

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

APRIL 11, 2019

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2019 JUN 28 AM 9:14

Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Karl Haglund;
Ed Starzec

Absent: Thayer Donham

Staff: Spencer Gober, Staff Planner

1. Meeting Called to Order at 7:05 PM

Mr. Clark called the meeting to order and introduced his colleagues. He gave a summary of the items that were on the agenda. He noted that the Board would wait for Mr. Haglund to come to the meeting and that they would open the 33 Trowbridge case, but could not vote on it until a later date, unless Mr. Haglund came in time to hear the case.

Mr. Gober noted that the abutter notifications were mailed out late for 70 Hoitt Road and 22 Audrey Road and would be heard at the May 7, 2019 hearing.

[Mr. Haglund arrived to the meeting at 7:28 PM]

2. New Public Hearing:

a. **33 Trowbridge Street – Addition over 300 square feet, GR District**

Mr. Pinkerton read the Public Notice.

Jamal Siddigni, Architect, New England Design and Construction, representing the Applicant, noted that the Applicant was requesting a special permit to build a 500 square foot second-story addition. The addition would house two bedrooms and a single bathroom and they would need a side setback extension in order to build the addition. Mr. Siddigni presented the plans for the second story addition. He noted that the plans for the addition were under the max height restriction.

The Board reviewed the plans for the second-story addition and noted that the addition would be in keeping with the size of the other homes in the neighborhood. Mr. Clark noted that it was a well thought out plan and it fit in well and it was not detrimental to the neighborhood.

No one spoke in support or opposition of the project.

MOTION to close the public hearing was made by Mr. Pinkerton and seconded by Mr. Haglund. Motion passed.

MOTION to approve was made by Mr. Pinkerton and seconded by Mr. Haglund. Motion passed.

b. 70 Hoitt Road – Addition greater than 30%, SR-C District

To be heard at the Planning Board Meeting scheduled for May 7, 2019.

c. 22 Audrey Road - Addition greater than 30%, SR-C District

To be heard at the Planning Board Meeting scheduled for May 7, 2019.

Mr. Pinkerton noted that the plans were not changed as recommended by the Working Group. He suggested that the Applicant take a look at the comments before the next hearing. He would like to see the plans revised before they come before the Board.

3. Preparation for Town Meeting:

a. Single Residence B Zoning District

Mr. Gober reviewed a couple of edits as suggested by a member of the public under Article 4 – Single Residence B.

The Board discussed the suggested edits and agreed that they were not substantive and to continue with the language as it was.

Mr. Gober reviewed the reasons for the amendment and Mr. Pinkerton suggested a few minor edits. The Board continued to review a draft of the Zoning By-Law amendments including: nonconforming lots and topography, Images of the Topography within the SR-B, Nonconforming Lots in the SR-B and Special Permit by-right or Special Permit by Special Permit process.

b. Inclusionary Housing Zoning By-Law – Section 6.10 of the Zoning By-Law

Mr. Gober reviewed a couple of edits as suggested by member of the public under Article 3 – Inclusionary Zoning: Section 6.10.5

The Board discussed the suggested edits and agreed that they were not necessary and to continue with the language as it was.

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

Mr. Gober noted that the Town Administrator would like to submit a Fiscal Year 2020 Community Compact - Housing Best Practice to amend Zoning By-Laws to allow for increased density and housing opportunities in a manner that was consistent with the neighborhood character and supportive of aging in the community.

The Planning Board was in support of the Housing Best Practice going forward.

5. Adjourn 7:35 PM