

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
February 3, 2015**

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BELMONT, MA

2015 SEP 22 PM 2: 58

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

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

Absent: Charles Clark; Joseph DeStefano

**7:00 p.m. Design and Site Plan Review Public Hearing –  
Addition onto McLean Hospital Admission Building**

Ms. Fiacco recused herself from the public hearing since her firm represents the Applicant

Ms. Allison read the public hearing notice

Ms. Gougeon, representing McLean Hospital, provided an overview of the project. She explained the need for the 31 additional beds and touched about various aspects of the project. With respect to parking, Ms. Gougeon mentioned that 60 new parking spaces will be added but will be distributed all over campus in various locations so as not to intrude on the conservation areas. She added that the plans have been reviewed by the Woodlands Condo Association. She noted that the building materials will match the existing building as much as possible and will the materials with the Historic District Commission. She also stated that the plans have been reviewed and approved by the Police and Fire Departments. Mr. Battista requested that a letter to that effect be submitted to the Board.

Ms. Allison asked for clarification about the additional parking spaces and their proximity to the conservation land. Ms. Gougeon stated that only 4 spaces are close to the buffer. Mr. Westcott, Civil Engineer for McLean, mentioned that additional landscaping will be added to these parking areas. Mr. Haglund stated that the landscaping plan seemed acceptable.

Mr. Syzak, architect, provided an overview on the design of the building and explained why certain aspects were chosen. He added that they were very mindful and respectful of the history of the site, and that ongoing conversations with the Historic District Commission will occur.

**MOTION made by Ms. Allison to close the public hearing on an addition onto McLean Hospital Admission Building. Seconded by Mr. Haglund. Motion passed.**

The Board briefly discussed ways in which the Town can keep track and monitor the 60 new spaces. There are currently 853 spaces.

**MOTION made by Ms. Allison to grant Design and Site Plan Approval for an addition onto McLean Hospital Admission Building subject to conditions. Seconded by Mr. Haglund. Motion passed.**

**7:30 p.m. Proposed Zoning By-Law Amendments for the GR Zoning District**

Single-Family Homes on Less than 5,000 Square Feet

Ms. Allison reported on progress on allowing single family homes on less than 5,000 square feet. She cited 2 challenges, one of which is finding the appropriate wording to prevent long “box-car/railroad car” type homes from being built. The second challenge is to draft the by-law in such a way as to control density and not so that it defeats the purpose.

Calculating Front Setbacks

Ms. Fiacco provided an overview of the status of the proposed by-law. She reported that the amendment will take into account unusual circumstances and intersecting roads. She further stated the By-Law should be written to allow for flexibility and discretion.

**8:50 p.m. Citizens Petition for a Moratorium in the Dalton Road Neighborhood**

Mr. Wheeler reported that the Citizens Petition has been replaced by an updated version that is geared toward a specific neighborhood and limited heights of new homes. He also reviewed the process for getting this on the Warrant for Town Meeting. Ms. Allison suggested revising the wording and to craft a definition for height and grade.

**Adjourn: 8:00 p.m.**