

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

April 5, 2018

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Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Sandy Sanderson; Ed Starzec; Thayer Donham;

Staff: Jeffrey Wheeler, Senior Planner; Spencer Gober, Staff Planner

1. Meeting Called to Order at 7:05 PM

2. Continued Public Hearings:

- a. 30 Moraine Street – Two Dormers on Two-Family Home – GR

MOTION to continue the public hearing to April 24, 2018 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

3. Public Hearings:

- a. 97 Slade Street – Dormer on Two Family – GR

Mr. Pinkerton read the public hearing notice.

Nile Ziemba and Chris Giles, Designer-Builder, presented the proposed dormer plans. Mr. Clark noted that there were errors in the plans. Mr. Ziemba pointed out that they tried to minimize the dormer and kept the ridge line where it was. There was a proposed storage space in the attic as the homeowner would like to store her antiques there. Mr. Clark noted that there were a few existing nonconforming issues with the frontage and the lot size was nonconforming. He explained the public hearing process and what issues the Board would be addressing. Mr. Ziemba noted that they would add about 600 square feet including the storage area. Mr. Gober reviewed the neighborhood analysis and summarized that project was large for the neighborhood and the structure would be three and half stories with the proposed addition. The PB noted that inconsistencies on the Zoning Compliance Checklist needed to be fixed.

Mr. Sanderson asked the Applicant to explain the conversations with Community Development and how the plans had been modified. Mr. Ziemba and Chris Giles noted that Mr. Gober had suggested that they reduce the size of the dormer but they did not because the homeowner needs this space to store her antiques. Mr. Sanderson noted that the proposed dormer will drive this to a three and half story project. Mr. Wheeler explained the definition of a “half-story” as per the Zoning By-Law and noted that the home is nonconforming since it already is three and half stories. Mr. Ziemba noted that one side of the house has only one foot of foundation showing. Mr. Pinkerton noted that this expands a nonconformity by a significant amount and the storage was increasing the

size of the dormer. He noted that he recommended looking at a way to eliminate the storage area. Mr. Giles noted that the basement was not useable for storage because it floods. Mr. Pinkerton asked the Applicant to reduce the size of the dormer. Ms. Donham stated that perhaps the dormer could be aligned with the window below. Mr. Clark asked the Applicant to meet with the Community Development Department to discuss possible ways to reduce the size of the dormer.

Public comments:

1. Travis Frank, 102 Gilbert Road, stated that he approved this application with some minor modifications. He noted that he will see this from his kitchen. He spoke in favor of the project and had no objections.
2. Judith Petri, Applicant, 95-97 Slade Street, explained the layout of her home and the space issues that she had. She would like to increase the value of her home and improve her property.
3. Sheryl Walker, Assistant to Judy Petri, asked for a clarification on the meaning of F.A.R. Mr. Clark noted that Mr. Gober will explain this to her at a future time. He suggested that they set up a time to meet with Mr. Wheeler and Mr. Gober. Mr. Clark explained that the major issues were the nonconformities.

The General Residence Zoning Amendments were reviewed so that the audience and Applicants could better understand why the Zoning By-Laws were changed.

4. David Petri, noted that the exposed foundation had a huge impact, it was located at the right front of the house that had the exposed driveway. He asked if they were breaking the literal of the rule instead of the spirit of the rule. Mr. Clark noted that the special permit process allows the PB to work with them and figure out an alternative plan.

MOTION to continue to April 24, 2018 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

b. 22 Bacon Road – New Single-Family Home – SR-C

Mr. Pinkerton read the public hearing notice.

Mr. Clark noted that the application process requires the Applicant to come to the Community Development Department to craft the proposal. Community Development noted that they met with the Applicant and Staff recommended that the size of the home be reduced before coming before the PB.

Diane Miller, Architect, presented the design of the proposed home. She noted that the family has lived there since 2009, they have six people living in the home, and that the home has a radon problem that renders the cellar living as unusable. She added that the existing home has water and mold problems, lacks insulation, and has plumbing problems as well. Ms. Miller distributed a petition that was signed by 35 neighbors. She walked the PB through the plans and noted the list of changes that were made in response to Community Development's requests. She noted that there are many houses in the neighborhood that were significantly larger and that the proposed house would be an improvement to the neighborhood.

Mr. Gober reviewed the neighborhood analysis.

Public comments:

1. Taylor Reynolds 106 Dalton Road, spoke in support of the project.
2. Michael Klug, 9 Audrey Road, noted that he was 100% in support of the project and he thought this would enhance the neighborhood and increase the tax base.
3. Shen Xuanxuan, 10 Bacon Road, spoke in support of the plan.
4. Harold Guswilliams, Audrey Road, spoke in support of the project.
5. Tieming Ruan, 10 Woods Road, spoke in support of the project. He noted that a new house would be an asset to the neighborhood.

Mr. Pinkerton noted that he lives at 139 Dalton Road and gave some ideas on how the Applicant could reduce the size of the proposed home.

MOTION to continue to April 24, 2018 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

4. Review and Approval, the Housing Production Plan

Gloria Leipzig and Judith Feins, Belmont Housing Trust, Co-chairs, reviewed the HPP and the updates that were made to the plans. Judith noted that they have been working on the plan for three years and they had made a handful of changes as suggested by the PB.

MOTION to approve the Housing Production Plan was made by Ms. Donham and seconded by Mr. Pinkerton. Motion passed.

5. Prepare for Town Meeting

a. Planning Board Report

Mr. Wheeler reviewed the Planning Board report. It was approved by the PB

Ms. Donham recommended a summary sheet that describes only about a quarter of the information that was in the packet. Mr. Pinkerton noted that it would be helpful to include a map of the GR district and to call out the major roads so that people could get oriented. Mr. Sanderson asked Mr. Gober to include slides in the slide deck with information regarding new construction. Mr. Clark suggested showing a number of projects that have come through and the positive effects of the project as a result of the changes made to the By-Laws.

MOTION to approve the Planning Board report was made by Mr. Pinkerton and seconded by Mr. Clark. Motion passed.

b. Handouts and PowerPoint Presentation

Mr. Pinkerton and Mr. Clark volunteered to work on the PowerPoint Presentation. Mr. Sanderson, Ms. Donham and Mr. Starzec offered to handle the handout.

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

Mr. Wheeler briefly reviewed the upcoming cases for the PB: 49 Carlton Road, 30 Moraine Street, 22 Bacon Road, and 95-97 Slade Street.

Mr. Wheeler noted a staff report, a letter on the front of the applications summarizing the Office of Community Development's recommendations, was provided to the PB. The PB agreed that the report was a good idea and to continue this in the future.

7. Review and Approval of Meeting Minutes

MOTION to approve Meeting Minutes for March 6, 2018 and March 20, 2018 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

8. Adjourn 9:35 PM