

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

November 16, 2017

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2017 DEC -6 PM 2:29

Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Karl Haglund; Edward Sanderson

Staff: Spencer Gober, Staff Planner

1. Meeting Called to Order at 7:00 PM

2. New Public Hearings:

a. 33 Knox Street - Special Permit for Addition Greater Than 30% - SR – C District

Mr. Pinkerton read the public hearing notice.

Norman Kerlop, Architect, presented the project and noted that they have several non-conforming issues.

Mr. Clark asked for clarification on the two separate tax parcels and the size of the combined lots. Mr. Kerlop reviewed the size of the existing lot and the size of existing building. He also reviewed the proposed building location, size and materials.

Mr. Kerlop noted that they would be adding shrubs to the existing plum tree and azaleas. Mr. Haglund asked that the Applicant provide a comprehensive landscape plan. Mr. Kerlop asked the PB for suggestions and guidance on the landscape plan. Mr. Balasubramani, Applicant, described the topography of the yard and explained that the yard was sloping and that there were existing retaining walls.

The PB requested that the Applicant provide a contour plan drawn to scale by a local nursery or landscape architect and requested an existing landscaping plan as well. The PB suggested that the Applicant set up an appointment with Mr. Gober to review the landscape plan. Mr. Sanderson asked the Applicant to provide pictures of the yard so that the PB and the neighbors could see the existing conditions. Mr. Pinkerton noted several corrections that needed to be made to the Zoning Compliance Checklist. He also asked for more information regarding the building materials and for them to be labeled on the plans. Mr. Haglund suggested that the Architect repeat the molding over the windows on the porch roof. Mr. Pinkerton noted that the bathroom in the basement looks like it could allow use of the basement as an apartment, and the Architect agreed to provide a half bathroom instead. Mr. Haglund suggested that the front door be replaced to something in character with the area.

Comments from the Audience:

1. Mark Grossman, 249 Rutledge Road, noted that the proposed height of the addition would cause a serious hardship for him as it would block a view of the sky. He added that the proposed addition was basically a tear-down and out of character with the neighborhood.
2. Amy Grossman, 249 Rutledge Road, noted that the house is on a slope and as a result the house appears very tall. The PB requested that Mr. Gober further examine the issue as to whether this was a two and a half-story or a three-story addition. Mr. Clark asked that the Applicant to include a site line study for the PB to review.
3. Donald Hafner, 232 Rutledge Road, noted that he is not in support of the project as the height and size of the structure is too large.
4. Barry Lubarsky, 257 Rutledge Road, asked the PB to take into consideration the slope on the other side. He noted that the tall houses on that side of Rutledge Road cast long shadows on the houses on the other side of the road.

MOTION to continue the public hearing to December 19, 2017 was made by Mr. Haglund and seconded by Mr. Sanderson. Motion passed.

3. Continued Public Hearings:

a. 24-26 Walnut Street – Special Permit for Three-Story Addition – GR District

Mr. Clark gave a brief update on the application status and reviewed the outstanding issues. Cliff Rober, representing the Applicant, reviewed the Applicant's response to the outstanding issues. He noted that three inches of the air conditioning unit could be seen from 200 feet away and he presented a sightline study for the PB to view. He noted that the dimensions of the pavement were updated on the revised plans. He added that the landscaping along the rear yard would stay consistent with the other homes that back onto the park since additional plantings would block the view of the park. Mr. Haglund asked that a revised landscape plan be submitted to include a river birch tree and some shrubs.

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

MOTION to approve the Special Permit (with the condition of a revised landscape plan) was made by Mr. Haglund and seconded by Mr. Sanderson. Motion passed.

b. 11-13 C Street – Special Permit to Construct New Two-Family – GR District

Mr. Don Cusano, Applicant, presented the revised plans, which included the addition of the material details and labels on the plans. He noted that he was willing to build a 2-foot segmental block wall at the rear of the property to hold back the embankment.

Mr. Gober noted that there was a concern about proposed parking in front of the structure, though the Zoning By-Law allows the PB to review and approve this without having to go to before the Zoning Board of Appeals. Mr. Clark noted that the tree located at the front corner of the lot would need to be removed and the driveway straightened. Mr. Gober noted that the light pole was most likely not movable, and the PB could condition the angled drive in order to avoid the pole.

Comments from the Audience:

1. Mark Dandrea, 97 Waverly Street, asked the PB to contact the Zoning Board of Appeals to ask their ruling on the driveway position.

Mr. Clark noted that the PB has authority to rule on the driveway. The PB asked Mr. Cusano to revise the plan in order to reduce to amount of driveway in the front yard.

2. Dan Brackesy, 17 C Street, asked for clarification on the dimensions on the driveway.
3. Jinggang, Lan, 22 Waverly Terrace, noted that he was concerned that the retaining wall will be built on his property.

Mr. Clark explained to Mr. Lan that the Applicant has a certified plot plan that will be used to determine the location of the retaining wall. Mr. Cusano noted that he would not build the retaining wall on any property other than his own.

Mr. Clark noted that Mr. Wheeler and Mr. Gober would provide the Applicant with a list of things that he would need before the next meeting.

MOTION to continue the public hearing to December 5, 2017 was made by Mr. Haglund and seconded by Mr. Pinkerton. Motion passed.

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

Mr. Gober reviewed the potential cases; a two-story addition on a two-story home and another for a deck application. He noted that NAASAR (National Association for Armenian Studies and Research) will be returning to the PB since the building will be torn down as opposed to added onto. Mr. Clark noted that there is also a joint meeting planned with the

Zoning Board of Appeals on January 8, 2018, for a new 7,000 s.f. commercial building and for a 5,000 s.f. expansion of the Belmont Manor Nursing Home.

a. Waverly Square/South Pleasant Street Discussion

Mr. Clark noted that the PB will be moving forward on this.

b. General Residence Zoning Amendments

The General Residence Zoning Amendments timetable will be reviewed at a future meeting.

c. Committee Appointments

Mr. Clark nominated Mr. Pinkerton as the PB liaison to the Capital Budget Committee.

MOTION to appoint Mr. Pinkerton to the Capital Budget Committee was made by Mr. Clark and seconded by Mr. Haglund. Motion passed.

5. Review and approval of minutes

Meeting minutes will be reviewed and approved at the next meeting.

6. Adjournment: 9:05 PM