

**TOWN OF BELMONT
PLANNING BOARD**

22 HOUGHTON ROAD WORKING GROUP

**MEETING MINUTES
November 29, 2018**

RECEIVED
TOWN CLERK
BELMONT, MA

2019 FEB -8 AM 9: 09

Present: Steve Pinkerton, Vice Chair
Staff: Spencer Gober, Staff Planner

1. Meeting Called to Order at 4:30 PM

2. Discuss Potential Revisions to 22 Houghton Road (Special Permit Case #18-15)

- The Special Permit considerations as outlined in the Zoning By-Law (the By-Law) were reviewed to provide a foundation for the subsequent conversation and Planning Board concerns to-date.
- Planning Staff's Neighborhood Analysis was referenced during the discussion to demonstrate how the proposed house compared to the overall neighborhood.
- Mr. Pinkerton explained that the Planning Board uses various metrics to quantify the relative bulk and mass of a project compared to the neighborhood, and identified that for 22 Houghton the metrics of height and Total Livable Area (TLA) were the primary contributors to the appearance of bulk and mass. As proposed, the TLA is 2,746 sf, which would make it the fourth largest house in the neighborhood, compared to the neighborhood average of 2,093 sf for two-story homes.
- Keith Miller, the Applicant's architect, stated that concessions with regards to TLA have already been made and that the architecture works to reduce the visual appearance of mass. Mr. Miller also highlighted that the neighborhood average TLA is consistent with housing built in the 1950s, which does not reasonably meet modern needs. He also asked how much TLA would be approved by the Planning Board. Mr. Pinkerton stated that there is no magic number, but recommended reducing by ~300 sf.
- Mr. Miller and the Applicant stated that that would reduce the house to below the 30% threshold requiring the Special Permit and that it would no longer need Planning Board approval.
- Mr. Pinkerton stated that as currently proposed, the house does not adhere to the Special Permit criteria contained within the By-Law.
- The Applicants asked that the continuance date be moved from December 4 to December 18 to allow sufficient time to respond to the topics discussed at this meeting. Mr. Gober and Mr. Pinkerton confirmed that the Planning Board would be notified of this request.

3. Adjourn 5:30 PM