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**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
October 13, 2015**

Present: Elisabeth Allison, Vice Chair; Joseph DeStefano; Barbara Fiacco; Karl Haglund (arrived at 7:30 p.m.); Raffi Manjikian (associate member), Mr. Jeffrey Wheeler, Office of Community Development

Absent: Michael Battista, Chair

**7:00 p.m. Meeting called to order**

**1. Continued Public Hearings:**

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

Mr. Wheeler distributed revised plans. Ms. Allison stated that the Board should not vote on this matter until they could review an updated and full set of plans, as it was difficult to make a decision without them. She argued that this was an important case because slightly over 60% of the lots in the GR districts are less than 5,000 square feet. Mr. Manjikian and Mr. DeStefano both agreed.

Mr. DeStefano stated that there has been a substantial reduction in the size of the structure. He noted that he liked the front elevation and the placement of the front doors, but wanted to see more. He added that what is presently on the lot is not beneficial to the neighborhood, and thinks the replacement is tasteful. Ms. Allison commented that they needed to be very careful about the incentives the Board creates noting that it is not in the Town's best interest to allow people to let their homes run down so they can get permission to rebuild.

Ms. Fiacco stated that if the Board wanted a single-family home instead of a two-family then this issue needs to come up at the beginning of the process. She said that she was comfortable with everything so far and that she agreed with Mr. DeStefano's comments on the design. Mr. DeStefano noted that this case would not be before them if it was a single-family house.

Ms. Allison was uncomfortable with having a full bath on the same floor as the office space (the attic floor), feeling that the space lends itself to another bedroom with a full bath nearby. She and Mr. DeStefano urged the Applicant to remove the bath near the office.

**Comments from the Audience:**

1. Judith Ananian Sarno, 30 Waverly Terrace, was concerned about the implications of two family homes being built on undersized lots. She asked the Board to consider her suggestion that homes being torn down be replaced with the same design as the current home including location and size of driveways. Mr. DeStefano felt this would be a bad idea, as it would encourage vehicle pollution if the driveways were built only on one side of the house and many cars were parked in tandem. Logistically it would be a bad design

if all cars were parked in tandem, as you would have to move them all in order to let one out.

**MOTION made by Mr. DeStefano to continue the public hearing to November 3, 2015 at 7:00 pm in the Board of Selectman's Meeting Room. Seconded by Mr. Manjikian. Motion passed.**

Mr. DeStefano quickly reviewed the additional changes that the Board wanted, including:

- Removing the bath from the front unit on the third floor
- Revise the elevations
- Submit plans to show a tandem driveway and two driveways on each side for each unit in order to highlight differences in open space.

**2. 307 Trapelo Road – TD Bank – Review and Approve Revised Landscape Plan**

Josh Sperling, representing TD Bank, reviewed the modifications to the landscaping plans. He noted that they were going to plant an additional maple tree and add several rhododendrons. Mr. Haglund stated that the changes were fine. Ms. Allison noted the condition that they would maintain the landscaping.

**MOTION made by Ms. Fiacco to approve the modifications to the landscape plan. Seconded by Mr. Manjikian. Motion passed.**

Mr. Sperling quickly reviewed the revised lighting plan noting that the deviations were primarily on the Wilson Avenue side of the site. He emphasized that this plan reflects what was originally approved.

**MOTION made by Mr. DeStefano to approve the revised lighting plan. Seconded by Mr. Manjikian. Motion passed.**

**3. Discussion on the Shaw Gardens and Hittinger Farm Overlay District**

Ms. Allison reported on the outcomes of the working sessions. She noted the working group is only looking at the SR-C districts and not the Town as a whole. She emphasized that the zoning will be kept simple. Mr. DeStefano reviewed the potential amendments and the impacts they will have.

Steven Pinkerton, co-sponsor of the Overlay, clarified that the proposed height limits would require a Special Permit. He felt it would be beneficial to start codifying the rules.

**4. Updates on Potential Cases and Planning Board Projects, and Committee Reports**

Mr. Wheeler passed out a map of the neighborhood of 122 Waverley Street in order to confirm the area to be reviewed for the data analysis when an application is submitted.

**Adjourn: 8:30 p.m.**