

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
February 25, 2015

RECEIVED
TOWN CLERK
BELMONT, MA

2015 SEP 22 PM 2:58

7:04 p.m. Meeting called to order

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

7:00 p.m. Discuss and Deliberate: Addition to McLean Hospital Admissions Building

Ms. Fiacco recused herself from the deliberations.

MOTION made by Ms. Allison to grant Design and Site Plan Approval for the McLeans Admissions Building. Seconded by Joseph DeStefano. Motion passed.

7:05 p.m. Public Hearings on Proposed Zoning Amendments

- **Citizen's Petition for a Moratorium to Limit the Height of New Structures in a Portion of the Single Residence C (SC) Zoning District (the "Dalton Road Neighborhood")**

Ms. Allison read the Public Notice.

Peg Calnan, 21 Sargent Road, representing the Citizens, gave a PowerPoint presentation highlighting some of the teardowns and their replacements in the neighborhood. She hoped the Moratorium would be on the Warrant this year to provide a "time out" on teardowns so a discussion between the town officials and residents could take place. The slide presentation showed the negative impacts of the teardowns on a neighborhood and worried about the possible reduction of existing home values that may become a disincentive for residents to improve their homes. Steve Pinkerton, 139 Dalton Road felt, also representing the Citizens, explained why the 32 foot height limit was reasonable. He emphasized that he wants the Zoning By-Laws to reflect and protect the interests of homeowners surrounding such teardowns.

Mr. Wheeler reported that Town Counsel is concerned about the 32 foot limit on new homes, because it treats homes differently. He stated that the Uniformity Code, within State Law, requires all single-family homes to be treated the same way. He suggested changing the wording of the amendment to reflect that this limitation applies to all construction. Mr. Wheeler explained that these changes would capture all alterations done to a home.

Comments from the Audience:

1. Judith Ananian Sarno, 30 Waverly Terrace; stated that she enthusiastically supports the moratorium.
2. Deb Locket, Dalton Road; stated that she supports the moratorium as well but also felt it

was important to look at the issue of teardowns throughout the Town.

3. Henry Kazarian, King Street, spoke in support of the Moratorium and stated that he hoped it would pass Town Meeting.

MOTION made by Ms. Allison to close the public hearing of the Citizens Moratorium. Seconded by Mr. DeStefano. Motion passed.

MOTION made by Ms. Allison to recommend adoption by Town Meeting of the Citizens Petition for Dalton Road. Seconded by Mr. DeStefano. Motion passed.

- **Allow Single-Family Homes on Lots Less than 5,000 Square Feet and 50 Feet Frontage in the General Residence (GR) Zoning District**

Ms. Allison read the public hearing notice. She stated that the purpose of this amendment was to allow the sub-division of a lot to construction 2 single-family homes rather than one large two-family house. She reviewed various data to show the impact of such a proposal. She noted that this would provide an option in Town for empty nesters. Mr. DeStefano added that this revision gives the town more leeway in encouraging the building of single-family homes. It provides more open space and reduces density. Mr. Wheeler read Town Counsel's comments, which further refined the proposed amendment to ensure that the single-family homes are comparable to the rest of the neighborhood.

Comments from the Audience:

1. Judith Ananian Sarno, 30 Waverley Terrace, stated that she is opposed to the proposed amendment and expressed concerns about the unintended consequences. Both Mr. Battista and Mr. DeStefano explained the purposed behind the proposal.
2. Henry Kazarian, King Street, commented that he felt uncomfortable dropping the lot sizes. He expressed concern about increased density. Ms. Allison explained that these structures would only be allowed as an alternative to a two-family home.
3. Lisa Oteri, Waverly Terrace asked for clarification about what this by-law would apply to and to clarify the standards.
4. Steve Tomczyk, 47 Hamilton Road, urged the Board to ensure that new construction is compatible with the neighborhood and wanted to see a mix of unit types. He added that the neighbors are pleased with what happened at 36 Merrill Avenue.

MOTION made by Ms. Allison to continue the public hearing to Friday February 27, 2015, at 8:00 a.m. Seconded by Mr. DeStefano. Motion passed.

- **Calculate the Front Setback in the General Residence (GR) Zoning District**

Ms. Fiacco provided an overview of the work that the working group has done. She discussed

various development scenarios and how the front setback would be calculated. Mr. Battista emphasized that there are a lot of ambiguities in the By-Law regarding contiguous lots and corner lot setbacks. He stated that different calculations have to be made for each so it doesn't work against the spirit of the By-Law. Ms. Allison stated that she liked the weighted average and would go forward with trying to put that together.

No comments from the audience.

MOTION made by Ms. Allison to continue the public hearing Friday February 27, 2015, at 8:00 a.m. Seconded by Ms. Fiacco. Motion passed.

Adjourn: 9:00 p.m.