

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

August 4, 2015

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

5:30 p.m. Meeting called to order

1. Per Condition 12.B of the Special Permit Granted for Cushing Village Review and Approve Erosion Control Plan, Dust Management Plan, Phasing Plan, and Temporary Stormwater Management Plan

(Mr. DeStefano recused himself from this agenda item.)

Mr. Battista reviewed the various components of Condition 12.B. He reviewed questions and answers that had been previously submitted to the Board. He clarified that street cleaning will occur during construction and that crushed stone will be put down at the entrances and exits the site to prevent dust from going into the street.

MOTION Made by Ms. Allison to accept the Erosion Control Plan/Dust Management Plan of Condition 12.B with street cleaning added as a condition. Seconded by Mr. Haglund. Motion passed.

2. Applicant requests a 1-year extension of the Special Permit previously granted for the construction of Cushing Village

Mr. Battista reported that the owner has asked for a one-year extension of the Special Permit, as it will expire August 19, 2015 unless the finance plans are approved and the building permits issued. He explained that the Applicant is concerned that the Special Permit will expire before the building permit is issued. Mr. Haglund expressed concern that the one-year extension seemed unnecessarily long. Ms. Allison agreed but noted that she does not want the project to fall apart because the Town did not do what it was supposed to. Mr. Battista agreed and noted that this is a complex deal and that time is needed for due diligence. He stated that the Board of Selectmen needs time to review and that 3 months seems reasonable.

MOTION made by Ms. Allison that the Special Permit granted for the Cushing Village development by extended for a 3-month period beginning August 19, except that during that period should the Board of Selectmen vote to reject the financing package then the Special Permit shall expire. Seconded by Karl Haglund. Motion passed (1 member abstained)

3. Public Hearings:

15-06 29-31 Flett Road - Special Permit to Alter a Non-Conforming Structure

Mr. Battista reviewed the application materials and noted that the Applicant will not be going forward with the front entrance or work on the garage roof.

Mr. DeStefano felt that the dormers on the plans were unnecessary and out of scale with the neighborhood, and asked for the removal of the bay window. He also noted that a bedroom could be added to the third floor without the dormers. He also requested that that window size be reduced since they seemed out of proportion.

Mr. Battista agreed with removing the bay window. He requested more green space along-side the house and to identify what is existing and what is proposed. He also requested that the applicant remove all future work and notes pertaining to the garage from the plans. He identified changes that he wanted made to the plans.

Ms. Allison reported on the metrics of the property and reported that the dormer makes the property close to the top of all metrics. She expressed concern that the neighborhood would not be enhanced if the Special Permit were approved. It would increase the density of the neighborhood, which goes against the spirit of the by-law. Ms. Fiacco stated that the numbers are striking and expressed concern that there would be creep with other applications. She added that the problem is that this is a small lot. Mr. DeStefano felt that the project was disproportionate to the neighborhood. Mr. Battista sympathized with the need for additional bedrooms but emphasized the need to be creative with the design of the dormers. He commented that if changes were made that would not increase density, it might pass.

MOTION made by Ms. Allison to continue the public hearing to September 8, 2015 at 7:00 pm in the Board of Selectman's Meeting Room. Seconded by Ms. Fiacco. Motion passed.

15-07 4 Vincent Avenue – Special Permit to Alter Non-Conforming Structure

Ms. Allison reported on the metrics of the property. Mr. DeStefano stated that the applicant did a nice job balancing the dormers. Ms. Fiacco noted how the lot size made a difference between the previous case and the current one. Mr. Haglund suggested generous plantings around the HVAC units to provide adequate screening.

Mr. Battista expressed concern about the location of the HVAC being located in the front since it will face Bartlett Avenue. Mr. Haglund stated that there was nowhere else to put it and did not see the location as a problem since it is a large lot, set way back from the street, in essence the area in question is a side yard, and the HVAC will be located near the rear of the house.

Comments from the Audience:

1. John Tricombe, 25 Bartlett Avenue, spoke in support of granting the Special Permit.

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

MOTION made by Mr. Haglund to grant the Special Permit subject to the conditions outlined by the Board. Seconded by Ms. Allison. Motion passed

15-08 26-28 Dante Avenue – Design and Site Plan Review/Special Permit

Ms. Allison reviewed the metrics and noted that there was a discrepancy in the Assessor's numbers for the total living area. Mr. DeStefano stated that this was a big improvement for the neighborhood and noted that the plans need a little more work and that he would like the driveway on both sides of the house. He mentioned that the front entrance needs to be enhanced.

The Board discussed whether or not this proposal is going to be a boxcar structure. Mr. Battista suggested that smaller lots may have to go with traditional two-family layouts. Mr. DeStefano stated that the design was clever and that it will look more like a single-family home. Mr. Battista requested that both front doors be on the front façade of the structure.

Comments from the Audience:

1. Judith Ananian Sarno, Waverly Terrace, stated that both front doors should face the street since that was the intent of the by-laws.

MOTION made by Mr. DeStefano to continue the public hearing to September 8, 2015, 7:00 pm, in the Board of Selectman's Meeting Room. Seconded by Ms. Allison. Motion passed.

15-09 531 and 549 Concord Avenue – Special Permit for Shared Driveway

MOTION made by Ms. Allison to continue the public hearing to September 8, 2015, 7:00 pm, in the Board of Selectman's Meeting Room. Seconded by Ms. Fiacco. Motion passed.

15-10 1 Clark Lane - Design and Site Plan Review

Mr. Battista requested that Town Counsel review the application to see if the property has frontage on Clark Lane.

Comments from the Audience:

1. Ian Watson, 81 Clark Street, spoke in opposition of the project and felt there was a density issue.
2. Arnette Goodnov, 2 Clark Lane, questioned the frontage on Clark Lane and whether the applicant has legal rights to use the road since it is a private street.
3. Anna Sheehan, 92 Clark Street, spoke in opposition, saying it will add more traffic to a narrow street.
4. Tim Lane, 66 Thomas Street, felt the project was not in harmony with the neighborhood.
5. Claudia Friedman, 70A Thomas Street, stated that this is similar to the last application. She expressed concern about density and fire safety.

MOTION made by Mr. DeStefano to continue the public hearing to September 8, 2015, 7:00 pm, in the Board of Selectman's Meeting Room. Seconded by Ms. Fiacco. Motion passed.

Updates on Potential Cases and Planning Board Projects, and Committee Reports

Mr. Battista reviewed the Board's involvement with the development of the Belmont Center design. He noted that the Board did not approve the Belmont Center Plans and therefore would not comment on the redesign.

Adjourn: 8:10 p.m.