

**TOWN OF BELMONT
PLANNING BOARD**

2016 JUL -6 PM 2:25

**MEETING MINUTES
May 23, 2016**

Present: Elisabeth Allison, Chair; Barbara Fiacco, Vice Chair; Joseph DeStefano;
Charles Clark; Karl Haglund; Raffi Manjikian

Staff: Jeffrey Wheeler, Office of Community Development Liaison

8:00 a.m. Meeting called to order

1. Continued Public Hearings:

a. 48 Middlecot Street – Second floor and rear additions on nonconforming structure

Ms. Allison noted that the Board received the revised plans on Friday afternoon when they should have been submitted one week in advance in order to give sufficient time to review them. She recommended continuing the public hearing to June 21. Ms. Fiacco agreed and added that the neighbors also did not have sufficient time to review the plans. Mr. Manjikian and Mr. DeStefano concurred.

Comments from the Audience:

1. Anne Beaudoin, 53 Middlecot Street, clarified that neighbors will be able to speak at the next meeting.
2. Vincent Beaudoin, 53 Middlecot Street, stated that he has questions about the current plans, but will submit them later.
3. Mary Samii, 25 Hurley Street, stated that she will not be at the next meeting and wanted to hear Mr. Beaudoin's questions.

MOTION made by Ms. Fiacco to continue the public hearing to June 21, 2016. Seconded by Mr. Manjikian. Motion passed.

b. 9 Westlund Road – New home on nonconforming lot

Norman Kherlop, architect for the Applicant, reviewed the changes to the plans noting the simplified roof lines. Ms. Allison reviewed the revised quartile analysis. Mr. DeStefano inquired about the skylights, windows in the gable ends and the type of windows that will be used in the home. He also requested 10" columns instead of 8". Ms. Fiacco mentioned that she would prefer that the skylights be removed since they draw attention to the roof. She also provided comments on the windows and requested that their size be consistent. Mr. Haglund concurred with the concerns raised regarding the windows. Mr. Clark stated that he appreciated

that the owner reduced the size and height of the proposed structure. Mr. Manjikian noted that the neighborhood is in transition and that he was wrestling with the right balance. He added that the revised plan was headed in the right direction. Ms. Allison expressed concerns about the attic space and stated that she did not want to permit something that would convert easily to additional bedroom space. She also questioned what the right balance was between allowing a larger home in a neighborhood of smaller houses. Mr. Kherlop noted that the attic space is not fully usable space. Mr. DeStefano suggested changing the style of the home to a bungalow which he argued would fit in better with the neighborhood.

Comments from the Audience

1. Tom Matzell, 55 Hoitt Road, stated that he liked the idea of a bungalow. He also wanted to know how long construction would take. Mr. DeStefano stated that 5-8 months for construction is reasonable.

Ms. Fiacco asked the Board if the size is ok or is this still a concern. Mr. DeStefano stated that the quartile analysis is a good idea but did not want to put a number on what would be an appropriate size. He noted that people move to the SR-C for bigger houses and that the issue is how the house is laid out – if it is laid out well, it adds to the neighborhood. Mr. Manjikian suggested that the Board should set a standard for when a basement becomes part of living space, but recognized that conversation was for later. Mr. Clark stated that suggestions for different types of architecture would be positive but should have been done sooner. He added that he hesitates to dictate design and style. Mr. DeStefano stated that he didn't think that two meetings were too long especially since this will affect the whole Town. Mr. Haglund added that this is why it is a Special Permit since the Board does not have to grant it to everyone. Ms. Fiacco stated that architectural design can allow maximum space without the building looking maximized. She added that it is a balance of architectural design and size. Ms. Allison stated that if the size were between 2,000 s.f. and 2,100 s.f. and a bungalow style that the Board would be more comfortable with the project.

**MOTION made by Mr. Manjikian to continue the public hearing to June 21, 2016.
Seconded by Mr. Clark. Motion passed.**

2. Discuss and Deliberate on Potential Amendments to SR-C Zoning Article

Ms. Allison reviewed the status of the revised amendments. She noted that a revised draft will be provided for this evening's Board meeting. She added that a number of amendments were submitted by Bob McGaw. The Board discussed the amendments to the HVAC provisions. Ms. Fiacco stated that the amendments dilute the intent of the provisions. Mr. Wheeler reviewed an analysis that he conducted on the ability of small lots to accommodate the proposed HVAC provisions.

3. Review agenda for the next meeting

Ms. Allison reviewed the format for the public hearing on the Citizens Petition regarding interior cell antenna.

Adjourn: 9:20 a.m.