

**TOWN OF BELMONT  
PLANNING BOARD**

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**ZONING FORUM ON THE ZONING AMENDMENT  
TO THE SINGLE RESIDENCE C ZONING DISTRICTS**

2016 MAY 25 AM 9:08

**April 12, 2016**

**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**

Ms. Fiacco reviewed the draft PowerPoint presentation to Town Meeting for the Single Residence C Zoning Districts. Mr. DeStefano reviewed its technical aspects in detail.

Stephen Pinkerton, representing the citizen sponsors, stated that his group supports the zoning amendments. He stated that the Board has done a good job establishing thresholds for projects that require Special Permits and bringing new homes into the process. He noted that this was a collaborative effort involving the citizens, Planning Board and Community Development.

Questions, comments and concerns from the audience followed the presentation.

- The text of the nonconforming provisions could be written more clearly.
- Can HVAC equipment fit on small lots given the proposed restrictions?
- If there is not room for the HVAC equipment, would this be a Variance or Special Permit?
- Requiring new structures to be consistent with the neighborhood is a good standard.
- Are there limits on the size of propane tanks and their enclosures?
- Has anyone reached out to developers?
- What about snow load on a shallow pitched roof?
- Do HVAC restrictions apply to ground-mounted solar equipment?
- Are there specific types of landscaping that the Board prescribes?
- Will the Board allow environmentally friendly landscaping?

The Board answered the questions from the audience:

Landscaping – Mr. Haglund stated that the Board has left it to the applicants to determine the types of plants provided since it has no specific landscaping that it requires, but does require a certain size and number of plants. Additionally, the Board ensures that the proposed landscaping screens appropriately. An audience member mentioned that she has an environmentally friendly lawn that was tricky to install but “totally worth it.”

Consulted with developers – Ms. Allison mentioned that the Board tries to reach out to everyone and that developers have come forward and voiced their concerns. Ms. Fiacco added that input from developers has been incorporated into the current draft.

Snow load - Mr. DeStefano noted that snow load on roofs should not be an issue; however, the key issue with flat roofs is to make sure that the roof is water tight.

Propane Tanks – Ms. Allison stated that the Board will reach out to the Fire Chief to find out the limits on tanks and enclosures. Mr. DeStefano added that the equipment is designed for conversion to natural gas.

Nonconforming Language – The Board discussed the need to keep this provision as an absolute standard. Mr. Wheeler reviewed the number of nonconforming lots and building permit data to show the potential impact of this provision. He also reviewed the Zoning Board of Appeals role in reviewing nonconforming properties.

Multiple lot utilization - On a follow-up question regarding the combining two lots into one, Mr. DeStefano responded that the cost of buying two lots tearing down the homes and costing one in its place is cost prohibitive and the associated costs do not make it rational.

HVAC Equipment – Ms. Allison stated that properties with narrow side setbacks might have to move the equipment to the rear of the home. Steve Pinkerton, one of the co-sponsors of the Citizens Petition, stated that there are solutions – put the equipment in the rear yard, on the roof of a one story addition – these all seem to work. Mr. DeStefano noted that each case will be site specific.

**8:25 p.m. Adjournment**