

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
February 27, 2015**

RECEIVED
TOWN CLERK
BELMONT, MA

2015 SEP 22 PM 2:58

8:05 a.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

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

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

Mr. Wheeler reviewed the changes to the proposed amendment.

Comments from the Audience:

1. Judith Ananian Sarno, 30 Waverley Terrace, stated that this by-law seems terrific. She expressed concern about these homes becoming two-family homes at a later time.
2. Raffi Manjikian, 12 Pearl Street, stated that he supports the idea behind the by-law and asked for clarification about the sunset clause.

Mr. DeStefano stated that this by-law is a good option that the Town has never had before and that if it explained the right way at Town Meeting, Town Meeting should pass it.

MOTION made by Ms. Allison to close the public hearing. Seconded by Ms. Fiacco. Motion unanimously passed.

MOTION made by Ms. Allison to recommend adoption by Town Meeting of Single-Family Home Alternative. Seconded by Mr. DeStefano. Motion passed.

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

Ms. Fiacco reviewed changes in the language of the amendment. The Board discussed these changes and wondered how the Board could have more discretion. Discussion ensued about weighted averages and how that would work. Ms. Allison questioned how many properties this would affect. The Board agreed that this was not a big issue right now.

MOTION made by Ms. Fiacco to close the public hearing. Seconded by Ms. Allison. Motion passed.

MOTION made by Ms. Fiacco to table the issue regarding calculating front setbacks. Seconded by Ms. Allison. Motion passed.

Adjourn: 9:20 a.m.