

**TOWN OF BELMONT Cushing Village Special Permit  
PLANNING BOARD Condition 12.D  
MEETING MINUTES  
July 13, 2015**

Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Joseph DeStefano;  
Barbara Fiacco; Karl Haglund, Jeffrey Wheeler, Office of Community  
Development

**7:05 p.m. Meeting called to order**

**1. Continued Special Permit Public Hearing:**

➤ **15-04, 56 Thomas Street - Alter a Non-Conforming Structure**

The applicant passed out revised plans to the Board. He explained that the addition was reduced by 4 feet off the back and that 55.5 square feet were removed from both floors for a total reduction of 111 square feet. He added that this brings the total living to just below 2,600 square feet.

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

**MOTION made by Mr. DeStefano to grant the Special Permit for 56 Thomas Street. Seconded by Ms. Allison. Motion passed.**

**2. Pre-Hearing Discussions:**

Mr. Battista explained that the Pre-Hearing Process is an effort to minimize the number of meetings on an application. Ms. Allison spoke to the benefits of having a pre-hearing process to help determine if a neighborhood analysis on a particular case needs to be performed.

Ms. Allison read the public hearing notices for cases 15-06, 15-07, and 15-08.

➤ **15-06, 29-31 Flett Road – Alter Non-Conforming Structure**

Ms. Allison reviewed a list of documents and information that was needed by the Board in order to review the application.

➤ **15-07, 24 Vincent Avenue – Alter Non-Conforming Structure**

Ms. Allison reviewed a list of documents and information that was needed by the Board in order to review the application.

Comments from the Audience:

1. Joan McGillivray, 6-8 Vincent Avenue, stated that she had no objections to the proposed addition.
2. Mr. Minassian, 11 Bartlett Avenue, spoke in support of this project.

➤ **15-08, 26-28 Dante Avenue – Alter Non-Conforming Structure**

Mr. DeStefano went on record to disclose that he has had a professional relationship with the applicant.

Ms. Allison reviewed a list of documents and information that was needed by the Board in order to review the application.

Mr. DeStefano commented on the driveway and parking stating that the proposed driveway with 4 cars paring in tandem did not work. He recommended that the house be moved to the middle of the lot and a second driveway be added.

**MOTION made by Ms. Fiacco to continue cases 15-06, 15-07, and 15-08 to August 4, 2015. Seconded by Mr. DeStefano and the motion passed.**

**3. Review and Approve Decorum Standards per Condition 12.G for Cushing Village**

Mr. Battista provided an overview of the standards.

**MOTION made Ms. Allison to approve the Decorum Standards for Cushing Village. Seconded by Ms. Fiacco. Motion passed. (Mr. DeStefano abstained from voting.)**

**MOTION made by Mr. Haglund to appoint Glenn Clancy as the Planning Board's designee as per Condition 12.D of the Cushing Village Special Permit. Seconded by Ms. Allison. Motion passed. (Mr. DeStefano abstained from voting.)**

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

- a) Mr. Haglund reported that for the Merrill Avenue and Hamilton Road dwellings, the plantings were generous and the HVAC units were appropriately screened. Mr. DeStefano asked that the street trees be 3 to 3-1/2 inch caliper. He will contact the tree warden to discuss this. Mr. Battista reported that the smaller trees from the Hamilton and Merrill properties will be donated to the Underwood Pool.
- b) The Board reviewed an e-mailed request to delay installing the landscaping to a more appropriate time when the weather will be better for planting. While the Board agreed with the request, it wanted to know how the budget was to insure that the landscaping will be installed in the fall.
- c) Mr. Wheeler noted that a Single-Family Dwelling under construction in the Dalton Road neighborhood will meet the 32 feet standard of the moratorium.

**Adjourn: 9:00 p.m.**