

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

March 15, 2016

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2016 APR -8 AM 9:53

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

Absent: Charles Clark

Staff: Jeffrey Wheeler, Office of Community Development

7:00 p.m. Meeting called to order

1. Update on Cushing Village:

Ms. Allison reported that the Board had received a letter from Smith Legacy Partners regarding recent updates. Ms. Allison added that the Board will meet with the Board of Selectmen (BOS) on March 22 to discuss how to proceed with this project. She noted that an extension of the purchase and sales agreement may be necessary, but this was the purview of the BOS.

2. Follow-up on Single Residence C Zoning Districts Amendments

a. Review Final Text

Mr. Wheeler reviewed a sentence that was added to clarify that the height for a flat roof would be limited to 30 feet. The Board made several edits to the amendment. Mr. DeStefano stated that the 30 foot height cap should be reexamined before the Board decided on a limit. Ms. Allison asked Mr. DeStefano and Mr. Wheeler to conduct a review of flat roof houses in SR-C to resolve this question and the Board agreed to meet on March 22 before the BOS meeting to vote on the amendment.

Steve Pinkerton, representing the Citizen Petitioners, agreed with the limit on flat roofs.

MOTION made by Ms. Fiacco to continue the public hearing on the SR-C Zoning Amendment to March 22 at 6:45 pm. Seconded by Mr. Manjikian and it passed.

b. Prepare for Educational Forum

The Board agreed that the forum would be beneficial and decided that the beginning of it would be set aside for a brief overview of zoning for new Town Meeting Members and that the remainder of time would be devoted to discussing for proposed zoning amendment.

3. Discussion on Architectural Design Guidelines for GR applications

Ms. Allison provided a brief overview of the Design Guidelines and stated that they are meant to help guide applicants as to what the Board will be looking for when reviewing their applications. She reiterated that they are only for the General Residences Zoning District. All agreed that they will make the application process more efficient.

The Board discussed and edited each section of the Guidelines. An in depth discussion followed regarding additions to existing homes and how they should look, what size dormers would be acceptable, and that the Board did not want these Guidelines to be so specific that they would discourage creativity. The Board agreed to continue discussing the Guidelines at a later meeting.

4. Discussion on Defining Neighborhoods in context of reviewing GR applications

This agenda item was deferred to a future meeting with the Assessors in attendance.

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

Mr. Manjikian reported that names were coming in for the AirBNB subcommittee and that he expected the committee to start meeting soon.

Ms. Allison reported that Mr. DeStefano was appointed to the Belmont High School Building Committee to represent the Planning Board. She also noted that the Permanent Building Committee would like to meet with the Board to discuss its review process.

Ms. Allison also reported that the Warrant Committee will be reviewing the zoning amendment on April 13.

6. Preview agenda for future meetings

- The Board will meet with the BOS on March 22 to discuss the status of Cushing Village.
- The zoning forum will held the beginning of April.

7. Review and Approval of Minutes

MOTION made by Mr. Haglund to accept the minutes of March 2, 2016. Seconded by Mr. DeStefano. Motion passed. Ms. Fiacco and Mr. Manjikian abstained.

Adjourn: 8:40 p.m.