

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

June 30, 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

7:05 p.m. Meeting called to order

Continued Special Permit Public Hearings:

➤ **15-03 31 Oxford Avenue**

The Board reviewed the updated plans requested from the last meeting, as well as the conditions set forth at that meeting.

Mr. Battista noted that the landscape plan looked good, the location of the HVAC units were located on the drawing and screened, the basement drawing was complete, the second floor overhang was eliminated, the driveway width was reduced and the dimensional requirements reflected all of the changes.

Ms. Allison noted that the size of the plants in the landscaping plans ought to be large enough to shield the HVAC units. Mr. DeStefano requested the applicants to submit landscape plans again for approval prior to installation and issuance of Certificate of Occupancy. Ms. Allison also requested that the Town's Census Form be filled out to note who lives in the house.

MOTION made by Mr. DeStefano to approve the Special Permit for case 15-03 with the conditions as discussed. Seconded by Ms. Allison. Motion passed.

➤ **15-04 56 Thomas Street**

The architect reviewed the changes made on the landscape plan. Mr. Wheeler noted that a new plot plan had to be filed with the Registry of Deeds in order to resolve the conflict in the lot size. The Board agreed to condition the Special Permit on final review and approval of landscape plan and filing of revised plot plan.

Ms. Allison reviewed the metrics for the neighborhood and how the proposed addition fits into them. While the Board was comfortable with the design, it was concerned about the size of the addition relative to the neighborhood. Mr. DeStefano stated that he would be comfortable with a house in the 2,200 square foot to 2,600 square foot range and requested that the applicant make the addition smaller. Mr. Battista noted that the Board was concerned about the size of the addition right from the beginning of its review. The Board agreed that the closer to 2,600 square feet that the structure could be the better.

MOTION made by Ms. Allison to continue the public hearing to July 13, 2015. Seconded by Mr. DeStefano. Motion passed.

Continued Discussion for Citizens Petition Zoning Amendment

Mr. Wheeler passed out a handout of all single-family homes built in the last 10 years. He reported that the Office of Community Development is in the process of reviewing the plot plans to see what they may say about the existing regulations. He mentioned that if an area was finished, then it would be counted by the Assessors in the TLA, while unfinished space was not. The Board agreed that if an area could be used as potential living space, it should be counted in the TLA.

Comments from the Audience:

1. Steve Pinkerton, Dalton Road, suggested adding another column to the database which indicated "total height."
2. Judith Ananian Sarno, Waverley Terrace, suggested looking at 280 Brighton Street since it recently sold.

Updates on Potential Cases

Mr. Wheeler reported that the developer of 36 Merrill Avenue and 14 Hamilton Road is asking that the landscaping plans be reviewed and approved and that their \$5,000 escrow be returned. Mr. Haglund volunteered to review the property to ensure the conditions have been met.

Mr. Wheeler reported that the Special Permit on Cushing Village expires 2 years after the date it was issued, which will occur in August. He briefly discussed the process for extending the Special Permit. Mr. Battista reported that he had a discussion with the applicant of Cushing Village regarding an extension.

Adjourn: 9:15 p.m.