

**TOWN OF BELMONT
PLANNING BOARD**

RECEIVED
TOWN CLERK
BELMONT, MA

**MEETING MINUTES
July 31, 2018**

2018 NOV 13 PM 2:46

Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Ed Starzec; Thayer Donham

Staff: Jeffrey Wheeler, Senior Planner

1. Meeting Called to Order at 7:00 PM

2. Continued Public Hearing:

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

Mr. Rosales, representing the Applicant (Anthony Sacca), reviewed the changes made to the plans since the first presentation. He noted that the Applicant had responded to the PB's comments and made the appropriate changes to the plans. The house was reduced in size, landscape plantings had been added and the driveway length was reduced. The proposed TLA was 2,866 square feet and was reduced from the original plan that was approximately 3,300 square feet. Mr. Rosales walked the PB through the revised elevation plans and floor plans. He noted that the proposed house was now under the average size for a two-family house as calculated by the Town. He also noted that the two proposed curb cuts would be in harmony with the neighborhood as evidenced by other properties in the neighborhood.

Mr. Clark reminded the PB that there were two permits being considered: one for the two-family, the size and lot frontage; the other for a Design and Site Plan Review to build a two-family house. He noted that the Special Permits were being reviewed under one hearing and the first item to discuss would be whether the PB wanted a two-family built on this specific property. Mr. Clark asked the PB to consider whether this two-family was appropriate in this neighborhood and how the PB would condition the Special Permit. The PB was satisfied with the updates that were made to the site plan.

Mr. Rosales submitted additional letters of support (for a total of 51 supporters). No one spoke in opposition.

MOTION to approve the two Special Permits with conditions was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

Conditions: dormers may not be added or expanded; a full bathroom will not be allowed in the basement; two sycamores trees will be planted in the future grass strip.

b. 32-34 Wilson Avenue – Raise House 23 Inches – GR

The Applicant stated that he would like to raise the house 23 inches. He reviewed the landscaping plans and addressed concerns raised by the neighbors. He reviewed the basement and the attic plans.

**MOTION to approve the special permit was made by Mr. Pinkerton and seconded by Mr. Starzec.
Motion passed.**

3. Discuss Potential Rezoning of Several Parcels Along South Pleasant Street

Mr. Clark gave a brief summary on the history of previous PB discussions regarding the future development of South Pleasant Street. Stewart Karger, Owner of Belmont Manor, noted that he was interested in expanding his business to include an assistant living facility. He asked the PB to consider whether they thought that the 1000 Pleasant Street location would be a good site for this use. Mr. Karger reviewed the results of the feasibility study and noted that Belmont needed more assisted living facilities.

Mr. Rojas, Landscape Architect, presented the conceptual design of the assistant living facility. The plan included a 75,000 square foot building, 3 stories high and 32 feet in height. He noted that this was an allowed size in the current LBI zoning district, but the property was currently located in the LBII district. He was requesting an LBI overlay district, just for the assisted living facility property. He noted that they understood the required steps and were ready to go through the entire process, including the site plan review. Ms. Donham agreed that an overlay was a good approach. She noted that if the PB was going to start adding uses, they should think more broadly of things they had not thought of before. She also noted that her biggest concern was how to make the connections for pedestrians.

Judie Feins, Chair of the Belmont Housing Trust, noted that she felt that the plan underestimated the need for parking. She asked for more information regarding the common area for the residents on the third floor. Mr. Rojas noted that this was a conceptual plan and there would still be many changes made to them. Gloria Leipzig, Belmont Housing Authority, asked how many memory care units would be provided. Mr. Rojas noted that there would be about 29-31 units on the third floor. Ms. Leipzig stated her concerns about parking and noted that parking will be greater than what was currently planned for.

Betsy Gibson, Chair of Affordable Housing Trust, asked Mr. Karger to explain the feasibility study with greater detail.

Audience member, (name was not clear), questioned the percentage of affordable housing units to be included. Mr. Rojas noted that 15% would be affordable.

Mr. Wheeler asked the PB if they would like to proceed with this issue at the Town Meeting in November. The PB agreed to proceed.

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

a. Adult Use Marijuana By-Law

Mr. Wheeler presented a map from the Boston Globe that pointed out the surrounding communities that were under moratorium. He noted that there would not be a large influx from other communities for

marijuana. Mr. Wheeler presented photographs of examples of existing dispensary buildings in other states to give the PB an idea of what they look like. He noted that a gentlemen at the forum said that it could be a good idea to start out small, zoning can always be changed, and see how it goes from there. He presented the 300-foot buffer zone and pointed out the areas that would be available for possible marijuana business locations. Mr. Pinkerton noted that it could be a good idea to change the existing medical marijuana overlay to the adult use marijuana overlay and put the two together since it could be the least contentious approach. Mr. Wheeler noted that the medical marijuana buffer zone could be from residential properties; the adult marijuana buffer can only be from k-12 school properties. He noted that the adult use and medical use may eventually be combined under one form. The PB concurred that this was a reasonable way to move forward.

b. Appoint Member to the High School Traffic Working Group

MOTION to appoint Ms. Donham as member of the High School Traffic Working Group was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

c. Joint Air BnB Discussion with the ZBA on November 5, 2018

Mr. Wheeler noted that the Zoning Board of Appeals would like to have a conversation with PB with regards to zoning clarification and possibly new regulations.

5. Review and Approval of Minutes

MOTION to approve meeting minutes for July 10, 2018 was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

6. Adjourn 9:06 PM