

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES**

**May 5, 2015**

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2015 SEP 22 PM 2: 58

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

**7:10 p.m. Meeting called to order**

**7:10 p.m. Continued Special Permit Public Hearings**

➤ **15-03 Oxford Avenue – Construct Second Floor and Rear Additions**

Mr. Battista thanked the Applicants for making the changes the Board suggested at its last meeting. Mr. Haglund stated that the construction in the easement is gone and the addition has been squared off.

Ms. Allison noted that the Applicants revised plans did not stay within the footprint of the existing house. She suggested the Applicants fill out a chart comparing versions of the plans so that it will help keep discussion points more organized. The Board agreed that with any project a new updated sheet should be submitted with each version of plans, as it served as a quick reference and summary of the project.

Mr. DeStefano noted that the basement plans were not included in the packet, and that the height to the roof ridge was almost at 36 feet. He asked for clarification on the calculations for the roof height. He also wanted to see the details of the architectural elements identified on the plans.

**MOTION made by Ms. Allison to continue the public hearing to May 19, 2015, in the Board of Selectman's room. Seconded by Mr. DeStefano. Motion passed.**

➤ **15-04 35-37 Harvard Road - Enlarge the Front Entry and Rear Porch**

Mr. Hunter, the Applicant, withdrew his request for the changes to the front entry of the home. He added that he wanted to pursue the changes to the rear porch. Mr. Battista responded the Board would condition the permit that the front elevations do not change and that final landscape plans are submitted before occupancy is granted.

**MOTION made by Ms. Fiacco to close the public hearing on 35-37 Harvard Road. Seconded by Karl Haglund. Motion passed.**

**MOTION made by Mr. Haglund to grant the Special Permit subject to the conditions that there be no changes to the front entry and that the Board reviews the final landscaping plans. Motion passed.**

**7:45 p.m. Town Meeting**

The Board discussed the May 4<sup>th</sup> Town Meeting and all agreed that everything went well.

The Board discussed the Citizens Petitioned Moratorium and whether to review all of the Single Residence Zoning Districts. Mr. Wheeler presented a map outlining the Single Residence A and Single Residence C Zoning Districts. Mr. DeStefano noted that in cases of a fire, the same house could be rebuilt on the lot. The Board discussed concerns with the language of the moratorium that suggests that if the roof height were limited to 32 feet, then the pitch of roofs of new homes would be closer to flat. Mr. Wheeler added that the current Zoning By-Law definition for height encourages sloped roofs. Mr. Haglund suggested scheduling a forum at the Winnbrook School for the neighbors to express their concerns about what is happening in their neighborhoods.

**Adjourn: 8:45 p.m.**