

**TOWN OF BELMONT
PLANNING BOARD**

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MEETING MINUTES

April 8, 2015

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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. Meeting called to order

7:00 p.m. Preparation for Zoning Forum

Mr. Battista expressed concern about the 25 percent lot coverage in the Single-Family alternative Zoning By-Law. The Board discussed whether the 25 percent figure should be raised to 28 percent or left alone. Mr. Battista pointed out that if raised, it would allow for a home to be built a little larger. He also stated that the new By-Law was written in such a way that it will require that new construction always be in proportion and therefore, the 25 percent should be dropped. Both Mr. DeStefano and Ms. Allison agreed and stated that the 1.6 ratio was critical to insure appropriate proportions. The Board agreed to eliminate the lot coverage requirement and to draft an amendment to achieve this for Town Meeting.

7:20 p.m. Continued Public Hearing

➤ **15-03 31 Oxford Avenue – Construct a Second Floor and Rear Additions**

The Applicant provided an overview of the changes that were made. He emphasized that the home will remain a single-family and will not be converted into a two-family. He added that all of the bedrooms will be on the second floor, the dormer was made smaller thereby reducing the attic space, and as a result of these changes the open space and the lot coverage have increased.

Mr. Battista and Ms. Allison requested a comparison chart that shows the differences between the previous plans and the current ones. The Board discussed the need for dormers, which the Applicant said would provide more sunlight and fresh air. Mr. DeStefano suggested lowering the pitch of the roof instead of putting in dormers and installing skylights to get light.

The Board discussed the additional staircase and the proposed construction on the easement. Mr. Battista stated that the addition needed to be reduced so that it does not violate the easement. Mr. Haglund commented that the angled wall for the stairs makes it a non-traditional design and he expressed concerns about that design. Ms. Allison agreed about not violating the easement and suggested squaring off the rear of the addition. She added that she wanted to keep the existing footprint and to eliminate the rear addition. Mr. Battista said that the addition needed to be redesigned and reduced in size. Mr. Haglund stated that he did not want exterior access immediate to the second stairway and suggested eliminating it.

Mr. Battista suggested that the applicants revise the plans and eliminate the second staircase, eliminate or reduce the size of the dormers and not build on the easement.

Ms. Allison stated that her concern was about the future use of the house. She commented that

the plans laid out like a two-family home. She added that there was a process for applying for a two-family house. Mr. Haglund agreed that the addition of a second staircase suggested a de facto two-family house.

MOTION Mr. DeStefano to continue the public hearing on 31 Oxford Avenue May 5, 2015 at 7:00 p.m. Seconded by Barbara Fiacco. Motion passed.

7:55 p.m. Preparation for Town Meeting

➤ **Review and Vote on Zoning Amendments**

Mr. Wheeler reviewed and the proposed amendments. He also confirmed which handouts the Board wanted to make available at Town meeting.

MOTION made by Mr. Haglund to recommend adoption of the amendments as presented to Town Meeting. Seconded by Mr. DeStefano. Motion passed.

➤ **Planning Board Report**

MOTION made by Ms. Fiacco to approve the Board's report to Town Meeting. Seconded by Ms. Allison. Motion passed.

8:25 p.m. Calendar

Mr. Wheeler reported that Town Meeting would be held on Monday, May 4th and Wednesday, May 6th. The Board did not decide whether or not they will break during the months of July and August, but agreed to consider that at a later date.

8:30 p.m. Updates on Committees

Mr. Battista reported that the Capital Budget Committee has been meeting regularly.

Ms. Allison attended the Economic Development Advisory Committee (EDAC) meeting and confirmed that their role was to identify commercial development in Belmont and consult with the Planning Board if there are any potential Zoning issues.

The Board also discussed Mr. DeStefano's role in the Butler School Playground renovation project.

Adjourn: 8:40 p.m.