

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
June 6, 2017**

RECEIVED  
TOWN CLERK  
BELMONT, MA

2017 JUL 11 PM 2:56

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

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

**1. Meeting Called to Order at 7:00 PM**

**2. Continued Review and Approval Design Modifications to the Bradford (formerly Cushing Village)**

Mr. DeStefano recused himself from the discussion.

Ms. Allison noted that four issues were discussed at the last meeting: density, materials, design and landscaping. She noted that the floorplans had changed since the original plans were granted. She explained that the working group looked at the floorplans and suggested considering the following questions when considering if a study could be used as a bedroom:

- Does it have walls?
- Is it an alcove?
- Is there a window?
- Is there a door?
- Where is it located?
- What is the size of the den or study relative to the room labeled second bedroom?

Ms. Allison stated that the Winslow building had one-bedroom units that were problematic because of the location of the den and that, in some cases, the two-bedroom units had a den bigger than the second bedroom that could easily turn the unit into a three-bedroom unit.

Bill Lovett, Applicant, addressed the issue of materials. He noted that the brick is a thicker material than stucco and presented pictures of a building that had similar brick on it. He added that the cost to install the stucco was less expensive than the brick tile and that the cost would be about 20% more expensive. Peter Quinn, Architect, displayed more images of buildings that were covered in similar brick. He noted that the bricks will weather similar to a regular brick and that the life expectancy is the same as regular brick.

Mr. Quinn presented slides showing the architectural details of the buildings and addressed the screening. He noted that he would be providing mock-ups in the future. Mr. Haglund asked Mr. Quinn to remove the Victorian elements and noted that the aesthetic adjustments were attractive. Mr. Manjikian agreed that the overall improvements were attractive.

Ms. Allison discussed landscaping and noted that the materials were still an outstanding issue. She suggested that the PB approve the modifications since more reviews will be required in the future. She suggested reviewing original Special Permit.

**MOTION to approve the design modifications to the Bradford subject to the condition that the Applicant and the Office of Community Development meet to review the floor plans to ensure that there are no more than 60 two-bedroom units and that no two-bedroom units could be used as three-bedroom units made by Ms. Fiacco and was seconded by Mr. Manjikian. Motion passed.**

**3. Continued Public Hearings:**

**a. 29 Jason Road – Special Permit – Addition Greater Than 30% - Single Residence C District**

Mr. DeStefano rejoined the meeting.

Ms. Allison reviewed the status of the application and noted that there were issues with the landscaping. The PB discussed the replacement of the pine trees with landscape screening. Mr. Gober noted that arborvitae would be the recommended for the screening.

**MOTION to close the public hearing was made by Ms. Fiacco and seconded by Mr. Manjikian. Motion passed.**

**MOTION to grant the Special Permit subject to the standard conditions was made by Mr. DeStefano and seconded by Mr. Manjikian. Motion passed.**

**b. 63 Underwood Street – Special Permit to Alter a Nonconforming Structure Second Story Deck (Deck Already Exists) – General Residence District**

Mr. DeStefano recused himself from the meeting.

Mr. Gober reviewed the application timeline.

The architect, representing the Applicant, explained the Applicant's reason for the Special Permit. The PB discussed the application and the timeline. Ms. Allison noted that the PB has not supported rooftop decks in the past and that they were asking for approval for a deck that already exists. She explained that she had issues with it because it would impact the abutting resident, the open space was nonconforming, and the deck will disturb the neighbors. She added that the deck does not enhance the neighborhood. Ms. Fiacco noted that the original Special Permit referred to an addition and not to a deck.

**MOTION to close the public hearing Street was made by Mr. Clark and seconded by Mr. Manjikian. Motion passed.**

**MOTION to deny the Special Permit for the deck at 63 Underwood was made by Mr. Manjikian and seconded by Ms. Fiacco. Motion passed.**

**c. 55 Day School Lane (Belmont Day School) – Design and Site Plan Review for gymnasium building ('the Barn') and site improvements**

Ms. Allison recused herself and Mr. DeStefano rejoined the meeting.

Michael Giamo, attorney for the Applicant, asked the PB to consider other elements in the application.

Kelly Durfee Cardoza, Representing Belmont Day School (BDS), reviewed what had been addressed since the last meeting. She reviewed the length of the driveway and the property dimensions, she noted changes that had been made to the storm water plan, and that traffic controls at the driveway were reviewed. She noted what had taken place at the storm water working group and she explained the storm water system and presented slides on the details.

**Comments from the Audience:**

- 1) Ellen Obrien Cushman, Chair of the Cemetery Commission, expressed concerns over the groundwater flow and the constant use of the driveway that will pass just feet from the cemetery. She asked the PB to closely review the storm water plan and noted that the drainage from the road should be connected to BDS's system. She asked for a really good design to make sure that there is no over flow onto the cemetery.
- 2) Kaspar Torosian, 659 Belmont Street, stated that his wife was buried at the cemetery and stated that the road is a failure and that the slope will cause water to come into the cemetery. He added that he was not in support of the application.
- 3) Elizabeth Pew, 27 Wellington Lane, reviewed the intent of the original cemetery design and asked the PB to consider them when reviewing the application.

Ms. Fiacco noted that the Applicant has agreed to proceed with peer review of the storm water management plan and that it could be complete within two weeks.

Belmont Fire Chief David Frizzell explained the Fire Code Regulations. He noted that the proposed plans comply with the Fire Code.

Ms. Fiacco asked the Board to review the barn building, noise impacts, revision of the dumpster and mechanical locations, the construction management plan and asked if there

were there any particular concerns. Brendan Largay, Head of School, addressed late night lighting issues. Ms. Cardoza and Mr. Holmes addressed the construction management plans. Rob Corning, Landscape Architect, asked the PB for comments and concerns regarding the landscape plans. Mr. Corning addressed concerns about the height of the light polls and the lighting concerns. Ken Cram, Traffic Engineer, explained the volume of existing BDS traffic as compared to Concord Avenue traffic. He also discussed the volume of projected traffic on the new driveway at BDS compare to existing Concord Avenue traffic.

**MOTION to continue the public hearing to July 10, 2017, was made by Mr. DeStefano and seconded by Mr. Manjikian. Motion passed.**

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

Ms. Allison returned to the meeting.

**a. 24-26 Walnut Street – Neighborhood Determination**

The PB discussed the neighborhood determination and Mr. DeStefano asked for minor changes to the neighborhood.

**b. 26-28 Dante Avenue – Review and Approve Landscape Plan**

The PB agreed to review the plan on June 20, 2017.

**a. 55 Concord Avenue – Review and Approve Landscape Plan**

The PB agreed to review the plan on June 20, 2017. The PB also agreed to issue a temporary 30-day Certificate of Occupancy.

**MOTION to approve the temporary Certificate of Occupancy made by Mr. DeStefano and seconded by Charles Clark. Mr. Manjikian abstained. Motion passed.**

**5. Preview of agenda for the Next Meeting – June 20, 2017**

The PB previously discussed items for the agenda.

**6. Review and Approval of Minutes**

Meeting Minutes were not available for approval.

**7. Adjourned at 9:55 PM**