

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

July 18, 2017

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2017 SEP 20 PM 2:17

Present: Elisabeth Allison, Chair; Raffi Manjikian; Charles Clark

Absent: Barbara Fiacco, Karl Haglund

Staff: Jeffrey Wheeler, Senior Planner

1. Meeting Called to Order at 7:05 PM

2. Public Hearings:

a. 175 Brighton Street – Special Permit for addition greater than 30% - Single Residence C District

Mr. Clark read the public hearing notice.

Cliff Rober, Surveyor, representing the Applicants, stated that they would like to build a two-story addition to the rear of the house to include a kitchen and family room and a master bedroom with a bathroom on the second floor. He reviewed the plans for the addition and noted that the abutters were notified. Ms. Allison noted that the proposed open space zoning compliance check list needs to be corrected to reflect the 75.3% existing open space and 74.0% proposed open space.

Ms. Allison reviewed the quartile analysis and noted that if everyone in the neighborhood enlarged their homes like this, the Residence C District would look very different. Mr. Rober noted that the front view of the house will not change at all and that the home will not be out of character with the neighborhood. The PB reviewed the analysis to get a sense of the neighborhood.

Mr. Rober noted that the current basement is used as storage and has an existing bathroom. Mr. Manjikian stated that the PB looks at the possible future use of spaces as future bedrooms. Ms. Allison stated that the PB has consistently asked for a rendering of what the house would look like in the context of the neighborhood. Ms. Allison added that the plans will be closely reviewed for the potential use of the attic as a fifth bedroom. Mr. Rober noted that the attic will be very small because the master bedroom will have vaulted ceilings. The PB requested section detail to show the proposed addition and the attic area.

The PB reviewed the landscape plan and noted that they will need to receive a detailed plant list along with a contextual landscape plan. They also requested a rear elevation.

MOTION to continue the public hearing to the August 1, 2017 Planning Board meeting was made by Mr. Clark and seconded by Mr. Manjikian. Motion passed.

b. 75 Lorimer Road – Special Permit for Addition Greater than 30% - Single Residence C District

Mr. Manjikian read the public hearing notice.

David High, Applicant, described his need for the home addition. He noted that the kitchen was very small and that he would like to have more space in the house. Anu Shaw, Designer for Cutting Edge Homes, presented the proposed design of the addition. He noted the intention of the plan was to design a house whose massing kept with the scale of the neighborhood yet met the needs of the homeowner. He reviewed the proposed landscape plan and the details of the architectural plans.

Ms. Allison reviewed the quartile analysis for the neighborhood. The PB discussed the potential for future use of space in the house. The PB discussed the use of the existing porch, basement ceiling height and access to the basement. The PB reviewed the landscape plans. Ms. Allison noted that if everyone were to increase their house to this size such as proposed, the neighborhood would change drastically. Mr. High noted that the neighborhood was not static and that the appearance from the front of the house would not change. He added that none of the abutters had objections to the proposed plans.

MOTION to continue the public hearing to August 1, 2017 was made by Mr. Clark and seconded by Mr. Manjikian. Motion passed.

c. 95 Washington Street (Chenery Middle School) – Design and Site Plan Review to install solar array – Single Residence C District

Mr. Clark read the public hearing notice.

Mr. Gerald Boyle, Director of Facilities for the Town, reviewed the Town departments that were supportive of this project. He noted the benefits of the panels as an energy savings and an educational opportunity for the students. Marty Bitner, Member of the Energy Committee, presented the plans for the solar panel installation. Mr. Bitner reviewed the steps that were taken to provide information for the neighborhood. He stated that the proposed location for the 42 solar panels was on the roof of the gymnasium. He reviewed the potential impacts to the abutters and provided a handout showing the visual sight lines from abutting properties. He noted that the existing trees would block the view of the solar panels.

Mr. Manjikian asked Mr. Bitner to explain how the integrity of the panels would be protected from ice damming and snow. Martin Cohen, Member of the Energy Committee, described his testing experience and noted that the panels would likely not be broken by a basketball. He noted that the panels operate independently and therefore could be easily replaced. He noted that the conduit will not be affected by ice dams and that the solar panels are rated to withstand large hail storms. He added that the panels will not increase insurance premiums.

Mr. Manjikian confirmed of the Applicant that the roof is strong enough to hold the weight

of the solar panel. Mr. Clark asked if a glare analysis was completed. He also noted the issue with the noise and asked whether they considered placing the inverter into the basement of the school. Mr. Cohen noted that the inverter was not allowed to be located inside and that the inverter fan on the outside was not likely to be heard.

Ms. Allison asked the Applicant to provide information on the financial stability of the solar panel company. Mr. Bitner reviewed the warranties. Ms. Allison requested financial information on the financial stability of the company and a letter of insurance. She also noted that the trees were deciduous and asked for glare information under winter conditions. Phil Thayer, Energy Committee Member, noted that a glare analysis was done and the results were that there is minimal glare close to sunrise and close to sunset. Mr. Boyle noted that saving from the panel will go back into other energy conservation projects.

Comments from the audience:

1. Jay Bonnar, 61 Warwick Road, endorsed the plan and looked forward to the solar panels being installed.
2. Richard Kourson, Washington Street, expressed concerns about the noise from the inverter. He noted that the existing air conditioner is noisy and asked that the noise from inverter be ameliorated.

Mr. Cohen noted that the inverter is very quiet and that he has the same inverter in his basement and he cannot hear it upstairs in his home.

3. Michael McCarthy, Carlton Circle, questioned the utility of the panels.

MOTION to continue the public hearing until August 1, 2017 was made by Mr. Clark and seconded by Mr. Manjikian. Motion passed.

3. Discussion on Evaluating Parking Waivers

The PB agreed to postpone this discussion until more members are present.

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

a. Follow-up on Study/Den configuration for the Bradford (Cushing Village)

Mr. Manjikian noted that the plans were still under review.

b. Debrief/next steps on Waverly Square/South Pleasant Street Discussion

Kathleen Keohane, Chair of the Library Trustees, asked why the Library Trustees were not included in the process. She requested more information. Mr. Manjikian noted that

the current library proposal was just an idea and there were many stakeholders to be considered.

c. Preliminary Discussion on Board's Work Program

Deferred until more members are present.

5. Preview Agenda for the Next Meeting

- a. Continuing the public hearing on 344 Pleasant Street
- b. Belmont Day School

6. Review and Approval of Minutes

No minutes were available to review and approve.

7. Adjournment 9:10 PM