

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
September 22, 2015

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Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Joseph DeStefano;
Barbara Fiacco; Karl Haglund; Raffi Manjikian (associate member)

Staff: Jeffrey Wheeler, Office of Community Development

7:00 p.m. Meeting called to order

1. Continued Public Hearings

15-06 - 29-31 Flett Road – Special Permit to Alter Non-Conforming Structure

The Board reviewed the status of the application.

Win Se Lu, a family friend of the Applicant, spoke in support of the application, saying that the Applicant needed to expand his living space to accommodate his family.

MOTION made by Ms. Allison to close the public hearing. Seconded by Mr. Manjikian. Motion passed.

The Board discussed the application and noted that the changes suggested by the Board at the previous meeting were not considered in the new plans.

MOTION made by Ms. Allison to deny the application for a Special Permit to alter a non-conforming structure. Seconded by Mr. Manjikian. Motion passed.

Mr. Wheeler noted that the Applicant could appear before the Board with substantially different plans, but it would be two years before he could come before the Board with the same plans.

15-08 - 26-28 Dante Avenue, Design and Site Plan Review /Special Permit

MOTION made by Mr. DeStefano to continue the public hearing October 13, 2015 at 7:00 p.m. in the Board of Selectman's Meeting Room. Seconded by Ms. Fiacco. Motion passed.

15-10 - 1 Clark Lane, Design and Site Plan Review

MOTION made by Ms. Allison to accept the request to withdraw the application. Seconded by Mr. Haglund. The Motion passed.

15-09 - 531 and 549 Concord Avenue, Special Permit for a Shared Driveway

(Mr. DeStefano recused himself from this public hearing.)

Mr. Battista reviewed the changes in the newly submitted plot plan. Mr. Wheeler noted that Glenn Clancy, Director of Community Development, will review the request for the changed in street address. He will reach out to the Fire and Police Departments to gather their input. Mr.

Battista reiterated that the Planning Board is not the granting authority on making address changes.

The Board discussed the changes to the plans and the proposed conditions distributed by Mr. Wheeler. Ms. Allison commented that the decision be really clear that the shared driveway is not intended to allow for future subdivisions. She and Ms. Fiacco suggested adding language that the curb cut for 549 be exclusively used for 549 and not allow any access to any other lots. She was concerned about the shared driveway being used as frontage for future lots. The Board requested a written statement from the Fire Chief that the shared driveway to 531 provides adequate access for fire apparatus.

MOTION made by Ms. Fiacco to close the public hearing. Seconded by Ms. Allison. Motion passed.

MOTION made by Ms. Allison to grant the Special Permit for a shared driveway with the conditions as discussed. Seconded by Raffi Manjikian. Motion passed. Ms. Allison abstained.

2. Updates on Potential Cases and Planning Board Projects, and Committee Reports

The Board discussed Underwood Pool and noted that the Committee did a great job with the construction of it. All were pleased with the landscaping.

MOTION made by Mr. Haglund to approve the noise reading report and the revised landscape plans for the Underwood Pool. Seconded by Ms. Allison. The Motion passed.

Mr. Wheeler reported that the following projects will be coming before the Board soon and wanted the Board determine the respective neighborhoods:

- 54 White Street – new two-family home on the last lot of the former Waverley Square Congregational Church site.
- 24 Upland Road – a single-family, two-story home to replace an existing single story single-family home. Mr. DeStefano noted that he is an abutter since he owns 51 Drew Road and will recuse himself when this application comes before the Board.
- 40 Moraine Street – a new two-family home.

Mr. DeStefano reported that he and Ms. Allison were working on a draft by-law that will address the Moratorium issues, and will try to have it ready by the end of October.

He also commented on the necessity of putting a process in place which tracks and holds developers accountable for the replacement of dead or dying plants.

Adjourn: 8:30 p.m.