

**TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
February 25, 2014 (Morning)**

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8:10 a.m. Meeting called to order

Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Sami Baghdady; Charles Clark, Joseph DeStefano, Jeffrey Wheeler, Liaison to the Planning Board, Glenn Clancy, Office of Community Development

Absent: Karl Haglund

8:10 a.m. Updates/Discussion on Proposed Zoning Amendments

Solutions for the General Residence Demolition Moratorium

Mr. Battista reviewed the working groups meeting with Town Counsel. He explained that because of the 'Uniformity Clause' in state law similar structures within the same district cannot be treated differently. The Board discussed at length what to require for a two-family. The Board agreed that all two-families require a Special Permit.

The Board discussed the definition of demolish and whether certain parts of structures should be excluded from the definition. Mr. DeStefano suggested using Harwich's definition, which sets the limit at 30% of the existing structure – if more than 30% of the structure is demolished than this is a new structure.

The Board reviewed changes to the Dimensional Regulations, Section 4.2. Discussion ensued regarding lot area per dwelling unit, front setbacks, front yards, and rear setbacks.

Mr. Battista also questioned how to require grade to be lowered. He stated that when able it should be lowered to the same grade as the street. He emphasized, and the Board agreed, that the concern is the increase in grade, not the decrease in grade. The Board discussed various examples of how reducing the grade might work.

A brief discussion followed regarding presenting this information at the public hearing. The Board requested examples of what the impact may be from these changes and how these changes respond to the moratorium.

The Board discussed Section 6D, the proposed By-Law that regulates single and two-family homes. The Board agreed that the performance standards need to be further developed. They also requested that requirements regarding front doors should be inserted into this Section.

'As-Built' Plans - All agreed that the draft requiring 'as-built' plans looked good.

Medical Marijuana Dispensaries - The Board agreed to hold off discussion on this By-Law to allow the members more time to review the draft.

Kennels

The Board agreed that the proposed General and Zoning By-Laws should be read at the same time during Town Meeting. This will allow for a complete discussion on the regulations that affect kennels.

The Board also agreed to significantly limit overnight boarding of dogs. Ms. Allison stressed the importance of allowing boarding within the Town. The Board also discussed the existing dog daycare facilities and whether these were appropriate places for overnight boarding.

The Board also wanted the public to know that the proposed regulations are far more restrictive than state law. If the By-Laws are not amended, then the Town's kennel regulations will revert to the state law, a position that the Board does not want the Town in.

Shared Driveways - The Board agreed to hold off discussion on this By-Law to allow the members more time to review the draft.

Adjourned – 9:35 a.m.