

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

April 13, 2017

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BELMONT, MA

2017 MAY 25 AM 11:28

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

Absent: Karl Haglund

Staff: Jeffrey Wheeler, Senior Planner

1. Meeting Called to Order at 7:00 PM

2. New Public Hearings:

a. 8-10 Frederick Street – Dormer – General Residence District

[Mr. Wheeler recused himself from the hearing.]

Mr. DeStefano read the public hearing notice.

Tatiana Scott, Applicant, stated that the only bathroom in her home is on the main floor and the bedrooms are on the top floor. She noted that she would like to construct a dormer to add a bathroom. She submitted pictures of the dormer and seven letters of support from her neighbors.

No one spoke in support or opposition.

Avo Asadourian, Architect, reviewed the elevations. Ms. Allison asked the PB to consider if the proposed dormer would make it more likely that this two-family could be converted into a three-family home in the future. She noted that this dormer would not likely lead to a three-family home. She also noted that any landscaping that is disturbed during the construction of the dormer must be replaced to its former condition.

MOTION made to close public hearing was made by Mr. Clark and seconded by Mr. Manjikian. Motion passed.

MOTION made to grant the Special Permit subject to the condition that any landscaping disturbed during the construction must be replaced to its former condition was made by Mr. Clark and seconded by Mr. Manjikian. Motion passed.

[Mr. Wheeler returned to the meeting at 7:15 PM]

b. 29 Jason Road – Addition greater than 30% - Single Residence C District

Ms. Fiacco read the public hearing notice.

Xueyan Fu, Applicant, stated she wanted to add a second floor and briefly reviewed the plan. She explained that she would like to expand the current ranch style home to a colonial style home with a one-car garage. Ms. Fu shared many pictures of the existing house and other homes in the neighborhood. She provided letters of support from her neighbors.

Comments from the audience:

1. Mary Kotelly, 121 Dean Street, spoke in support of the application.

Mr. DeStefano asked the Applicant to add more detail to the drawings. Mr. Manjikian asked the Applicant to include a landscape plan. He also noted that the application failed to include current and proposed attic plans. Ms. Allison noted that the PB was in agreement that the plans will need more details and a landscape plan before the application can be approved.

MOTION to continue the public hearing to May 2, 2017 was made by Mr. Manjikian and seconded by Mr. DeStefano. Motion passed.

c. 72 Chilton Street – Addition Greater than 30% - Single Residence C District

Ms. Fiacco read the public hearing notice.

Wenjie Ye, Applicant, explained the need for more space for her growing family and reviewed the plans. Jen Ye, Architect, explained the unsafe condition of the three-season room and noted that the existing ventilation system needs work. He stated that the existing house had not been renovated for over thirty years and that he had tried to design a solution with minimum impact on the neighborhood by maintaining the existing footprint.

Comments from the audience:

1. Steve Pinkerton, Dalton Road, expressed his concern that the proposed addition will make the house one of the largest in the Winn Brook neighborhood and questioned how the TLA was calculated. He asked if the first and second floor porches were included in the TLA calculations and noted that the rear covered porch has the potential to be enclosed in the future. He also questioned the setbacks. Mr. Wheeler explained that the front and side setbacks were not changing and that the addition will be conforming to side setback requirements.

Mr. DeStefano noted that they should add more details to the plans and suggested that they might want to remove the rear covered porches so that it is not enclosed as interior living space in the future. Ms. Fiacco requested a proposed streetscape so that the PB could see how it was going to look in comparison to the homes on either side. Mr. Manjikian requested information on how the basement will be used. The Applicant's architect explained that it would be used as a storage

space. The PB noted that they are generally concerned about the future use of the basement as living space.

Ms. Allison stated that size of the addition was a major issue for the PB and requested that it be reduced. She also noted that an existing and proposed landscape plan was required.

MOTION to continue the public hearing to May 23, 2017, was made by Ms. Fiacco and seconded by Mr. Clark. Motion passed.

d. 70 Fairview Avenue – Dormer – General Residence District

Ms. Fiacco read the public hearing notice.

Mr. Eckman, Applicant, noted that he purchased the home two years ago and would like to add a bathroom and some extra space and added that the addition will enhance the property and preserve the character of the neighborhood.

Mr. Miller presented the design of the dormer and described it as consistent with the Town's guidelines and requirements. He noted that he met with the adjacent neighbors and there were no issues.

No one spoke in support or opposition.

Mr. DeStefano asked Mr. Miller if he could lower the pitch of the roof. Mr. Miller noted that the roof was a membrane roof as it was presented. Mr. DeStefano wished the roof was lower but because the neighbors were fine with it he was fine with it as well. Ms. Allison noted that adding mass to a small lot is a concern.

MOTION to close public hearing was made by Mr. Clark and seconded by Mr. Manjikian. Motion passed.

MOTION to grant the Special Permit subject to the condition that any landscaping disturbed during the construction must be replaced to its former condition was made by Ms. Fiacco and seconded by Mr. Manjikian. Motion passed.

3. Update on Briefing First-Time Town Meeting Members

Ms. Allison stated that she and Eric Smith, Chair of the Zoning Board of Appeals will provide a briefing for first-time Town Meeting Members on Wednesday, April 26, 2017. Ms. Allison shared her agenda with the PB and asked for feedback and comments.

4. Prepare for Town Meeting

Ms. Allison noted that the revised Demolition Delay By-Law was distributed to the PB and was

reviewed by Mr. Clark and Ms. Meier, Co-Chair of the Historic District Commission. Mr. Clark stated that they were very comfortable with the new 'exclusion section' since it resolved the issue of 'substantial demolition'. Mr. Wheeler noted that the administrative process will need some flushing out. The PB further discussed the revisions.

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

a. Cushing Village

Mr. Wheeler noted that there will be a neighborhood meeting on April 27, 2017, to review the status of the building and design issues. Ms. Allison noted that an update on the Building Permit deadlines will be provided at the May 2, 2017 meeting.

6. Preview Agenda for the Next Meeting 05/02/17

Ms. Allison noted that Jason Road and Belmont Day School will be on the agenda.

7. Rescheduling of May 16 meeting

The second meeting in May is now scheduled for May 23, 2017

8. Review and Approval of Minutes

MOTION to approve the April 6, 2017 Meeting Minutes was made by Ms. Fiacco and seconded by Mr. Manjikian. Motion passed.

9. Adjourn 9:03 PM