

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
January 6, 2015**

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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. 22 Waverley Street – Second Unit at Rear of House

MOTION made by Ms. Allison to accept the withdrawal without prejudice request for 22 Waverley Street. Seconded by Charles Clark. Motion passed.

7:05 p.m. 67 Baker Street - One Story Addition at Rear of House

Mr. DeStefano recused himself from this matter since he is related to the Applicant.

Audrey DiGiovanni, Applicant, presented a brief overview of her application. She reported that she would like to add a one story addition at the rear of her home. She and her husband spoke to abutters and all are happy with the project. Basically, they wish to enclose their spa room (which has a therapeutic pool) and make it a family room/living space. She added that red cedar shingles will be used on the exterior to match the other homes in the neighborhood.

There was a brief discussion about the drainage and plumbing for spa and how it would interact with the proposed addition. Ms. Battista state that a condition of approval will be that the Plumbing Inspector review the addition to ensure it is in compliance with Codes.

Ms. Allison stated that the Board should speak to the Zoning Board of Appeals to get a sense of consistency in deciding these applications. She expressed concern that one would not wish to see this turned into a two-family house in the future. Ms. Clark stated that a condition could be added to limit the proposed use, and if there were to be a change in use, it would have to come before the Board again.

MOTION made by Ms. Allison to close the public hearing on 67 Baker Street. Seconded by Mr. Clark. Motion passed.

(Mr. DeStefano rejoined the meeting at 7:35 p.m.)

7:35 p.m. How to Move Forward with Potential Zoning By-Law Amendments

Mr. Wheeler distributed a handout of a list of procedures that outline actions and timelines the Board has to follow to bring something to Town Meeting. Discussion ensued regarding the amendments and the time needed to bring them to Town Meeting. The Board decided to pass on several items and not bring them to Town Meeting since there was not sufficient time to review all of them.

The Board agreed to move forward with General Residence Zoning Tweaks: reducing single-family lot size and calculating front setbacks.

8:15 p.m. Questions/Follow-Up Information for Housing Production Plan

Mr. Battista noted that it was very difficult to consider what a Housing Plan would look like without knowing what the Uplands Project will have on the Town. He suggested that the Board should wait to see the impacts before developing a Housing Plan, as information about the Uplands is necessary in order to make an informed decision. He further noted that affordable housing for the elderly did not have the same impact as affordable housing for families and children. Mr. Clark wondered if the increase in population from the Uplands development was taken into account in the Housing Production Plan.

There was a brief discussion about what is needed to achieve the certification level and whether or not this was something to pursue. Ms. Allison suggested that a better understanding of the Metropolitan Area Planning Council, as the consultant on the Housing Plan, and how they would interact with the town was needed.

8:45 p.m. Updates on Potential Cases, Planning Board Projects and Committee Reports

Mr. Clark reported that the Fiscal Task Force was getting ready to put together a draft report.

Mr. Wheeler handed out additional material about McLean's Hospital Admissions building project.

Adjourn: 9:00 p.m.