

**TOWN OF BELMONT  
PLANNING BOARD  
MEETING MINUTES  
December 2, 2014**

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Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Joseph DeStefano; Karl Haglund, Mr. Jeffrey Wheeler, Office of Community Development

Absent: Charles Clark, Barbara Fiacco, Associate Member

**7:00 p.m. Meeting called to order**

**7:00 p.m. Continued Public Hearing**

**36 Merrill Avenue – 2 New Single-Family Dwellings**

The Board reviewed the revised buildings plans. Mr. Cusano, the Applicant, reported that the plans submitted do not include the suggestions for the window details. Mr. DeStefano requested changes within the details of the gables, front porches, and bay windows

Ms. Allison reported on the Quartile Analysis for the property, and stated that the analysis indicated that the property was conforming to the neighborhood. She added that the changes to the proposed designs of the buildings make this possible.

**MOTION made by Ms. Allison to close the public hearing on 36 Merrill Avenue. Seconded by Mr. DeStefano. Motion passed.**

The Board briefly discussed the request of Glenn Clancy, Building Inspector, to require granite curbing be installed along the sidewalk and that the grass strip not be paved over. Mr. Cusano disagreed with this request since granite curbing was expensive, not mandated in the By-Laws, and minimally exists throughout the neighborhood.

Mr. DeStefano requested that the house not be sided with vinyl and he added this to the list of conditions.

**MOTION made by Mr. DeStefano to grant the Design and Site Plan Approval for the construction of 2 single-family homes at 36 Merrill Avenue subject to the following conditions:**

- 1 Approval is based upon and incorporates the revised plans as identified above. No modifications, except as provided in conditions 8, 9, and 10 listed below, may be made without the approval of the Board, or a determination in writing by the Building Inspector that the modification is so minor that the approval of the Board is not required.
- 2 The Applicant shall guarantee the trees for 1 year. Dead trees shall be replaced as soon as reasonably practical with comparable plant species and size.
- 3 Landscaping shall be maintained as approved. All failed landscaping shall be replaced as soon as reasonably practical with comparable plant species and size.

- 4 The sidewalk shall be replaced with concrete subject to a street opening permit from the Department of Public Works.
- 5 Granite curbing shall be installed along the perimeter of the property abutting Merrill Avenue and Hamilton Road.
- 6 The grass strip between the street and the sidewalk shall not be covered with asphalt.
- 7 Final landscape plans shall be submitted for both lots for review and approval by the Planning Board.
- 8 The rake width on both the gables of the roof over the front porch and the two-story bay window above the garage shall be reduced to 6”.
- 9 Wood shutters shall be installed on the front façade of each dwelling.
- 10 The exterior siding of each dwelling shall be wood clapboard or Hardy Plank, or equal; the exterior shall not be clad in vinyl siding.

**Seconded by Mr. Haglund. Motion passed.**

**7:45 p.m. Discuss Potential Changes to the General Residence Zoning Amendments**

Mr. Wheeler distributed a list of future topics for the Board to address:

1. The definition of a 2 family home,
2. Lot size and lot frontage for a single-family home, and
3. How to calculate front setbacks.

Mr. Battista indicated that the Board should review the list and discuss it at its the next meeting.

**8:05 p.m. Updates to Potential Cases, Planning Board Projects and Committee Reports**

Steve Pinkerton, Dalton Road and co-sponsor of the Citizens’ Petition, reported on the Citizens’ Petition regarding teardowns that are being replaced with “McMansions” in the Dalton Road neighborhood. He argued that this is a conversation that needed to get started. He and other citizens share concern that this trend harming the habitat of birds, stripping vegetation, creates fire and safety issues, and is drastically changing the character of the neighborhood. The petition would place a moratorium on the building of homes that are 5 percent greater than the homes in the neighborhood. He also commended the Board on the wonderful job they did regarding the General Resident District. Mr. Haglund suggested measuring the value of the surrounding homes after the ‘McMansions’ are built.

**Adjourn: 8:15 pm**