

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
November 6, 2014**

RECEIVED
TOWN CLERK
BELMONT, MA

2015 SEP 22 PM 2:57

Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Charles Clark; Joseph DeStefano; Karl Haglund, Barbara Fiacco (Associate Member), Jeffrey Wheeler, Office of Community Development

7:05 p.m. Meeting called to order

7:05 p.m. Cushing Village Design Modifications

Peter Quinn, architect for Cushing Village, provided an overview of the proposed changes to the three apartment buildings. He reported the following:

➤ For all of the Buildings:

- Proposed venting on the sides of the building on the 1st and second floor.
- Small adjustments to the elevations.

➤ Hyland Building Changes -

- Relocation of the main entry to the center point of the building to prevent people from having to climb the steep hill to get to into the building.
- There are changes to the windows and trim. The window patterns are wider apart from each other.
- There is a parapet reduction by about 2 feet.
- The dormer projections have been reduced.
- The design of the roof has been changed.
- The windows on the corner tower have been enlarged.

➤ Pomona Building Changes

- Re-location of the basement parking lot entry to the corner.
- Small adjustments to the elevations.

➤ Winslow Building Changes

- Small adjustments to the elevations.

Mr. Battista requested approved roof elevations. He stated the following concerns and recommendations:

1. Soften the top floor of the building; it is too angular;
2. The projection above the roof on Winslow is for the elevator penthouse; this appears to be 3-4' higher than what was originally approved; and,
3. Vents appear on the street elevations and expressed concern when they are functioning how the condensation will impact the building.

Comments from the Audience:

1. Doug Koplou, 18 Oak Avenue, stated that the neighbors are frustrated because a lot of time was spent on the design of the buildings. He expressed concern about the proposed change from a Mansard roof to railings and that it will not look nice, and that quality materials will not be used. Mr. Battista responded that the quality of the project will be maintained, and that natural products and materials will be used whenever possible.
2. Karen Sapolsky, Edgemoor Road, ascertained that there have not been any changes to the number of units, and commented that she did not like the proposed roof, as it looked too boxy. She preferred the Mansard roof.
3. Kaspar Torosian, 659 Belmont Street, expressed concern about the safety of pedestrians and asked if there would be an island on Trapelo Road. He was concerned about the interaction of the parking access and Trapelo Road
4. Bill Dillan, White Street, urged that the Board to maintain the quality of the project. He felt that vents on the side of the building negatively impacted the looks and quality of the building. He also commented that he liked the placement of the new entry in the Hyland building.

(The meeting took a 5 minute break so that Mr. DeStefano could join the Board.)

8:00 p.m. Continued Public Hearings

36 Merrill Avenue – 2 New Single-Family Dwellings

Ms. Allison gave a PowerPoint presentation on the various components used to define a neighborhood. The presentation looked at quartile analysis, lot size, number of bedrooms, FAR, elevations of the proposed design, whether or not the town's infrastructure could support a proposed project, cost of town services and the costs associated with a student going through the school system, and whether or not the town would benefit from a project.

Mr. Battista commented that the Hamilton Street floor plans had not been submitted to the Board, and the Board needed to see them, as well as the elevations. He stated that the Board couldn't do anything about this until the Town Counsel ruled on a front setback zoning issue, and until they saw those plans.

Mr. DeStefano pointed out discrepancies between side and front setbacks on the Zoning Checklist. He also suggested making the house smaller by taking it from 25 feet deep to 21 feet to accommodate an 18 foot setback. He also inquired about the trees in front of the house inside of the property line (cherry trees) and wanted nice trees to be planted on the sidewalk.

Don Cusano, Applicant, reported on new plans for the Merrill Avenue house. He stated:

- The windows had been re-aligned.
- The front elevation had been changed.
- The style of the garage door had been changed.
- The basement space is unfinished.
- The measurement from the gutter line to the attic floor is 19 feet.
- He will meet with the tree warden to discuss types and placement of trees.

Mr. DeStefano suggested putting wood shutters on the windows. Mr. Haglund felt that the pediment on the porch looked excessive. A discussion ensued about the overhang and whether it should extend beyond the side of the house.

Comments from the audience:

1. Steve Tomczyk, 47 Hamilton Road inquired about the setback on Hamilton Road.
2. Kaspar Torosian, 659 Belmont Street, owner of property on Merrill Street, expressed concern about snow removal and didn't want it ending up in piles on his property.

MOTION made by Ms. Allison to continue the public hearing for 36 Merrill Avenue to November 20, 2014 at 7:00 p.m. Seconded by Mr. Clark. Motion passed.

9:10 p.m. Deliberate and Vote:

318 Trapelo Road – New Two-Family Dwelling

Mr. Oteri, Applicant, reported that the plans were amended to reflect that the two side gates have been removed.

Ms. Allison commented on the “fiscal dilemma” the Town faced when a family moves into Town and stays briefly as opposed to becoming life-long residents. Mr. DeStefano suggested that perhaps it was not in the purview of the Board to calculate fiscal impact on the Town.

MOTION made by Ms. Allison to close the public hearing on 318 Trapelo Road. Seconded by Mr. Clark. Motion passed.

The Board agreed that the Applicant responded well to the concerns of the Board and the neighborhood.

MOTION made by Mr. Clark to grant the Special Permit for a two-family home at 318 Trapelo Road subject to the following conditions:

1. Submittal of final plans based on the revisions proposed at this meeting;
2. A 1 year warranty for the trees; and,
3. Replacement of dead trees with similar function and size within a reasonable amount of time.

Seconded by Mr. DeStefano. Motion passed.

23 Centre Avenue – Historic Accessory Dwelling Unit

**MOTION made by Mr. DeStefano to grant the Special Permit for 23 Center Avenue.
Seconded by Ms. Allison. Motion passed.**

9:50 p.m. Updates on Potential Projects

Mr. Battista reported:

- Special Town Meeting will be held on November 17 to vote on a funding mechanism for the reconstruction of Belmont Center.
- McLeans Hospital proposed addition needs 60 additional parking spaces. He will be meeting with representatives of the Hospital to discuss the plans. Ms. Allison suggested speaking with the Conservation Committee as well.

The Board briefly discussed the importance of having detailed plans submitted prior to the meeting to allow sufficient time for the Board to review them.

Adjourn: 10:00 p.m