

**TOWN OF BELMONT
PLANNING BOARD**

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**MEETING MINUTES
November 3, 2015**

2015 DEC 16 PM 2:22

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

Absent: Karl Haglund

Staff: Mr. Jeffrey Wheeler, Office of Community Development

7:00 p.m. Meeting called to order

1. Public Hearing

15-13 - 122 Waverley Street, Design and Site Plan Review/Special Permit

Ms. Allison reviewed the neighborhood analytics for this property. She noted that in most instances the proposed structure is in the lowest quartile.

Don Cusano, Applicant, briefly reviewed his application. He noted that he had met with residents of the neighborhood several times and tried to comply with what they wanted. He added that Lots B1 and B2 will be cape style homes, and Lot B3 will be a colonial style home on Waverley Street.

The Board discussed each property separately.

Lot B1:

Mr. Battista commented that he would like to see more detailed drawings.

Don Cusano stated that he planned to lower the grade by one foot. He noted that the materials used will be wood clapboard and fieldstone veneer for the exterior, fiberglass 10 inch columns, and cedar railings on the back deck. He added that the garage door will be a composite material.

Comments from the audience:

1. Judith Ananian Sarno, Waverly Terrace commented that the mass and scale seemed very high and asked to see visuals of how the home would look in context to other homes in the neighborhood. She also asked for assurance that there would be no granite curbs or overhead wires near the house. She also noted that she was concerned about unintended consequences of allowing larger homes on the street. Mr. Battista requested a plan with the elevations of all three houses and existing houses in the neighborhood. Mr. DeStefano suggested showing the ridge heights comparing the proposed with the existing.
2. Paul Marzocchi, Waverly Terrace, expressed concern that the size of the house will dwarf his. He added concerns about the setbacks and the height of the home.

3. John O'Connor, property owner in the neighborhood, expressed concern about fumes from the fireplace.

B2:

Don Cusano quickly reviewed the plans. He noted that the house will be 29 feet high. He agreed to remove the basement window from the front elevation. The Board discussed the plans and requested changes to the design. A brief discussion ensued about adding a sliding glass door in the kitchen for rear yard access.

Comments from the audience:

1. Lisa Oteri, 38 Waverly Terrace, asked how front setbacks were measured, and was told that they are measured from the edge of the property line to the closest piece of the house.

B3:

Don Cusano quickly reviewed the plans. Mr. DeStefano asked that the small pediment over the front door be removed so the roofline will look cleaner. He also asked that a real masonry chimney (plywood with veneer) be installed instead of a dog house. He added that additional bedroom windows can be added on the left and right side of the chimney.

Comments from the audience:

1. Mark Andrea, Waverley Street asked if any provisions were being made for storage space of outdoor equipment.
2. Jim Savas, 25 Oxford Street, spoke about zoning and orientation.
3. Paul Marzocchi, 19 Waverley Terrace, questioned the front, rear and side setbacks.

Comments from the audience on the project as a whole:

1. Robert Sarno, Waverly Terrace, felt that there were too many variables in defining a neighborhood, and that there could be a potential danger in trying to define a neighborhood. He also felt the homes were too large for Waverly Terrace.
2. Lisa Oteri, 38 Waverly Terrace, asked if there would be sidewalks.
3. Robert Sarno, Waverly Terrace, stated that he did not want sidewalks or curbs on Waverly Terrace since no currently exist on the street.
4. Paul Marzocchi, Waverly Terrace, questioned the gas/utility easement at the rear of the properties.

MOTION made by Ms. Allison to continue the public hearing to November 17, 2015 at 8:00 am in the Board of Selectman's Meeting Room. Seconded by Mr. DeStefano. Motion passed.

4. Continued Public Hearing, Case 15-08, 26-28 Dante Ave.

Mr. Battista reported that the Applicant requested a continuance.

MOTION made by Mr. DeStefano to continue the public hearing to November 17, 2015 at 8:00 am in the Board of Selectman's Meeting Room. Seconded by Ms. Allison. Motion passed.

5. Discussion on Amending the Definition of a Two Family

Ms. Fiacco reported that she and Mr. Manjikian had been meeting to discuss the definition of a two-family. They concluded that the definition of a two-family did not need amending.

6. Preparation for Zoning Forum on Shaw Gardens and Hittinger Farm Overlay District

Ms. Allison reported that the community meeting on the Single Residence C Zoning will take place on November 17, at 7:00 pm in a location to be determined. She reviewed the potential amendments.

Steve Pinkerton, co-sponsor of the Moratorium, reiterated a concern about propane tanks and stated that they should be buried.

Peg Calnan, co-sponsor of the Moratorium, also mentioned her concern for the propane gas tanks.

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

None were reported.

Adjourn: 9:45 pm