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**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
January 5, 2016**

Present: Elisabeth Allison, Chair; Charles Clark; Joseph DeStefano; Barbara Fiacco; Karl Haglund; Raffi Manjikian;

Staff: Mr. Jeffrey Wheeler, Office of Community Development

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

Ms. Allison welcomed Charles Clark, newly appointed member of the Planning Board.

1. Update on Closing for Cushing Village

(Mr. DeStefano has recused himself from this discussion.)

Ms. Allison read a letter submitted by the attorney representing the Applicant updating the Board on the status of the closing and noted that it would be posted on the Town website. She summarized key points of the letter, including the rationale for missing the scheduled closing and that key lending agreements have been signed and placed in escrow. The team would like to meet with the Board on February 2.

Mr. Wheeler reported that the definitive plans for the Winslow Building were submitted though he was not prepared to discuss them since the closing had not yet occurred and the plans are not due until February.

Mr. Manjikian commented that he was encouraged by the weekly update. Ms. Fiacco expressed frustration that the Board received the update at the last minute, and stated the need for more transparency. Mr. Clark stated that he was encouraged and hoped that the team would move expeditiously forward with the project. Ms. Allison stated that communication was critical and would talk with the Applicant about providing weekly updates. She added that she was encouraged since the letter reads like a punch list. Ms. Fiacco encouraged the Applicant to begin demolition by the next time they meet with the Board on February 2.

2. Discussion of Airbnb

Ms. Allison reminded that Board that the issue of zoning for Airbnb came from the Zoning Board of Appeals. She noted that Eric Smith, Chair of the ZBA, submitted a memo outlining his view of key issues and thanked him for doing so. Mr. Wheeler reported that the Town looks at this issue as a Bed & Breakfast, as short term rentals. He noted that a stay longer than a week is allowed by-right and that the ZBA recently denied a Special Permit for an Airbnb.

Ms. Allison stated that similar communities do not regulate Airbnb and added that the Town will look at other towns to see how they handled it and to see if they have anything in their Zoning By-Laws to address this issue.

reception was good in Town. She added that she was strongly opposed to this project for health reasons.

4. Holly Stratford, Alexander Road, stated that another tower was needed, as she had terrible reception in her neighborhood.
5. Daniel Morris, 14 Alexander Avenue, stated that he objected to the cell antennae and noted that he submitted a petition signed by 106 neighbors opposing this application. He raised two objections: (1) the noise levels of the rooftop condensers: and, (2) the setback requirements of the equipment appear to be in violation with the Zoning By-Law. He asked for more information about the condensers and generator and noted that this affects the quality of life.
6. Evelyn Harlampo, 100 Leonard Street, questioned whether these facilities are fire hazards.

Mr. Giaimo stated that these types of installations exist throughout the country.

Ms. Allison stated that some of the audience issues were beyond the scope of the Design and Site Plan Review, such as the effects on health and asked Mr. Wheeler to comment on the setback issue. Mr. Wheeler stated that the setbacks on the plans as provided conformed to the Town By-Laws.

The Board discussed imposing the following conditions:

- Confirm that the equipment meets the dimensional regulations to submit as As-Built plan to verify.
- Document where and how the wood louvres will be preserved.
- Submit specifications for the HVAC units and a post operational noise study of them.
- Submit an application to the Historic District Commission for a Certificate of Appropriateness.

MOTION made by Mr. Haglund to close the public hearing. Seconded by Mr. Clark. Motion passed.

MOTION made by Mr. Manjikian to approve the application with the conditions as discussed. Seconded by Mr. Clark. Motion passed.

4. Continued Public Hearing

15-14, 24 Uplands Road – Design and Site Plan Review

(Mr. DeStefano recused himself from this case.)

Mr. Wheeler reviewed the changes that had been made on the revised plans. Mr. Kenyon, Applicant, stated that he spoke to an arborist who said that the key to survival was the species of the tree, not necessarily the caliper of it. Mr. Haglund requested that the trees be 3-1/2” – 4”