

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
February 13, 2014**

RECEIVED  
TOWN CLERK  
BELMONT, MA

2014 AUG -6 PM 2:39

**8:10 a.m. Meeting called to order**

Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Sami Baghdady; Joseph DeStefano, Karl Haglund (arrived at 8:40), Jeffrey Wheeler, Liaison to the Planning Board

Absent: Charles Clark

**8:10 a.m. Potential Zoning Amendments to Address GR Demolition Moratorium**

Mr. Wheeler distributed 2 flow charts: one for lots less than 7,000 square feet and one for lots greater than 7,000 square feet. An in-depth discussion followed about the flow charts. Much discussion focused on lots less than 7,000 square feet and what would be allowed to be built on these lots. The Board discussed the benefits of Special Permit versus Design and Site Plan Review.

All agreed that density is the enemy especially regarding small lots with big structures on them. All further agreed that a single-family home is better than a two-family home on a small lot – small lots should have small structures. The Board discussed scale and mass of these new structures and what changes they could make to the By-Law to reduce scale and mass.

Mr. Wheeler distributed a new By-Law, Section 6D, that would regulate single and two-family development. The Board discussed at length the standards, requirements and the process.

The Board continued its discussion on the definitions and whether they were necessary.

The Board also discussed front yard setbacks and reviewed examples of recently built homes.

The Board reviewed the proposed 'as-built' plan By-Law amendment and agreed to proceed with this amendment. The Board agreed that this amendment was necessary and that it was ready for public hearing.

**9:35 a.m. Discussion on Other Zoning Amendments**

The Board agreed to postpone discussion on the other zoning amendments until it's next meeting.

**9:40 a.m. Planning Board Calendar**

The Board confirmed that the next meeting of the Board will be February 18 when a presentation of the new Underwood Pool complex will occur.

**Adjourned – 9:45 a.m.**