

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

February 19, 2015

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Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Joseph DeStefano; Karl Haglund Barbara Fiacco (Associate Member) Jeffrey Wheeler, Office of Community Development

8:00 a.m. Meeting called to order

8:00 a.m. Proposed Zoning By-Law Amendments for 2015 Annual Town Meeting

Reduce Lot Size and Frontage for Single-Family Homes in the GR Districts

Ms. Allison provided an update on the proposed amendment. She reviewed data regarding the existing size and frontage for lots within the GR Districts. She stated that to make this by-law work houses will have to be smaller. She discussed the premium placed on a new single family home versus a two-family. The Board discussed how to prevent large, long houses. The Board also discussed height and lot coverage. All agreed that somehow the 'Golden Rule' should be incorporate to insure proper balance between the width and lengths of potential single-family homes.

Calculate Front Setbacks in the GR Districts

Mr. Battista reviewed the problems with trying to establish a consistent rule for establishing the front setbacks. Ms. Fiacco provided some examples of the struggles the working group has been having. The Board agreed that it wants some flexibility with respect to unusually configured lots. Ms. Allison reminded the Board that the recently adopted by-laws were established in order to hold down density. Therefore, she added that setbacks should keep the footprint of the single-family homes as small as possible. She suggested that perhaps a weighted average should be used to determine front setback. She agreed to try to draft some language to achieve this. All agreed that need to think about how many properties this will effect and if it is a small amount, is this worth pursuing.

Citizens Petition for Moratorium in the Dalton Road Neighborhood

Mr. Battista reviewed the current language of the petition. He expressed concern with how height was defined. He argued that this should be consistent with the Zoning By-Law, which was drafted in order to prevent flat roofs in the residential neighborhoods. The Board agreed that it might present an amendment to Town Meeting to clarify the height, though it would decide this after the public hearing.

Adjourn: 9:10 a.m.