

**TOWN OF BELMONT**  
**PLANNING BOARD**  
**MEETING MINUTES**  
**October 6, 2020**

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: November 12, 2020  
TIME: 2:36 PM

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

Staff: Jeffrey Wheeler, Senior Planner

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

**2. Continue Public Hearing:**

**a. 30 Horne Road: Special Permit to construct an addition – SRC**

Applicants were not at the meeting.

**MOTION continue to October 20, 2020 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.**

**b. 30 New Castle Road: Special Permit to construct a new single-family home - SRC**

Mari Deranian, Applicant-Owner, came before the Board via conference call to present her proposal.

Mr. Pinkerton noted that zoning requirements for SRC, the By-Law says “the PB may grant a special permit if it finds that the enlarged building is appropriate in scale and mass for the neighborhood with particular consideration to the abutting neighborhoods.” The proposed scale and mass must be in line with other houses in the neighborhood. For example, if scale and mass proposed is greater than 90 percent of all of the other houses in the neighborhood that would not be appropriate for the neighborhood. The PB had a working group and worked with the Applicant to scale down the proposal. Mr. Pinkerton reviewed the new proposal and the TLA and FAR metrics of the new structure was 2,779 square feet. He asked how they plan to reduce the size of the proposed plans.

Ms. Deranian noted that all of the houses in the neighborhood were small and they would need to enlarge all of the houses eventually. They had reduced the size of the proposed house by removing a family room and a bedroom.

Mr. Pinkerton asked the Applicant to try to get the height to 30 feet, the house across the street was 27 feet high.

Ms. Donham noted that the proposed plan was still large and that there were things they could do to make it smaller and they could work with their architect to make the spaces smaller.

Mr. Lowrie noted that he would vote no as proposed. Mr. Starzec thought that it could be reduced in size and could not support it as it was. Ms. Guo noted that she agreed that it was a changing neighborhood and they need to control the growth size of homes in that neighborhood, she would also vote no.

Mr. Pinkerton noted that something below 2,300 square feet would be a better size.

Mr. Lowrie noted that there were many things to look at when determining the mass and size of the house.

There would be another Working Group session to work towards something smaller.

In opposition:

Mr. Harris, 15 Statler Road, noted that the house as proposed was too big and the house has to fit in the neighborhood. He thanked the PB for taking care of this.

**MOTION to continue to November 5, 2020 was made Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed.**

### **3. Recap Town Meeting**

Mr. Pinkerton noted that the he was pleased with the effort from all of the groups around Town that worked together.

The PB discussed what projects they would like to take on in the future. Waverly Square and drafting guidelines for the SRC district were projects that the PB considered.

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

#### **a. Neighborhood Determination:**

35 Poplar Street

The PB discussed excluding Trapelo Road from the neighborhood determination and including the Watertown properties across the street.

#### **b. Planning Board Appointment to the Capital Budget Committee (CBC)**

Mr. Pinkerton noted that he would like to be the CBC Representative for the PB.

**MOTION to appoint Mr. Pinkerton as the Capital Budget Committee Representative was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed.**

- c. Review and Approve 2 conditions for Bradford

Condition 2.c Rules and Regulations for the use of balconies and roof decks

Condition 8.B Street furniture, planters, and sidewalk materials

Mr. Wheeler noted that the Bradford had starting leasing the Winslow Building and had a Certificate of Occupancy and were being leased, the Highland building has a certificate of occupancy and they were being leased. The owner of the Pomona building hopes to receive a certificate of occupancy by the beginning of October, 2020 and the conditions for the Pomona were (1.) Rules for Balconies and Decks and (2.) Planter Materials that need to be reviewed. The PB received the materials to review the conditions.

**MOTION to approve Condition 2.C Rules and Regulations for the use of balconies and roof decks and Condition 8.B Street furniture, planters, and sidewalk materials was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.**

**5. Minutes Review and Approval**

**MOTION to approve Meeting Minutes for the September 8, 2020 PB meeting (as amended on page 3) was made by Mr. Lowrie and seconded by Ms. Donham. Motion passed.**

**6. Adjourn 8:25 PM**