rear abutters would be minimal.
- S. Pinkerton identified the following as his only two items of concern:
  1. The proposed 4' increase in height to the ridge, which will make the house taller than the typical Belmont house and add to the bulk and mass of the building; and,
  2. The proposed Total Livable Area (TLA).
- A discussion ensued regarding past development projects that led to the GR Zoning District amendments, and an explanation of TLA was provided. S. Pinkerton quoted the Special Permit granting criteria outlined in the Zoning By-Law.
- The Working Group collectively reviewed the proposed plans to identify ways in which to address S. Pinkerton's concerns while enabling the applicants to achieve their goals and meet their needs: accommodating a growing family, and providing space for guests and in-laws when needed.
- The preliminary neighborhood analysis conducted by Planning Staff (Staff) was reviewed, and the size of the house compared to the neighborhood was highlighted.
- Upon review of the plans and the neighborhood analysis, S. Pinkerton indicated that he did not have concerns over the size of the dormer, and understood the limitations created by and the need to work around the confines of the existing staircase. He also stated that due to the narrow nature of the house, the TLA did not result in a structure that was perceived to be out of character with the neighborhood with regards to bulk and mass. He also highlighted that the house is existing and the proposed new TLA was minimal.

- The Working Group agreed that the best approach to mitigating the outstanding item of concern (height to the ridge) was to create a hipped roof at the rear of the structure, which results in a reduction of bulk and mass, and hip the roof at the front of the house and include a dormer (9' wide to match interior room width) to avoid creating an awkward interior space.
- The applicants agreed to this approach and will submit revised drawings to Staff for review. If the revised plans accomplish the desired goal of reducing the appearance of bulk and mass, Staff will recommend that the applicants move forward with their Special Permit application.

**3. Adjourn 5:00 PM**