

**TOWN OF BELMONT
PLANNING BOARD**

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BELMONT, MA

**MEETING MINUTES
January 18, 2018**

2018 MAR -8 AM 11:51

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

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

1. Meeting Called to Order at 7:02 PM

2. Public Discussion on 2014 General Residence Zoning Amendments

Mr. Wheeler noted that this was the beginning of the Planning Board's formal process to get to the 2018 Annual Town Meeting with respect to the GR Zoning Amendments. He added that the PB wanted to hear from the public about what had been going well or not so well. He presented a slide show and gave a brief overview of the General Residence Zoning District and described the By-Law as adopted in 2014. He noted that the By-Law amendments that related to new construction would expire in June or the amendments would be modified. He also noted that additional analysis would be presented at the next meeting and the public hearing was scheduled for February 15.

Comments from the audience:

1. Tara Donner, 47 Payson Road, agreed with the intent of the amendments and the issues that they sought to address. She requested some changes to make things more equitable and fair for minor exterior changes. She noted that there was an inequity between ZBA and PB regarding 3rd floor decks. She also noted that in the case of non-conforming structures people should be allowed to have an expansion that includes a deck if it was not expanding the footprint of the structure.
2. Azra Nelson, 26 Vincent Avenue, asked the PB to explain what would happen if her house burned down. Mr. Wheeler noted that if a house burned down, State Law would allow you to build your house to what it was before.
3. Diane Miller, 52 Statler Road, noted that she felt that the differences between the old regulations and the new regulations [regarding existing non-conforming lots] were too extreme and she suggested something in the middle like the SR-C Districts. She noted that this could allow someone to build a smaller addition if their property was nonconforming. She asked the PB to consider decks if they were not detrimental. She asked the PB to consider more leniency going forward.
4. Ian Watson, 81 Clark Street, noted that he was pleased with the changes that were being made with recent developments.

5. Norman Kherlop, Hough Road, has clients that live in these neighborhoods and asked the PB to consider smaller two-family homes for younger couples who are not able to afford a single family on lots under 7,000 sf.
6. Steve Tomczyk, 47 Hamilton Road, stated that the effects of the 2014 zoning amendments have been positive and that his neighbors are pleased. He thanked the PB for their diligence and approving compatible houses.
7. Kevin Cunningham, 20 Chandler Street, fully supported making the amendments permanent. He asked if there was any way to measure the burden of going through this process and how to make it more efficient. Mr. Clark noted that there was a learning curve and he hoped to learn what could be done to speed up the process and make it more efficient.
8. Robin Montenegro, 60 Hull Street, asked for dormers to be allowed by-right. Mr. Wheeler noted that dormers would be allowed by-right if they meet the dimensional requirements
9. Tara Donner, 47 Payson Road, stated that for families living in two-family houses on the second and third floors and being able to have access to the outdoors was an equity issue and a quality of life issue. She believed that the by-law mostly applies to new structures that were in a much larger context such as tear-downs.
10. Azra Nelson, 26 Vincent Avenue, asked the PB if a Special Permit had any associated costs. Mr. Wheeler noted that there is a \$300.00 fee and you would need to pay for building plans. He noted that revisions to the plans and delays could add additional costs. Mr. Clark noted that a well-presented project adhering to the guidelines would expedite the process and make the process smoother.
11. Jim Reynolds, 54 Fairview Avenue, encouraged the PB to consider zoning for those with special needs and disabilities. Mr. Clark noted that the PB is cognizant of the aging in place issue.

3. Continued Public Hearing:

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

Mr. Pinkerton briefly described the history of this project. He noted that the height issues were addressed, and he reviewed the revised elevations. Norman Kerlop, Architect, reviewed the revised plans and noted that the proposed dormer was eliminated.

Comments from the audience:

1. Mark Grossman, 249 Rutledge Road, noted that the new design was a very nice structure and it felt like a Rutledge Road house.
2. Tomi Olson, 10 Bay State Road, asked the Applicant to describe how much square footage was planned. Mr. Kherlop noted that the footprint stayed the same and the volume of the house was reduced by lowering the building.
3. Amy Grossman, 249 Rutledge Road, asked the Applicant to explain why there were two laundry areas. Mr. Kherlop noted that it was for convenience.

Mr. Haglund asked for a more detailed landscaping plan including site location, numbers and plant list (including species and caliper). He noted that this must be worked out as a final condition. Mr. Pinkerton asked the Architect to explain the window details. Mr. Kherlop clarified the proposed windows sizes.

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

MOTION to grant the Special Permit with conditions was made by Mr. Pinkerton and seconded by Mr. Haglund. Motion passed.

Conditions: submit a final set of plans with the window schedule and a detailed landscaping plan: correct the location of the steps; submit an updated recorded deed.

4. Presentation of Housing Production Plan (HPP)

Judie Feins, Belmont Housing Trust, reviewed a slide show and explained the Housing Production Plan. She discussed the reasons why it was important to approve the HPP. She noted that the PB must agree first, then the BOS and then to the Department of Housing and Community Development in order to get a Certificate of Compliance. Rachel Heller, Belmont Housing Trust, noted that the HPP was important in order to be a master of our own destiny and to be in conformity with chapter 40B. She reviewed the highlights from the HPP. She reviewed the next steps and asked the PB to respond quickly.

State Senator Will Brownsberger explained that it was too soon to tell what was going on within the Legislature. He noted that the Senate passed a very ambitious zoning package and it went to the House and the House did not take it up. He also noted that housing production zoning changes often conflict with other community priorities and that there would likely be a scaled back plan. He noted that once a proposal is made he will come seek community input.

Comments from the audience:

1. Anne Paulsen, 90 School Street, complimented the Housing Trust on a job well done and hoped that the PB won't wait to see what the legislature is doing before it acts on the HPP. She noted that she would like to see more diversity in the Town.
2. Anne Mahon, Alma Avenue, asked the Planning Board if properties can be built in Belmont that might agree with some of the old nonconforming lots. Mr. Clark explained that the changes that were made were in response to citizens' issues and concerns. Mr. Wheeler explained the setback and lot size regulations and noted the steps that the Town has already taken to resolve these issues.
3. Julie Perkins, 61 Pinehurst Road, stated that she supported the HPP. She appreciated the meetings to develop the plan, the statistical studies and was very pleased to see it come before the PB.
4. Gloria Leipzig, Belmont Housing Trust Member, would like to discuss revising the Inclusionary Zoning By-law. She believed that raising the affordability requirement might be one way to allow for more affordable housing.
5. Bill Dillon, White Street, noted that he has not seen very much affordable housing built over the past five years. He noted that the PB should consider changing the zoning to increase the levels of density. He suggested six-story developments along the train tracks as a solution for affordable housing.
6. Judy Singler, Member of the Housing Trust, noted that to adopt the HPP puts Belmont in the driver seat in terms of future development and allows for the Town to be proactive about what we want within the guidelines.
7. Anne Goldenberg, 36 Stearns Road, spoke as a senior citizen that wants to downsize and noted that there are very few choices and she supported the plan for this reason.
8. Tomi Olsen, 10 Bay State Road, stated that this plan gave a lot of credence to the need of 1600 units for seniors (as recommended by MAPC) by 2030. She noted that there is a real need for affordable housing. She noted that the musicians [artists], handicapped and developmentally delayed population need housing as well.
9. Gloria Leipzig, Belmont Housing Trust Member, noted that funding from CPA had been received for the redevelopment of Sherman Gardens.
10. Anne Mahon, stated that the developers are afraid of building in Belmont. She noted that it would be helpful if the Town could provide parameters of what the developers can

build and how high they can build and the landscape requirements. She asked if a schematic design and manual could be provided.

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

Mr. Clark will be the Member of the PB to work with the Housing Trust.

Potential Cases:

- Illegal deck built on nonconforming side setback on a second floor
- 53 Raleigh Road, a narrow 2 story addition on the side of the house
- 79 Leonard Street, Belmont Books, a waiver from the sign regulations

Committee Reports:

Mr. Sanderson gave an update for the CPC.

Mr. Clark would like to put together a formal subcommittee of the PB to study potential changes for South Pleasant Street/Waverly Square. Ms. Donham and Mr. Sanderson were appointed to this committee. Mr. Wheeler noted that the meetings would be public meetings.

MOTION to approve committee appointments was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

High School Building Project Update:

The High School Building project is moving forward with three alternatives. William Lovallo will come to speak on February 6 and will provide an update on what the HS committee will need from the PB.

Recreational Marijuana Update:

All Planning Board members agreed that a 6-month moratorium should be put forward dependent upon the outcome of the January 22, 2018, BOS meeting.

6. Review and Approval of Minutes

MOTION to approve Meeting Minutes for the December 19, 2017 and January 8, 2018 Planning Board meetings was made by Mr. Pinkerton and seconded by Mr. Sanderson. Motion passed.

7. Adjourn 9:25 PM