

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

October 17, 2017

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BELMONT, MA

2017 DEC -6 PM 2:28

Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Elisabeth Allison; Karl Haglund

Absent: Barbara Fiacco

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

1. Meeting Called to Order at 7:00 PM

2. Continued Public Hearings:

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

Mr. Wheeler explained that due to Mr. Manjikian's resignation, a new public hearing will need to be held in order for the PB to vote on this application. He noted that the hearing will be scheduled for November 7, 2017. The Applicant submitted a letter of withdrawal.

Mr. High, Applicant, noted that he is looking forward to a quick resolution.

Ms. Allison asked if it was possible to hold the public hearing at an earlier date. The Applicants stated that it would be difficult for them to take time off from work for the earlier meeting, they already missed the building season, and they were not in a hurry to receive the Special Permit at this point.

MOTION to close the public hearing was made by Mr. Pinkerton and seconded by Mr. Haglund. Motion passed.

MOTION to accept the withdrawal of the application without prejudice was made by Mr. Haglund and seconded by Mr. Pinkerton. Motion passed.

b. 76-78 Lewis Road – Special Permit to Enlarge Kitchen and Dining Room – GR District

Bee Howes, Architect, answered questions from the previous meeting. She submitted a full set of drawings, a landscape plan showing the revised parking spots and noted that the garage will be taken down. Kathleen Gajdos, Applicant, stated that she submitted a landscape plan and noted that the landscape design would look very beautiful and it would enhance the neighborhood. She added that the new addition would allow for a modern kitchen and a closet space without being too large for the neighborhood.

Comments from the audience:

No one from the audience spoke in support or opposition to the application.

Mr. Pinkerton noted that he was pleased with the landscape plan and the layout of the kitchen. Mr. Haglund stated he was pleased with the landscape plan.

MOTION to close the public hearing was made by Mr. Pinkerton and seconded by Mr. Haglund. Motion passed.

MOTION to grant the Special Permit to enlarge the kitchen and dining room was made by Mr. Haglund and seconded by Mr. Pinkerton. Motion passed.

3. Discussion and Vote on Board's Position on Open Meeting Law Complaint

[Ms. Allison recused herself from the discussion at 7:15 PM]

Mr. Clark noted that a Belmont Resident, Mr. Duncan, argued that there had been a violation of the Open Meeting Law and he filed a complaint with the Town Clerk. He noted that Ms. Fiacco reviewed the letter from Town Counsel and submitted a minor edit. Mr. Clark briefly reviewed Town Counsel's letter and noted that his opinion was that there was not a violation. Mr. Wheeler added that the letter must be filed by Thursday, October 19, 2017.

MOTION to accept the letter was made by Mr. Haglund and seconded by Mr. Pinkerton. Motion passed.

[Ms. Allison rejoined the meeting at 7:20 PM]

4. Discussion on Citizens' Petition to Change Planning Board to be an elected body.

Mr. Wheeler stated that more than 100 signatures were collected and an Article will be on the November 13, 2017 Special Town Meeting asking that the Planning Board be an elected body as opposed to appointed one. He noted is a General Bylaw and it must be voted on by Town Meeting. He asked the PB to consider if they want to take a position on this issue. The PB briefly shared their opinions on the issue and did not take a strong position either way.

All agreed to discuss this issue again at the November 7, 2017 meeting.

5. Discussion of General Residence Zoning Amendment Process

Mr. Clark noted that the GR By-Law will expire on June 30, 2017 and that the PB will review whether the By-Law needs to be amended, deleted or left alone.

Mr. Wheeler discussed the process for the amending the By-Law and he noted that by the end of January the PB will need to be clear on how they would like to proceed. The Planning

Division has begun an analysis of process time, permit types, project type, uses and outcomes and will also include some GIS mapping and looking at the data sets that would be useful for reviewing the GR zoning.. He stated that they would also look at additional items including applications that were a result in a change in which body was the Permit Granting Authority. He added that a photographic survey of what was built prior to and post the amendments will be produced. He noted that the PB will then reach out to the Citizen Petitioners who drafted the amendment and perhaps hold a public forum on what to change or not. He described the public hearing and Town Meeting process. He noted that Mr. Gober had started graphing some of the various data. Mr. Wheeler stated that by the second meeting in November some of the photographic survey will be completed. He added that the public forum would start at the beginning of December 2017.

Mr. Clark suggested that previous Applicants be invited to come to the public forum. He noted that at some point after the November meeting a subcommittee will be formed. Mr. Pinkerton asked Mr. Wheeler to put together a calendar with the milestones for the amendment process.

Mr. Gober reviewed a draft PowerPoint presentation. He presented an overview of the GR analysis and the graphs that were created with this data. Mr. Wheeler asked the PB what else they would like to see included in the data collection. Mr. Clark mentioned that the PB should look to the ZBA to see how this compares.

6. Committee Appointments

MOTION to appoint Mr. Pinkerton as the Planning Board liaison to the Community Preservation Community was made by Mr. Haglund and seconded by Ms. Allison. Motion passed.

7. Updates on potential Cases and Planning Board Projects, and Committee Reports

a. Neighborhood Determinations:

i. 15 Raleigh Road – One Story Den Addition in GR

The PB discussed the neighborhood and requested to separate out single-family homes.

ii. 33 Chandler Street – Large Addition or Second Unit in GR

Mr. Wheeler noted that this is also a single-family home in a two-family neighborhood. The PB requested that the condominium development be removed from the neighborhood.

8. Preview the Agenda for the next meeting.

The following new cases will be heard:

1. 75 Lorimer Road
2. 15 Raleigh Road
3. 24-26 Walnut Street
4. 11-13 C Street

9. Review and approval of minutes

MOTION to approve the October 3, 2017 meeting minutes was made by Mr. Pinkerton and seconded by Mr. Haglund. Motion passed.

10. Adjourn 8:20 PM