

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
September 21, 2015**

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Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Joseph DeStefano;
Barbara Fiacco; Karl Haglund; Raffi Manjikian

Staff: Jeffrey Wheeler, Office of Community Development

8:00 a.m. Meeting called to order

1. Elect Officers and Select Members for Committees

MOTION made by Ms. Allison to nominate Mr. Battista as Chair. Seconded by Mr. DeStefano. Motion passed.

MOTION made by Mr. Manjikian to nominate Ms. Allison as Vice Chair. Seconded by Mr. Haglund. Motion passed.

The Board agreed that the same members should remain with their respective committees.

2. Moving Forward with the Shaw Gardens and Hittinger Farm Overlay District

Mr. DeStefano and Ms. Allison agreed to be on a working group to study this issue. The Board agreed that all of the Single Residence C Zoning District should be looked at. The Board also agreed to hold a public forum to see what the public wants.

3. Updates on Planning Board Projects

Underwood Pool

Mr. Wheeler reviewed the conditions. The Board discussed the noise documents. Ms. Paulson, presenting the Underwood Pool Building Committee, reviewed the status of the landscaping. She stated that the landscaping was installed and no delay would be necessary. She also identified plant species that were replaced and has been working with the Department of Public Works to make sure the plants are watered on a regular schedule. Tom Scallata, the architect for the Pool, stated that the Architectural Access Board granted a variance for the sidewalk at 7% grade, however, the grade cannot be reduced below 8.5%. As a result, he submitted a revised sidewalk plan to the Board. Mr. Haglund stated that the plan was a reasonable solution for the sidewalk since it prevented dividing the park with sidewalks.

MOTION made by Mr. DeStefano to approve the document submitted to satisfy the noise condition. Seconded by Ms. Allison. Motion passed.

The Board agreed to approve the revised landscape plan at its next meeting.

36 Merrill Avenue/14 Hamilton Road

The Board discussed the landscaping planted on-site and the street trees. The Board agreed that

the street trees on Hamilton Road were too small since the Board wants to see 3-1/2" to 4" caliper trees. The Board agreed that the landscaping on-site was sufficient.

4. Discuss Potential Projects

Mr. Wheeler quickly reviewed the list of potential projects. The Board agreed that not all of them could be accomplished this year. Ms. Allison recommended 4 criteria for moving an issue forward:

1. Certainty of impact;
2. Number of residences that would be impacted;
3. Effort required to address issue; and
4. Likelihood of passage at Town Meeting.

The Board discussed several specific issues that it felt should be addressed:

- Demolition Delay – The Board agreed to wait until the historic survey is complete since this will affect how many properties will be subject to the delay.
- Define Two-Family – Ms. Fiacco and Mr. Manjikian agreed to be on a working committee to look at this issue. They were encouraged to see how other towns define two-family structures.
- Exempt Front Porches – while the Board agreed with the theory behind this issue, it was very concerned about unintended consequences.
- Limit Location of HVAC Equipment – the Board agreed that limiting their location was a positive step. They agreed to discuss this during the public forum on the SR-C zoning districts. All agreed that location of HVAC equipment does not seem to be an issue in the SR-A zoning districts.

Adjourn: 9:25 a.m.