

**TOWN OF BELMONT
PLANNING BOARD**

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**MEETING MINUTES
December 5, 2017**

2017 DEC 28 AM 9:48

Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Thayer Donham; Karl Haglund; Sandy Sanderson; Ed Starzec;

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

1. Meeting Called to Order at 7:06 PM

Mr. Clark welcomed two new members to the PB: Ed Starzec and Thayer Donham.

2. Continued Public Hearing:

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

Mr. Don Cusano, Applicant, came before the PB to review the changes that were made to the plans to try to eliminate the driveways in the front yard. He explained that he will remove the tree located at the front corner of the lot and to add three more street trees and moved the house over approximately 1.5'. He also noted that he provided labels on the plan.

Comments from the Audience:

1. Marc D'Andrea, 97 Waverly Street, noted that his concerns had been addressed and satisfied.
2. Dan Brackesy, 17 C Street, asked for clarification on the distance between the chimney to the driveway.

Mr. Cusano answered Mr. Brackesy's question regarding the length.

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

3. New Public Hearing:

a. 395 Concord Avenue – Modify Design and Site Plan Approval to Construct a New Building – LBI – District

Mr. Clark explained that the Applicant returned to the Board to modify the previously granted Design and Site Plan Approval (DSPA) after it was determined that it was not feasible to renovate the building and that it was more cost effective to build a new building. Ara Krafian, Architect for NAASAR (National Association for Armenian

Studies and Research), reviewed the original proposal and explained that the cost for the renovation was much higher than they expected and that it was much less expensive to tear the building down and build anew. He noted that the new building was very similar to the originally proposed renovated building. He noted that the same conditions from the DSPA would still apply regarding parking spaces. He reviewed the new plans and pointed out the minor differences between the original renovated building versus the new building.

Mr. Clark asked Mr. Krafian to review the parking requirements and how they had been satisfied. Mr. Krafian explained how the parking requirements had been met and he noted that there was a written and signed agreement with the Post Office next door to secure the necessary parking spaces.

Mr. Sanderson asked Mr. Krafian to talk about the changes in materials. Mr. Krafian noted that the materials were very similar. Mr. Pinkerton noted that he was disappointed with the new plan and he mentioned that he thought it felt very blocky and institutional. Mr. Krafian noted that the glass front facade was still part of the project and the building would be improved. Ms. Donham mentioned that she was disappointed with the design of the rear of the building. Mr. Krafian noted that he did not think that the rear of the building needed to be changed because it would not be seen by many people and because of how the interior space will be used.

The PB agreed to continue the discussion to its next meeting on December 19, 2017.

4. General Residence Zoning Amendments

Mr. Clark noted that the 2014 GR zoning amendments will sunset on June 30, 2018 and that PB zoning amendment recommendations (if any) would need to be ready to go to Town Meeting at the beginning of May 2018. He explained how the GR Zoning Amendments came about. Mr. Wheeler presented the ideal timeline in order to be ready to present to Town Meeting. He reviewed the six different sections of the Zoning By-Laws that were amended. Mr. Gober reviewed an analysis of the GR zoning amendments.

5. Updates on Potential Cases and Planning PB Projects, and Committee Reports

a. Neighborhood Determinations:

i. 95 -97 Slade Street

The PB reviewed the proposed neighborhood map and Mr. Wheeler noted the PB changes that were requested to the map.

ii. 53 Raleigh Road

The PB concurred that the proposed neighborhood map was acceptable.

iii. 170-172 Lexington Street

The PB concurred that the proposed neighborhood map was acceptable.

b. Waverly Square/South Pleasant Street

A map was presented of the area and the PB discussed the different zoning districts included on the map. Mr. Wheeler discussed the previous studies that have been performed for this area. Mr. Clark asked to PB to look through some of the plans and studies that had been previously completed. The PB and Mr. Wheeler had an in-depth discussion about some of the issues that the PB would need to deal with in the future.

6. Review and Approval of Meeting Minutes

MOTION to approve the Meeting Minutes for September 5, 2017 (with minor changes as recommended by Mr. Pinkerton) was made by Mr. Pinkerton and seconded by Mr. Clark. Motion passed.

MOTION to approve the Meeting Minutes for October 5, 2017 was made by Mr. Pinkerton and seconded by Mr. Sanderson. Motion passed.

MOTION to approve the Meeting Minutes for October 17, 2017 was made by Mr. Pinkerton and seconded by Mr. Sanderson. Motion passed.

MOTION to approve the Meeting Minutes for November 7, 2017 was made by Mr. Pinkerton and seconded by Mr. Sanderson. Motion passed.

MOTION to approve the Meeting Minutes for November 16, 2017 (with minor changes as recommended by Mr. Pinkerton) was made by Mr. Pinkerton and seconded by Mr. Sanderson. Motion passed.

7. Adjournment 9:10 PM