

**TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES**

June 6, 2023

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: July 24, 2023

TIME: 4:07 PM

**Present: Jeff Birenbaum: Chair; Carol Berberian: Vice Chair; Thayer Donham;
Renee Guo**

Staff: Ara Yogurtian, Assistant Director, Offices of Community Development

This meeting was held remotely using Zoom video conferencing technology, as permitted by the Massachusetts Act Relative to Extending Certain State of Emergency Accommodations, which became effective July 16, 2022. Update 3/30/23: The State has extended authorization for virtual public meetings through March 31, 2025.

Mr. Birenbaum introduced the Planning Board members and reviewed a summary of the items that were on the agenda.

1. Meeting Called to Order 7:00 PM.

2. Notice: The Board may not hear the items in the order listed below.

3. Mr. Birenbaum read this letter.

On behalf of elected officials, appointed officials and the residents of the Town, the Board extends its deepest gratitude and thanks to Mr. Karl Haglund for 16 years of dedicated service as a Planning Board member and best wishes for his future endeavors.

4. Mr. Birenbaum announced that Mr. Andrew Osborn and Mr. Taylor Yates were newly appointed Associate Planning Board members.

5. Review and approve Planning Board meeting minutes: April 11, 2023, April 19, 2023 and May 2, 2023.

MOTION to approve the Planning Board meeting minutes: April 11, 2023, April 19, 2023 and May 2, 2023 was made by Mr. Birenbaum and seconded by Ms. Donham. Motion passed.

YES votes-

Jeff Birenbaum

Carol Berberian

Thayer Donham

Renee Guo

6. Continued Cases:

- a) Case No. 23-05 Two Special Permits
221 Concord Ave. and another at 80 Hittinger Street – Town of Belmont**

Applicant requests two Specials Permit under section 5.2.5-4-(b)-3 to erect two standing signs at 221 Concord Ave. and another at 80 Hittinger Street located in General Residence (GR) zoning district.

Mr. Birenbaum noted that this case was to be continued to June 20, 2023.

7. Public Hearings:

a) Case No. 23-15 Two Special Permits and Design and Site Plan Review Approval 76 White Street (GR) - Daniel Da Fonesca

Applicant requests Two Special Permits and Design and Site Plan Approval under sections 1.5.4A and 6D.6 of the By-Law to construct two single-family dwellings at 76 White Street Located in a General Residence (GR) zoning district.

Mr. Birenbaum noted that they will need all four votes from the four Planning Board members for the case to be approved. The Applicant agreed that he would like to proceed with the hearing.

Kenneth Leitner, Attorney representing the Applicant, noted that the Applicant would like to subdivide the lot into two lots. He presented the plans for the proposed two single-family dwellings.

Ms. Berberian reviewed the neighborhood analysis.

Ms. Donham mentioned that she was concerned about the FAR and the height as they are big houses on small lots and in the past, Applicants have reduced the height by a couple of feet to reduce the overall impact on the neighbors.

Steve Corbett, Construction Manager, addressed the concern about the trees that they intend to save. There are three trees just on the inside of the property line and they will not be disturbed during construction. There was a large fourth tree on the corner that they will also save.

Norman Kherlop, the architect, noted that the project will be handled very well. There will be restricted hours and access and they will minimize traffic on Sycamore Street at the Butler School. Mr. Birenbaum asked the Applicant to provide a Construction Management Plan.

Mr. Birenbaum felt that the homes lack architectural features in comparison to the other two families shown across the street. Mr. Kherlop said he would look at enhancing the architectural features. Ms. Guo noted that she was okay with the architectural features, but she felt that the FAR was too high and the size and height needed to come down. Ms. Donham suggested that it be brought down two feet. Mr. Birenbaum asked the Applicant to make changes to the mass and the height and come back to the Board on July 11.

Ms. Berberian was concerned about parking during construction, and she would like more information on how it will be safely handled.

Mr. Birenbaum asked them to come back with information on the fence, the irrigation and the fourth tree to be added to the plans.

MOTION to continue to July 11, 2023 and to have Mr. Andrew Osborn and Mr. Taylor Yates review this meeting and fill out the Mullins Certificate was made by Mr. Birenbaum and seconded by Ms. Berberian. Motion passed.

YES votes-

Jeff Birenbaum

Carol Berberian

Thayer Donham

Renee Guo

**b) Case No. 23-16 One Special Permit & Design and Site Plan Approval
81 Fairview Ave. (GR) - Joseph DeStefano**

Applicant requests One Special Permit and Design and Site plan Approval under sections 1.5.4A and 6D.6 of the By-Law to construct a single-family dwelling at 81 Fairview Ave. Located in a General Residence (GR) zoning district.

Mr. Rober, Surveyor, presented the plans for the single-family dwelling.

Mr. DeStefano, Applicant, was present to answer questions.

Ms. Berberian shared the neighborhood analysis. The square footage was on the lower size and the FAR was well within the range of what fits in with the neighborhood. Ms. Donham felt that this was appropriate on this size lot. Ms. Guo wanted to see the driveway changed. The driveway would be changed and made into landscaping.

Ryan Morrison, lives across the street, would like hear about how the cars that park on that site would be managed. He would like to know about the construction plans and if there would be any plans to have meetings with the neighbors. Mr. Rober noted that paid parking would not be allowed there any longer. Mr. DeStefano noted that construction would take place between 7:00 AM – 3:30 PM.

MOTION to approve with the condition that they will remove the angled parking spot was made by Mr. Birenbaum and seconded by Ms. Berberian. Motion passed.

YES votes-

Jeff Birenbaum

Carol Berberian

Thayer Donham

Renee Guo

8. Update on Cases, Planning Board Projects and Committee Reports.

Mr. Yogurtian will check with Town Council to see if Ms. Guo can participate in the hearing for the ice skating rink.

9. Adjourn 8:41 PM.

The Planning Board's next scheduled meeting will be held on Tuesday, June 20, 2023.