

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

October 3, 2017

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

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

1. Meeting Called to Order at 7:00 PM

Ms. Allison called the meeting to order and introduced her colleagues.

2. New Public Hearings:

- a. **50 Trowbridge Street** – Special Permit to Enlarge Deck (maintain side setback: 8.7' existing and proposed) General Residence Zoning District

Mr. Manjikian read the public notice.

Jim Krom, Applicant, reviewed his application for a Special Permit to enlarge his deck so his family could enjoy the additional space, sit outside and enjoy dinner, etc. Mr. Miller, Architect, presented the proposed configuration for the new deck.

There were no comments from the Board or from the audience.

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

MOTION to approve was made by Mr. Manjikian and seconded by Mr. Clark. Motion passed.

- b. **76-78 Lewis Road** – Special Permit to Enlarge Kitchen and Dining Room (increase lot coverage: 33.4% existing; 37.7% proposed) – General Residence Zoning District

Mr. Manjikian read the public notice.

Kathleen Gajdos, Applicant, explained that she would like to extend the original sunroom in order to get some additional kitchen space. Bea Houz, Applicant's Architect presented the proposed plans.

Mr. Pinkerton noted that there would not be enough parking as required by the Zoning By-Laws. Ms. Fiacco suggested that the patio could be reduced in order to meet the parking requirements. She asked to see what is being proposed for plantings in place of the removed shrubs. Ms. Gajdos noted that a Pemberton Farms representative would be helping her with the landscaping. Ms. Allison noted that the the proposed versus existing plans and basement details were missing from the application. Ms. Houz noted that the

basement would be unfinished storage area and there would not be any new plumbing installed.

The PB requested a full set of plans including existing vs. proposed and basement plans and to reconsider the placement of the patio and to provide a formal landscape plan for two front yards including appropriate tree plantings.

MOTION to continue to October 17, 2017 was made by Mr. Manjikian and seconded by Mr. Haglund. Motion passed.

3. Continued Public Hearings:

- a. **75 Lorimer Road** - Special Permit for Addition Greater than 30% - SR – C District

Susana and David High, Applicants asked for feedback on how to proceed.

Ms. Allison noted that the analysis was intended to guide the PB and was designed to inform its judgement but never intended to provide an answer. She noted that good development should enhance the neighborhood and the analysis allows the PB to be consistent and fair across neighborhoods. Ms. High explained that her plan was very much in the average and reiterated the reason for the Special Permit. She added that the proposed house would not be the largest in the neighborhood. She believes that they were adapting and not changing the front of the home to any significant extent and she felt that the proposal fit within the qualitative and quantitative criteria.

Comments from the audience:

1. Julia Jenkins, 76 Lorimer Road, noted that she supported her neighbor's addition.
2. Katia Muser, 82 Lorimer Road, spoke in support of the application.
3. Anne Jansen, 59 Lorimer Road, noted that this addition is in the spirit of the By-Law and was consistent with the neighborhood.
4. Debbie Hartman, Brookside Avenue, spoke in support of the application. She noted that it would help to keep the value of the neighbor.
5. Christine McVay, Brookside Avenue, noted that the proposed addition was completely in keeping with the neighborhood. She added that perhaps the By-Law should be amended to allow modest additions such as this one.
6. Maureen Todaro, 106 Lorimer Road, spoke in support of the proposal and stated that it would be a beautiful addition.

7. Wendy Etkind, 64 Lorimer Road, spoke in support of the addition.
8. Melissa Korf, 54 Lorimer Road, spoke in support of the addition.
9. Frank Rizzo, 6 Lorimer Road, spoke in support of the addition.
10. Sean Cutting, Applicant's Architect, read a prepared statement in support of the proposal.

Mr. High noted that at the July 18, 2017, hearing the PB mentioned forming a working group to review the plans. Ms. Allison stated that a working group had not yet met and that it will still need to take place.

Mr. Pinkerton stated that he thought the plans looked good and suggested reducing the height of the roofline. He noted that people will be surprised at how much the building has changed. Ms. Fiacco stated that she agreed with Mr. Pinkerton that this was the kind of balance that the SR-C zoning amendments were trying to achieve and that the Applicant worked hard to fit into the neighborhood. She also noted that a deed restriction on the use of the basement was a good idea. She added that it provides some important notice for future buyers as to what they can or cannot do with the property. Mr. Clark stated that the proposal would be in general conformity with the neighborhood and would enhance the quality of the neighborhood. He added that he did not concur with the deed restriction.

Ms. Allison noted that it was hard to envision now, but the roof was going to look very tall once it was built. This was more than double the existing total living area and how would the next application be handled in Kendall Gardens. How would they deal with the issue of equity? She suggested a working group to work through the details.

Additional comments from the audience:

1. Julia Jenkins noted the height of the roofline and how it fits into the neighborhood.
2. Christine McVay noted that she was frustrated for the Applicant and the public hearing process was taking too long.
3. Maureen Tadoro stated that the neighborhood has uniqueness and that was what was nice about it.
4. Sean Cutting stated that the important number to look at was 2800 sf. He also asked the PB to be cognizant that the demolition permit was issued in April, 2017.

The Board discussed the next steps and agreed to form a working group.

MOTION to continue the public hearing to October 17, 2017 was made by Mr. Manjikian and seconded by Mr. Clark. Motion passed.

4. Updates on potential Cases and Planning Boards Projects, and Committee Reports

Mr. Haglund briefly reviewed the applications pending before the Community Preservation Committee.

Mr. Manjikian noted that the Capital Budget Committee was holding public meetings to discuss short and long term solutions for the DPW yard and the police station.

5. Update re: Bradford

Mr. Manjikian noted that the latest submittal was reviewed on September 26, 2017, and that ten rooms still need clarification as to their potential use. He added that the square footage would stay the same but the layouts would change. Mr. Wheeler noted that the Special Permit will be reviewed by Community Development to see what the next steps are before the Building Permit can be issued. He added that the Planning Board may need to review and approve some of these steps.

6. Preview Agenda for Next Meeting

Ms. Allison briefly reviewed items to be placed on the agenda.

7. Review and Approval of Minutes

MOTION to approve Meeting Minutes (with minor edits) for September 19, 2017 was made by Ms. Fiacco and seconded by Mr. Manjikian. Motion passed.

8. Adjournment 8:55 PM