

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

MAY 7, 2019

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BELMONT, MA

2019 JUN 28 AM 9:14

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

Staff: Spencer Gober, Staff Planner

1. Meeting Called to Order at 7:09 PM

Mr. Clark called the meeting to order and introduced his colleagues. He gave a summary of the items that were on the agenda. Mr. Clark noted that the purpose of the Working Group was to streamline the special permit process. He added that the Working Group meetings along with the Planning Department made the process easier for the Town and the Applicant.

2. Public Meeting:

a. People's United Bank (Formerly Belmont Savings Bank) Signage Discussion

Anna Haluch, ProSign Graphics, Project Manager, representing People's United Bank, reviewed the proposed signs for the Trapelo Road location. She noted that there were three main signs; two wall signs and a freestanding sign.

Mr. Clark explained the reason for the 2017 amendments to the Sign By-Laws. He reviewed the issues as presented to the Town Meeting in 2017.

Mr. Clark noted that the large sign was an issue on Trapelo Road because it is nonconforming and the By-Laws require all signs be brought into conformance if alterations are proposed. The PB agreed that it was reasonable to keep the banner signs through the summer (until Labor Day).

Hal Tovin, Former Chief Operating officer, Belmont Savings Bank, asked the PB if they would allow the directional sign on the side to continue to exist. Mr. Clark noted that they would meet again and make a decision on that.

Mr. Clark noted that the signs would be considered on-going business for discussion and they could keep up the banners in the meantime.

3. New Public Hearing:

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

Mr. Pinkerton read the public notice.

Mrs. Yael Schoen Getz and Mr. Gad Getz, Applicants-Homeowners, noted that they have been in their house for ten years, they have three kids and they were outgrowing their current home. Initially, the Zoning Board of Appeals did not approve the lot coverage proposed on a previous version and they had decided to come back with a smaller version. They noted that they would like to do an addition and met with a Working Group. They would like to make the attic into a full second-story over the existing building and then add a one-car garage and build a one-story new addition above that.

Ms. Donham and Mr. Pinkerton were part of the Working Group for the proposed plan. The PB discussed the building height.

Mr. Haglund noted that he was concerned about the diagonal and taking advantage of their neighbor. He also noted that it really changed the sense of the neighbor and the addition of the garage changed the angle. Ms. Getz noted that the abutters were super supportive and that they were still maintaining the setback.

Mr. Gober reviewed the Neighborhood Analysis and proposed TLA.

Mr. Pinkerton noted that he liked the change, but he wanted to have the dimensions of the building height so that he could feel comfortable before he voted on the project.

Tom Metzo, 55 Hoitt Road, (Homeowner name at 55 Hoitt Road was confirmed with Belmont Assessor's as Joanne Adduci), spoke in support of the proposal and noted that they were doing a great job keeping the neighbors informed. He noted that he loved the design and he would be happy if it could be approved.

No one spoke in opposition of the project.

Mr. Pinkerton noted that they had done a great job responding to the Working Group comments but they still needed the dimensions.

Mr. and Mrs. Getz left the meeting to go home and get the dimensions at 7:53 PM.

MOTION to continue for one hour until May 7, 2019, 8:45 PM was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

MOTION to reopen the hearing for 70 Hoitt Road, at 8:58 PM was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

Mrs. Getz noted that the original proposed height was 32.9 feet, then it was lowered to 31.9 feet, a typical house in that neighborhood was about 28 feet.

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

MOTION to approve with a condition was made by Mr. Starzec and seconded by Ms. Donham. Motion passed.

Condition: A new set of plans with dimensions were to be submitted.

b. 22 Clyde Street – Addition over 300 square feet, GR District

Mr. Pinkerton read the public notice.

James Muphy, Homeowner, noted that he had lived in Belmont for 11 years in a second and third floor condominium on Harding Avenue and they have three children and they want a larger home. They were proposing to convert a two-family into a single family in order to accommodate the size of a growing family plus aging parents.

Nathan Dishington, Dishington Construction Inc., General Contractor, presented the proposed dormer and answered the Planning Board's questions regarding the dimensions of the dormer.

Ching-Hua, 28-30 Clyde Street [name was unclear but the Assessor's website lists this name and address], lives next door and he was in support of the project. He was concerned about the dormer and the windows of the dormer looking right into his windows. Mr. Clark noted that curtains and drapes would be helpful to maintain some privacy. Mr. Murphy noted that this was the guest bedroom and there wouldn't be a lot of guests there.

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

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

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

Mr. Pinkerton read the public notice.

Steve Parnagian [name spelling may be incorrect], Attorney, representing the Applicant, introduced the project's Architect, Mr. Kherlop and the Homeowner-Applicants. He noted that the application was to construct a second-story addition to provide four bedrooms so that the family could be more comfortable in the home. They worked with the Office of Community Development as a Working Group with Mr. Pinkerton.

Mr. Norman Kherlop, Architect, came before the PB to present the proposed plans for the home. He noted that the Applicant met with the neighbors and reviewed the plans with them.

Mr. Clark noted that there was a misunderstanding between the discussion on the plans and the Working Group (representing the Planning Board). He asked Mr. Kherlop to meet again with the Working Group, get it clear, sign off on it and then come back again for another meeting. The Working Group will meet with the Applicants soon to get some clarity. They Applicant would like to attend the May 21, 2019 PB meeting.

Mr. Clark opened the hearing for public comment.

Arthur Macleold, 29 Woods Road, noted that he was in support of the proposed plans. He added that 22 Bacon Road has a driveway 2 feet below grade and that the homeowner was forced by the PB to create a home that was not good for an older person.

Michael Klug, 9 Audrey Road, noted that the PB should let people do what they want to do, he asked the PB to not make things difficult.

Naomi Goldman Macleold, 29 Woods Road, noted that the house proposed was perfectly acceptable. She added that there are 15 houses on Audrey Road, 8 of which are quite high and the proposed home is lower than the home next door. She would like the Applicant to go ahead and asked the PB to start getting them the approval that they need.

[Father of the daughter who plans to own/occupy the home, his name and address was not clear on the recording], noted that he bought the house for his daughter and would like his daughters to live next to each other. He asked the Board to please accommodate the size of the house.

MOTION to continue to May 21, 2019 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

4. Continued Public Hearing:

a. Belmont High School – Landscape and Site Plans

Bill Lovallo, Belmont Middle and High School Building Committee, Chair, introduced his colleagues: Pat Brusch, Belmont Middle and High School Building Committee, Vice-Chair; David Warner, Landscape Architect; Emma Thurston, Treasurer; Rick Kuhn, Perkins + Will, Architect; Joel Mooney, Belmont Middle and High School Building Committee Member

Mr. Lovallo noted that the purpose of the meeting was to review the landscaping plan, specifically the grass and trees.

Mr. Warner reviewed three different landscaping plans for the south plaza space.

Mrs. Donham asked for some adjustments to accommodate wheelchairs. Mr. Lovallo noted that they would work on this.

Mr. Lovallo noted that he would like to come in on June 4, 2019 to wrap things up.

MOTION to continue was made by Mr. Pinkerton and seconded by Mrs. Donham. Motion

passed.

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

a. May 21, 2019 Planning Board Meeting

- 232 Brighton Street – SR-C

b. June 4, 2019 Planning Board Meeting

- Starbucks sign on the Bradford

c. June 18, 2019 Planning Board Meeting

- 56 Claflin Street – SR-C
- 344 Pleasant Street – Sign Waiver

d. Planning Board Members provided brief updates on their designated committees.

6. Review and Approve Minutes

Review and approval of meeting minutes was not addressed at this meeting.

7. Adjourn 9:09 PM