

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
March 16, 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. Continued Special Permit Public Hearing

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

The Builder reviewed the details for the deck. He stated that he will pressure treated wood, Azac composite decking and railing system and PVC for the trim. He argued that this will make the deck maintenance free. Mr. Battista stated that the venting may have to be relocated to comply with the Building Code. Mr. Haglund asked for clarification about the spacing for the railings.

MOTION made by Mr. DeStefano to close the public hearing for 157 Oakley Road. Seconded by Ms. Allison. Motion passed.

The Board deliberated on the application and agreed that as a condition of the Special Permit an 'As-Built' plan should be submitted after the work is complete.

MOTION made by Mr. DeStefano to grant the Special Permit for the deck at 157 Oakley Road subject to the conditions as discussed. Seconded by Ms. Allison. Motion passed.

7:25 p.m. Preparation for Zoning Forum

The Board briefly discussed sending out notices for the forum, securing a room and location for the April 14 meeting. The Board decided that first choice of a meeting room would be the Art Gallery; the second would be the Selectman's Room; and the third would be the Senior Center.

Ms. DeStefano felt there should be an end time of 9:00 pm for the meeting, and additionally felt that the zoning issue should be the only item on the agenda in order to convey and explain the important issues and give a full understanding of them.

The Board asked whether or not they had a budget for this, and spoke to the need of getting examples ready to present at the forum. Mr. DeStefano offered to get 3-D models of some of the properties to be discussed.

The Board also brought up the possibility of putting the draft By-Law on the web by April 7.

Ms. Allison urged the Board to apply for a grant, and Mr. Wheeler suggested that part of the money be used to purchase mapping software for his office.

7:55 p.m. Updates on Potential Cases and Planning Board

The Board discussed and determined the neighborhoods for 54 White Street and 26-28 Dante Avenue since they will be coming before the Board for Special Permits for new two-family structures.

Mr. Battista reported that the Capitol Budget Committee will be meeting with Department Heads to prepare its budget for Town Meeting.

The Board briefly discussed the Housing Production Plan. Ms. Allison requested more information on MAPC. Ms. DeStefano commented on the lack of land on which to build.

Adjourn: 8:30 p.m.