

TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
September 5, 2023

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: October 13, 2023
TIME: 11:07 AM

Present: **Jeff Birenbaum: Chair; Carol Berberian: Vice Chair; Thayer Donham;
Renee Guo; Andrew Osborn; Taylor Yates**

Staff: **Ara Yogurtian, Inspector Of Buildings, Planning and Building Department**

This meeting was held remotely using Zoom video conferencing technology, as permitted by the Massachusetts Act Relative to Extending Certain State of Emergency Accommodations, which became effective July 16, 2022. Update 3/30/23: The State has extended authorization for virtual public meetings through March 31, 2025.

1. Meeting Called to Order at 7:00 PM

Mr. Birenbaum introduced the Planning Board members and reviewed a summary of the items that were on the agenda.

Mr. Birenbaum and Ms. Guo recused themselves from the meeting at 7:02 PM.

2. Public Hearing:

a) Case No. 23-18 To Amend Design and Site Plan Approval 221 Concord Ave. - Belmont Middle and High School, David Blazon, agent Applicant requests to amend the order of conditions of the Design and Site Plan Review Approval, Case No. 19-01, to remove the dugout shelters at the baseball and the softball fields.

Ms. Berberian led this case as the Vice Chair.

Mr. Bill Lovallo, Chair, Belmont High Middle School Committee, introduced Tom Gatzunas, OPM with CHA, Brendan Grant Foundation representatives: Casey Grant, Trey Saser and Pete Noone.

Mr. Lovallo reviewed the revised plans for the dugout shelter. They would like to remove the shelter that they had initially planned and have the Brendan Grant Foundation come in and build the wooden enclosures for baseball and softball. He is asking for the Planning Board to sign off on the plans so that the BGF could come in at a later time and build the shelters and have a fully functional dugout. Mr. Lovallo asked what it would take to close out the building permits and to ask for adjustments where it is appropriate.

Mr. Pete Noone, Member of the Brendan Grant Foundation, spoke about the Brendan Grant Foundation and explained the history of the dugout.

Mr. Lovallo and Trey Saser walked the Board through the design for the proposed dugout.

Ms. Berberian asked Mr. Yogurtian if this was a change that the Planning Board would need to approve or could this change happen under the building permit as it was originally issued?

Mr. Yogurtian noted that the design had changed from the original design.

Mr. Lovallo explained that he would like to separate these two plans and build as it was originally planned and then the wooden enclosure modification would be built later. He does not want the wooden enclosure to be tied to the Building Committee's final certificate of occupancy, that would be a problem.

Ms. Berberian noted that the best course of action would be to continue until they could have a more precise presentation.

Mr. Pete Noone noted that they would like to add to what has already been designed. He noted that they would like to enhance this by adding the wood around the steel frame and the Brendan Grant Foundation could come back at a later date.

Mr. Gatzunis, CHA Consulting, said that they could leave the plans as they are for the steel frame and then the BGF would come to enclose the previously enclosed steel structure.

Ms. Donham said that she felt that the steel structure could be approved and one permit should be closed out and another permit opened up for the new design with the wooden structure.

Mr. Lovallo noted that he would like to take the option to come back at another time. He noted that he would prefer to have the BGF come back at another time when they are ready to present the new design.

MOTION to continue to October 3, 2023 was made by Ms. Berberian and seconded by Ms. Donham. Motion passed.

YES votes-

**Carol Berberian
Thayer Donham
Andrew Osborn
Taylor Yates**

Mr. Birenbaum and Ms. Guo joined the meeting at 7:28 PM.

b) Case No. 23-19 One Special Permit 87 Goden Street (SRC) - Kamel Alhady

Applicant requests One Special Permit under §1.5.4 C (2) of the Zoning By-Law to construct a Single-family dwelling at 87 Goden Street located in Single Residence C

(SRC) Zoning District. Special Permit: §1.5.4 C (3-b) of the Zoning By-Law allows construction of new structures after voluntary demolition by a Special Permit granted by the Planning Board.

Kamel Alhady, Applicant, joined the meeting and introduced his colleague, Norman Kerlopf, Architect. Mr. Kerlopf walked the Board through existing conditions and the plans for the new home.

Diane Iuliano, 2 Colonial Terrace, noted that her property was located below this property. She wants to make sure that she can enjoy her backyard and not have a massive retaining wall or structure looking down at her.

Stephen Arkin, said that he was an abutter on the south side and there is an address error on the plot plan. He asked where the central air compressors would be located.

Mr. Birenbaum recommended placing the AC units at the rear. He asked that there be more information presented at the next meeting including the AC unit condenser location, the height of the abutting buildings, the landscape plan, the retaining wall plans, a plan for the trees, plans for the sloping of the back yard, a plan for the aesthetics of the home and more information regarding the height and massing. Also, a grading plan to show that water will not flow into the neighbor's property.

MOTION to continue to September 19, 2023 was made by Mr. Birenbaum and seconded by Ms. Berberian. Motion passed.

YES votes-

**Jeff Birenbaum
Carol Berberian
Thayer Donham
Renee Guo
Andrew Osborn
Taylor Yates**

c) Case No. 23-20 Amend Design and Site Plan Approval 59 Burnham Street (GR) - Robert Calnan Applicant requests to amend the approved DSPR to allow for tandem parking in lieu of the approved parallel parking at 59 Burnham Street, located in the General Residence (GR) zoning district.

Mike Mena, Architect, came before the Board to review the plans as they were originally approved and to present the new parking plans for the property. They will increase the green space from 2 percent to 17 percent with the new design.

Ms. Donham noted that the parking should be pushed back so that there would not be any front yard parking.

Mr. Mena noted that they would extend the driveway to the rear of the house. Mr. Birenbaum asked them to identify the two parking spaces on the plan.

MOTION to amend was made by Mr. Birenbaum and seconded by Ms. Berberian. Motion passed.

YES votes-

**Jeff Birenbaum
Carol Berberian
Thayer Donham
Renee Guo
Andrew Osborn
Taylor Yates**

e) Case No. 19-16 Request to Amend Design and Site Plan Approval 73 Trowbridge Street – Fushuang Liu

The Applicant requests, under §7.3.6 (b) of the By-Law, for the Planning Board to determine if the proposed changes are considered minor and may be approved without a public hearing.

Diane Miller, Architect, presented the plans for the site plan amendment. They would like to ask the Board's permission to move the entire house 1.2 feet forward to match the other homes on the street and to move one of the two dormers to a new location with one dormer on each side. The Owner also owns the adjacent property to the left.

Mr. Osborn said that the dormers looked better this way.

Mr. Birenbaum asked to have this plan re-reviewed in a new open meeting.

MOTION to approve moving the home moving forward and in line with the rest of the buildings on the street as a minor modification was made by Mr. Birenbaum and seconded by Ms. Donham. Motion passed.

NO vote-

Carol Berberian

YES votes-

**Jeff Birenbaum
Thayer Donham
Renee Guo
Andrew Osborn
Taylor Yates**

MOTION to continue the review of the dormer modification to be presented to the Planning Board in an open meeting format was made by Mr. Birenbaum and seconded by Ms. Berberian. Motion passed.

Yes votes-

**Jeff Birenbaum
Carol Berberian
Thayer Donham
Renee Guo
Andrew Osborn
Taylor Yates**

f) Case No. 23-21 Design and Site Plan Review Approval 336 Concord Ave (SRC) - Belmont Public Library, Conrad Ello, AIA, LEED AP, agent Applicant requests Design and Site Plan Review Approval to construct a Library at 336 Concord Ave. located in a Single Residence C (SRC) zoning district. Section 7. 3. 2 a) of the Zoning By-Law requires Design and Site Plan Review Approval from the Planning Board for the construction of a non-residential building that has a total Gross Floor Area greater than 2,500 square feet or a proposal that results in the need for six (6) or more parking spaces.

Mr. Birenbaum had recused himself from this case.

Clair Colburn, Chair of the Library Building Committee, noted that they will be asking for setback relief from the Planning Board. She reviewed the timeline and noted that demolition was to start in January 2024 and opening in fall of 2025.

Noel Murphy, Architect, reviewed the proposed site plan for the new library. He noted the linear requirements were the focus of this meeting. The proposed set back to the north is 6 feet (LB1 requires 5 feet), and to the east, they are providing 7 feet (LB1 requirement was 6 feet). This is a civic building on a residentially zoned site and the front and side setbacks do not comply with the setback requirements, nor do they comply with height, stories, and open space requirements. There are 42 parking spaces being proposed, 3 handicap and 6 EV charging spaces and covered bicycle parking. There are 4 parking spaces along Concord Avenue. There were no proposed changes to traffic flow and the ingress and egress will remain the same. He reviewed the emergency access, the stormwater strategy, elevations and building materials. The maximum building height was 30 feet, the taller central volume steps up to 39 feet.

Ms. Guo noted that it makes sense to go beyond the setbacks for the use of parking and open spaces. She asked about the existing historic steps located at the front of the library.

Mr. Murphy noted the existing steps will be used as the final spillway of the stormwater system.

Ms. Berberian asked for an explanation of the emergency access service on the Underwood pool side. Would it be impervious asphalt?

Mr. Conway, Engineer noted that the emergency access service on the Underwood pool side would be impervious asphalt.

Tom Gatzunis noted that there would not to be any changes to Concord Avenue if in the future the Town decided to make exiting the library an allowable left turn.

Ms. Berberian asked for more information on the logistics of construction, specifically traffic flow, parking for contractors during construction, exterior lighting, the landscaping, and the sound barriers for the mechanicals on the roof.

Ms. Guo asked to see a mitigation buffer plan along the Wellington Brook.

Teresa Alexander, Officer at the Armenian Church, called to say that there was a recent flash flood at the First Armenian Church. She noted that she is concerned about the stormwater mitigation efforts. She would like some advice on how the plans for the site will impact her site and the entire area.

Mr. Conway noted that he would welcome a conversation with the adjoining properties regarding stormwater runoff.

MOTION to continue to September 19, 2023 was made by Ms. Berberian and seconded by Ms. Donham. Motion passed.

Yes votes-

**Carol Berberian
Thayer Donham
Renee Guo
Andrew Osborn
Taylor Yates**

3. Update on Cases, Planning Board Projects and Committee Reports.

There were no updates on Cases, Planning Board Projects and Committee Reports.

4. Adjourn 9:43 PM

The Planning Board's next scheduled meeting will be held on Tuesday, September 19, 2023.