

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

February 18, 2020

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: April 13, 2020

TIME: 2:20 PM

Present: Steve Pinkerton, Chair; Matt Lowrie, Thayer Donham, Ed Starzec; Karl Haglund

Absent: Renee Guo

Staff: Jeffrey Wheeler, Senior Planner

1. Meeting Called to Order at 7:00 PM

2. Public Hearings:

- a. 181 Common Street – SRC – Additions at side and rear of home

Mr. Starzec read the public hearing notice.

Christopher Poli, Applicant, presented plans to construct additions to the sides and rear of his home. He noted that the house was located on a sloping lot. He would like to expand the size of the garage a few feet to make it usable and to add a second garage off of the back of the house, running perpendicular to the existing garage to allow for two vehicles. He noted that he tried to not expand the footprint very much. His goal was to add space and to beautify the home. He reviewed the proposed exterior materials and a proposed landscape plan, which screen the mechanicals from the neighbors. He added that they tried to remain within the constraints of the Zoning By-Law and to minimize the number of violations. He also noted that they were within the allowed height, open space, and lot coverage.

Comments from the audience:

1. Arthur Chamian, 185 Common Street, noted that 181 Common Street had been an eyesore for many years. This stretch of Common Street had very stately and historic homes and he thought that the Applicant had put a lot of thought into the plan and he noted that he was in support of the proposal.
2. Mary Cheever, 178 Orchard Street, noted that she would like to do something to her home as well sometime in the future. She was in support of the proposed plans and she was happy to see him beautify the home.

Mr. Pinkerton explained that the issues were the extension of the side setback and the number of stories. He reviewed the neighborhood analysis and he noted that the neighborhood consisted of 76 homes, this proposed home was coming in at over 6,000 square feet and it would therefore be one of the top four largest houses in the

neighborhood. He added that the average TLA was 2,540 square feet and the median is 2,281 square feet. He noted that the PB would have to take a closer look at how this size might fit into the neighborhood. He also noted that it would still need to be determined whether they would be adding a story or extending an existing story, whether the attic space was going to be a bedroom and whether the basement was to be included in the square footage.

Mr. Lowrie stated that he was concerned about it being a corner lot.

Mr. Pinkerton recommended that the Applicant meet with the PB Working Group - Mr. Pinkerton and Mr. Starzec volunteered for it.

MOTION to continue the public hearing until March 17, 2020 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

b. 483 Trapelo Road – Replace Free-Standing Wall Signs

Ms. Donham read the public hearing notice.

Heather Dudko, Agent, noted that the bank would like to do a refresh of the older signs as they are in disrepair. She walked the PB through the plans for the new signs. She noted that the existing freestanding sign and two wall signs were installed prior to the current code allowance so only the wall sign on the Trapelo Road elevation could be replaced by-right: to replace the other signs would need Special Permit. The existing freestanding sign would be replaced in a similar fashion, though it will be a little bit smaller and have a new footing. The proposed sign for the rear elevation has a small illuminated sign at the same location, made of similar material and similar size. She added that they would like to maintain the signs that they currently have, and if they were to apply the current code, they would only be allowed one sign on the front elevation.

Mr. Pinkerton asked if the bank would consider whether they needed the freestanding sign as it could not be seen when you are approaching from the west, what you can see is the wall sign. Mr. Haglund noted that people should meet the code when they change the signs, this was the intent of the sign by-law update. The Applicant was asked to consider this option (to remove the existing freestanding sign and replace it with an east facing wall sign) and to come back before the PB for review.

MOTION to continue public hearing to March 17, 2020 was made by Mr. Starzec and seconded by Ms. Donham. Motion passed.

c. 72 Leonard Street – Replace Wall Signs

Ms. Donham read the public notice.

Heather Dudko, Agent, walked the PB through the plans for the proposed replacement wall signs.

MOTION to approve the waiver to the sign by-law was made by Mr. Starzec and seconded by Mr. Pinkerton. Motion passed.

3. Updates on Cases and Planning Board Projects, and Committee Reports

a. Neighborhood Determination:

- i. 267 Waverly Street – GR – Two-Story addition at rear of home
- ii. 32 Frost Road – SR-C- Two-story addition at rear of home.

The PB agreed that both of these neighborhoods were acceptable.

b. Upcoming Meetings

Another Working Group was proposed for Friday morning to review the proposed Zoning By-Law for Zone 3 of the McLean District.

Monday, March 2, to meet with the Select Board to discuss traffic and the Traffic Monitoring and Mitigation Agreement (TMMA).

Thursday, March 5, 2020 will be the next Planning Board meeting.

Monday, April 6, 2020 meeting to discuss demographics with Select Board, PB should plan on attending this.

4. Minutes Review and Approval

MOTION to approve meeting minutes for February 4, 2020 was made by Mr. Pinkerton and seconded by Mr. Starzec. Motion passed.

5. Meeting Adjourn 8:25 PM