

**TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
March 3, 2015**

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7:00 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. Special Permit Public Hearings: Alter Non-Conforming Structures

➤ **15-02 157 Oakley Road – Construct a Second Floor Deck**

Mr. Haglund read the public hearing notice.

Vincent Lo, applicant, presented an overview of his project. He stated that he wants to build a space above the garden area. Mr. DeStefano requested more details on the materials to be used for the rails, posts, pilasters, etc. Mr. Battista suggested continuing the hearing until such a time when the Board could review the information.

No comments from the audience.

**MOTION made by Mr. Haglund to continue the hearing to March 16 at 7:00 p.m.
Seconded by Mr. Battista. Motion passed.**

➤ **15-03 31 Oxford Ave. – Construct Second Floor Addition**

Mr. Haglund read the public hearing notice.

John Quan, architect representing the applicants, provided an overview of the project. He explained that the owners of the property wished to add a second floor to their home and that an easement that cuts across the property affects the size and shape of the addition.

Mr. DeStefano commented that the drawings need more detail. He further stated that the proposed addition was overbuilt and therefore was out of character with the neighborhood. Mr. Battista also felt that the plans seemed overbuilt for the lot size and suggested that the second floor should keep to the original footprint. He requested clarification on the building on the easement. He expressed concern that the second floor could be easily converted into a second unit without any oversight. He added that he thought this proposal was making the existing structure more nonconforming. Ms. Allison stated that the proposal was a substantial increase and that the Board should look at the neighborhood analysis that it uses to review proposed two-family homes.

Mr. Wong, applicant, stated that his son needed a sunny and roomy bedroom since he struggles with medical issues and that such a space would help alleviate his medical condition. Mr. Quan

re-stated that the easement restricts the buildable area and that this was taken into consideration when designing the second floor. Mr. Battista stated that the second floor should be gabled since the proposed gambrel does not fit in the neighborhood. Mr. Destefano agreed with Mr. Battista and added that the proposed addition was overreaching. Mr. Battista suggested adding skylights to brighten attic floor, and encouraged the applicant to redraw and resubmit the plans.

No one from the audience commented.

MOTION made by Mr. DeStefano to continue the public hearing to April 8, 2015 at 7:00 pm. Seconded by Ms. Allison. Motion passed.

7:45 p.m. Zoning By-Law Amendments for Town Meeting

The Board discussed the revised language that needs to be made and whether or not these changes would get filed in time to be considered for Town Meeting. Mr. Wheeler stated that these changes had to be filed 4 days in advance of the meeting and that there was sufficient time to do so.

Ms. Fiacco expressed concern about the language and wondered what would happen if the home burned down. Mr. Wheeler responded that state allows the home to be rebuilt to the existing size. Mr. Battista stated that he was uncomfortable with proposing amendments and stated that they should come from the petitioners. Ms. Allison stated that she wanted more time to review the revised language.

Adjourn: 8:15 p.m.