

**TOWN OF BELMONT
PLANNING BOARD**

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**MEETING MINUTES
June 5, 2018**

2018 JUL 12 PM 2:58

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

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

1. Meeting Called to Order at 7:07 PM

2. Continued Public Hearing:

a. 49 Carleton Road – Two Story Addition at Front of House – GR District

Diane Miller, Miller Design, reviewed the proposed two-story front addition and the concerns of the PB. She noted how the PB's comments and concerns had been addressed.

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

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

3. New Public Hearing:

a. 51-53 Baker Street - Two Family Home – GR District

Mr. Pinkerton read the public hearing notice.

Stephen B. Rosales, representing the Applicant, presented the proposal to build a new two-story, two-family home in the GR district. The existing property was a junk yard. The Applicant is seeking two special permits: one for use, under section 3.3, and the other to reduce the lot size and frontage requirements. Mr. Rosales submitted a petition with 33 signatures and 4 letters in support of the project. He reviewed the surrounding living units on Baker Street and he noted that they all have 50-foot frontage. He noted that a two family-house required lot area was 7,000 square feet with a minimum lot frontage of 70 feet. The subject property was 6,893 sf with a lot frontage of 50 feet. He reviewed the architectural plans for the proposed two-family home and provided a photo album of pictures of the other homes on the street. He noted that there would be no substantial impact to traffic and this would improve the value and streetscape of the entire neighborhood, provide an age in place home and replace a junk yard with a home. He

noted that the proposed design was in harmony relative to the scale and characteristics of the neighborhood.

Mr. Clark stated that the TLA is 3,658, which makes it the largest two-family on the block. Mr. Gober reviewed the neighborhood analysis and noted that the proposed two-family home was 700 square feet larger than the neighborhood average [for a two-family home].

The Board reviewed the site plan and the landscape plan. Mr. Starzec noted that his comments were architectural based, and the front façade design should harmonize better with the neighborhood. He thought that the size was large for an age in place home. Ms. Donham thought that the dormers should be brought in. She suggested that a one level living situation makes better sense for an age in place home. Mr. Pinkerton noted that the proposed size would make it the largest two-family on the block and he would like to see it blend in better.

Mr. Clark reviewed the Town Meeting intention of the 70-foot lot frontage requirement in order to have the two curb cuts. He asked the Applicant to reduce the size of the building since the proposed building was inconsistent with the Zoning By-Law. He noted that the size, frontage and use need to be considered as significant issues. He asked the Applicant to look at constructing a single-family home instead of a two-family. Mr. Rosales asked the PB to recommend an acceptable size. Mr. Pinkerton noted that the home needs to be consistent with the letter and spirit of the Zoning By-Law. He asked the Applicant to think about what size building they could make that was smaller and would still accommodate the Applicant's needs. The PB suggested that they meet with Mr. Wheeler and to have their Architect redesign the home in a smaller scale.

Mr. Haglund noted that there was not enough landscaping on the sides of the proposed driveway and asked that the Applicant consider this and to consider giving up one of the driveways. He also noted that the Applicant should consider an "under and over" home. Norman Kherlop, Architect, discussed a reasonable curb and width of the driveway.

Comments from the Audience:

1. Emma Thurston, 101 Baker Street, spoke in support of the support and stated that it is an amazing improvement to the street.
2. Jim Trapani, 60 Hamilton Road, noted that his backyard faces the junkyard and the home that was proposed was so beautiful compared to what was there and he doesn't understand the issue with the size. Mr. Clark explained that the problem was with the cubic feet and the massing.
3. M. Koumpikov, 46 Baker Street, spoke in support of the project.

4. Casey Grant, 11 Baker Street, spoke in support of the project.
5. Taylor Reynolds, 106 Dalton Road, spoke in support of the project.
6. David Thu, 38 Colby Street, spoke in support of the project.

Mr. Sacca, Owner, Applicant, described why he would need a two-family home and noted that that he would need the rental income from the second home.

MOTION to continue the public hearing to July 17, 2018 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

4. Discussion of Belmont High School Building Project

Bill Lovallo, Chair of the Belmont High School Building Committee (BHSBC), introduced members of the High School Building Committee. Several members were present from Perkins + Will, Belmont High School Design Team. Brooke Trivas, Perkins + Will, noted that the Design Team was there to provide an update on what has been done and to hear the PB's comments and questions. Mr. Lovallo reviewed the schedule and noted that the BHSBC was in the final period of schematic design and defining the scope of the project to submit to the MSBA on July 11, 2018.

Andrew [?] Landscape Architect, reviewed the proposed site plan. Rick Kuhn reviewed a virtual plan of the proposed building.

Mr. Starzec reviewed the previous list of PB questions and issues and summarized how they have been addressed by the design team and BHSBC. Mr. Sanderson asked the BHSBC to look at reducing parking on site and perhaps tweaking the circulation patterns. These recommendations would scale back and reduce the costs ultimately. He noted that going to the higher cost solution from the beginning will be the best way to handle this and then to drop the amount of paving as the details of the plan are worked out. Mr. Pinkerton asked the BHSBC to look at the two-lane driving through the site and to consider changing it to one-lane. Mr. Haglund asked the BHSBC to consider looking at planting on the terraces.

Comments from the Audience:

1. Amy Tananbaum, 21 Goden Street, noted that the traffic study was a very narrow scope and the concerns are the forty-foot-wide "highway" going into the high school campus. She noted that there should be only a one-way road. She was concerned about making sure that the kids can get onto the campus safely. She noted that it gets harder to change things after the plans go into the state.

The BHSBC will respond to Mr. Pinkerton and Mr. Haglund's comments. Mr. Lovallo asked to receive additional comments one week prior to the next meeting.

5. Prepare for Marijuana By-Law Forum – June 19, Beech Street Center

Mr. Wheeler stated that this was the beginning of the public process in order to get to the point where zoning public hearings can be held on a specific zoning by-law. Simultaneously, an all use by-law will also need to be drafted by the Planning Board in case the September 25, 2018 Town-wide vote fails.

Mr. Gober reviewed a PowerPoint presentation summarizing the four separate topics that will need to be addressed by the PB. He reviewed the schedule for the marijuana by-law formulation and noted that two By-Laws will need to be in place, all uses and retail only. One of the two will be put into place after the marijuana "opt-out" Town-wide vote takes place on September 25, 2018. The four topics that were reviewed in the presentation were: zoning tool, location, permit process and buffer. A map of buffer examples was distributed to the PB.

Mr. Wheeler reviewed the timeline for the November 2018 Special Town meeting.

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

Nothing to report.

Mr. Clark noted that the Housing Production Plan was approved.

7. Adjourn 9:52 PM