

**TOWN OF BELMONT
PLANNING BOARD**

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**MEETING MINUTES
June 16, 2015**

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Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair ; Joseph DeStefano; Karl Haglund, Jeffrey Wheeler, Office of Community Development

Absent: Barbara Fiacco (Associate Member)

7:00 p.m. Meeting called to order

7:00 p.m. Continued Special Permit Public Hearing

➤ **15-03 31 Oxford Avenue**

The Board reviewed the revised plans as well as discussed potential conditions to attach to the Special Permit. Mr. Battista noted that while some of the changes have been addressed, others had not. Specifically,

- The landscape plans did not indicate types of plants, existing vs. proposed and size;
- The locations of the HVAC units needed to be identified on the landscape plan; and,
- The second floor overhang needed to be eliminated.

Ms. Allison noted that the house plans layout as a three-family home and the Board should pursue an annual inspection to check that the additional basement space does not get used as such. The Applicants asked the Board where the best location for the HVAC units would be. The Board answered that it would be the deck area, as long as it was not in the rear setback.

MOTION made by Ms. Allison to continue the public hearing on 31 Oxford Avenue to June 30, 2015, at 7:00 p.m. in the Board of Selectmen's Meeting Room. Seconded by Mr. DeStefano. Motion passed.

➤ **15-04 56 Thomas Street**

The Board discussed the discrepancy in the lot size between what is indicated on the submitted plot plan and what how big the Assessor's indicate that it is. Ms. Allison reported on the findings of the Quartile Analysis that was performed. She reviewed the data for the neighborhood and how the house with the proposed addition fit in. She noted that this property was the second largest single family home in the neighborhood. Mr. Reynolds noted that he wanted to show that the new structure is not detrimental to the neighborhood and handed out copies of a chart he made using the same data but emphasizing those structures that are in the immediate vicinity of the his home. Ms. Allison stated that the Board would need time to go through this spreadsheet.

The Board discussed changes that they would like to see to the plans. Mr. DeStefano commented that he would like the addition of a gable in the rear. Mr. Battista wanted the HVAC equipment to appear on the next set of plans. The Board also requested that the lot size be clarified and that the size of the addition be made smaller.

MOTION made by Mr. DeStefano to continue the public hearing on 56 Thomas Street to June 30, 2015, at 7:00 p.m. in the Board of Selectmen's Meeting Room. Seconded by Ms. Allison. Motion passed.

8:25 p.m. Next Steps for Citizens Petition Zoning Amendment

The Board discussed how to move forward with developing ways to address the zoning amendment. The Board asked for the lot size, FAR's and heights of all single-family homes built in the past ten years, including the single-family homes with one or one and a half stories added to them. The Board also wanted information on the surrounding neighborhood lot sizes. All agreed that the definition of grade and height and how they are is calculated needed to be reviewed.

Adjourn: 8:55 p.m.