

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

January 17, 2017

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TOWN CLERK
BELMONT, MA

2017 FEB 10 AM 9:07

Present: Elisabeth Allison, Chair; Barbara Fiacco, Vice Chair; Charles Clark; Raffi Manjikian; Joseph DeStefano and Karl Haglund

Staff: Jeffrey Wheeler, Office of Community Development Liaison

1. Meeting called to order 7:03 PM

2. Continued Public Hearing

a. 34-36 Worcester Street – Two Dormers (GR)

At the request of the Applicant, the public hearing was continued to February 7, 2017. Ms. Allison noted that Assessor's Office will do a reassessment of the property to resolve the TLA issues.

MOTION to continue the public hearing for 34-36 Worcester Street made by Ms. Fiacco and seconded by Mr. Manjikian. Motion passed.

3. Review and Approval of Erosion Control Plan (Condition #12.B) for Cushing Village

Mr. Wheeler distributed two documents; a spread sheet concerning the conditions of the Special Permit and the Erosion Control Plan (Condition #12.B). Mr. Wheeler reviewed the revisions of the conditions for the Erosion Control Plan. He noted that the Board of Health and the Offices of Community Development have approved the permit.

[Karl Haglund joined the meeting at 7:12 PM]

Ms. Allison stated that if the PB is to approve the permit tonight, Toll Brothers would put in the site fencing, erosion and storm water controls at the end of this week and begin the demolition of the above ground structures. She noted that it was a carefully laid out plan and that the environmental issues will not be rushed. Ms. Fiacco reviewed several of them and noted that the Release Abatement Measures (RAM) Plan will be presented to the residents on January 24, 2017. At this meeting, the Local Site Professional (LSP) will discuss the contaminants of the site and what is likely to happen with the soil. Ms. Fiacco noted that this will be an opportunity for residents to ask questions about the environmental issues and the DEP process. Mr. Wheeler noted that the foundations will not be removed until the RAM Plan is filed and online and that the soil remediation and foundation removal will occur at the same time. Ms. Allison noted that the foundation work would begin in April provided the Release Abatement Measures (RAM) Plan was approved by the state. Mr. Wheeler reviewed the phasing plan and the order of the buildings to be demolished and built.

MOTION to approve the Erosion Control Plan (Condition #12.B) for Cushing Village made by Ms. Fiacco and seconded by Mr. Manjikian. Motion passed.

4. Prepare for Waverly Square and South Pleasant Street Public Meeting

Ms. Allison reviewed the redrafted PowerPoint presentation that will be presented. Mr. Wheeler distributed a handout that listed the definitions of Local Business I, II and III.

The PB discussed potential additions to the slides and other materials to bring to this meeting in order to be prepared to answer questions. Mr. Clark noted that the “minimum lot size” should be added to the handout. He noted that the buildout analysis of the South Pleasant Street conducted in 2009 contained detailed information and might be added to the materials.

5. Discuss Potential Zoning Amendments for Town Meeting

a. Sign-By-Law Amendments

Ms. Fiacco presented a PowerPoint presentation. She gave an update on the proposed Sign By-Law amendments and asked the PB for their comments. She noted that once the PB has agreed on the proposed amendments that they will be given to Town Counsel for their review.

Ms. Fiacco described a major loophole in the existing window sign by-law that allows temporary signs to cover more than 25% of a window. She described temporary signs by-laws in other towns.

Ms. Fiacco noted that the Town has very few prohibited signs as compared to surrounding towns. She added that most other towns have a list of prohibited signs and reviewed a list of recommended prohibited signs.

Ms. Fiacco noted that the working group (Ms. Fiacco and Mr. DeStefano) is proposing to streamline the standing sign requirements. Mr. Manjikian asked whether A-frame signs that are on sidewalks considered in the amendments. Mr. Wheeler noted that the A-frame signs must be approved by the Selectmen since they are on public property.

Ms. Fiacco stated that in other towns, the existing signs must be in good condition and that nonconforming signs are allowed to remain in place and to be maintained as they currently exist but that alteration of noncompliant signs would not be allowed. She noted that if a noncompliant sign deteriorates so much that it would be more expensive to repair than to replace, it must be replaced with a new conforming sign. She noted that the working group has modeled Concord’s Sign-By-Law in this area.

Ms. Fiacco stated that some communities require Special Permits for awnings. She noted that perhaps there needs to be more regulations on awnings. She explained the differences between signage on the slope portion versus signage on the valance. Mr. Wheeler clarified the distinction between a marquee and an awning and mentioned that there is no regulation for any of the marquees. He asked the PB to consider whether a phone number, website addresses, services being offered, etc. should be allowed on the awning. Ms. Allison asked if the working group had a recommendation. Ms. Fiacco

noted that they were looking for the PB's reaction to the proposed Sign By-Law amendments. Ms. Allison noted that the PB members should provide their suggestion to Mr. Wheeler in time to allow redrafting of the By-Law language by the Feb. 7 meeting.

b. Definition of GFA

Mr. Wheeler raised a concern over the inclusion of detached garages in GFA calculations in the SR-C By-Laws, noting that it allowed for a larger addition to the principle dwelling without requiring a Special Permit. He asked the PB to consider whether it wished to propose an amendment to Town Meeting. Ms. Allison noted that there was currently only one case (81 Hammond Road) and that returning annually to Town Meeting for small changes would introduce unnecessary uncertainty. The PB concurred and asked Mr. Wheeler to provide information on the number of non-conforming parcels with free standing garages and other outbuildings in the SR-C Zoning Districts.

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

Mr. Wheeler noted that Belmont Day School continues to gather their documents but nothing has been officially submitted yet.

Committee Reports:

- a. High School Building - Mr. DeStefano noted that the next meeting is at the end of the month and an update will be provided at the Feb. 7 meeting.
- b. Capital Budget - Mr. Manjikian noted that the next meeting is on January 26, 2017 and he will provide an update at the Feb. 7 meeting
- c. Historic District (HDC) - Mr. Clark noted that the HDC has the Historic Survey Report and will meet on Friday to talk about how it will affect the Demolition Delay Bylaw.
- d. Community Preservation - Mr. Haglund noted that all of the projects had advanced except for Payson Park. He will give a report on specific projects at the Feb. 7 meeting.

7. Preview Agenda for the Next Meeting

Ms. Allison stated that the next meeting agenda will include Cushing Village and perhaps a first look at the results from the GR analysis. She also noted that the Feb. 21st meeting will be rescheduled since it falls during school vacation week.

8. Review and Approval of Minutes

No minutes to review and approve.

9. Adjourn 8:29 PM