

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

May 18, 2021

RECEIVED
TOWN CLERK
BELMONT, MA

DATE: June 2, 2021

TIME: 9:17 AM

Present: Steve Pinkerton, Chair; Ed Starzec; Thayer Donham; Matt Lowrie; Karl Haglund; Renee Guo

Staff: Ara Yogurtian, Assistant Director, Offices of Community Development and Robert Hummel, Senior Planner

1. Meeting Called to Order at 7:00 PM

Mr. Pinkerton called the meeting to order and introduced Planning Board members. He reviewed a summary of the items that were on the agenda. The meeting was held remotely via video conference webinar. Mr. Pinkerton introduced Robert Hummel, the new Town Planner.

2. Continued cases:

a. CASE NO. 21-07, Design and Site Plan Review

661 Pleasant Street (SRA) – Belmont Woman's Club, Wendy J. Murphy, President

MOTION to continue to June 1, 2021 was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

VOTE - unanimous

3. Public Hearings:

a. CASE NO. 21-08, Design and Site Plan Review

115 Mill Street – Northland Residential Corporation, Mr. John C. Dawley

Mr. Lowrie reviewed the guidelines of the Mullin's rule.

Ms. Donham read the public notice.

Mr. Dawley, Northland Residential Corporation, came before the Board to present the Design and Site plan for the McLean property. He introduced his team: Jeff Black - VHB, Alan Auckeman - Ryan Associates, Ed Bradford – TAT, Architectural team and Michael Breau – TAT, Architectural team. Mr. Dawley reviewed the McLean District Zoning Map, the vicinity map and explained the history of the project. He presented the Memorandum of Exhibits and noted that the traffic and historic parts would be important at this meeting.

Alan Auckeman, Ryan Associates, introduced members of the team. He presented the

illustrative site plan that was used to help craft the zoning plan. He briefly reviewed the site plan.

Ed Bradford, TAT, reviewed the plans and noted the following:

- They had reduced the number of townhomes by one, they added two apartment units.
- The access to the club house was improved.
- The scale adjustment was made in the west building and it was changed into an L shape for a better scale transition between the apartments and the townhomes.
- They introduced a break in the L shape building for circulation purposes.
- The south facing roof could now be better for solar panels.
- Minimized visual impacts by reducing the height to three stories.
- The program provided a diversity of housing types and the architecture was diverse too.
- The goals of the layout, the upper, middle and lower tiers took advantage of this sloping site.
- The townhouse community layout provided a pedestrian friendly neighborhood.
- The site plan compliments the existing McLean neighborhood.

Next, Mr. Bradford reviewed the Subdistrict A and Subdistrict B program configuration in detail.

Michael Breau, reviewed the view of the apartment buildings and down through the site. He described the scale of the buildings and noted that the design intent was to fit well within the existing neighborhood. He walked the Board through the plans and presented architectural and site plan details for the townhomes and apartments. He noted the intent was to create a project in synergy with the landscape and that transitions with its density up toward the McLean campus and the Woodlands in an appropriate manner.

Alan Aukeman, reviewed the landscape plans for the site.

Mr. Dawley reminded the Board that the purpose of tonight's meeting was to provide a general overview of the project and that the details would need to be worked out. He asked the Board to provide the cadence for the site review.

Mr. Pinkerton reviewed the potential schedule with the Board and outlined the seven-part review schedule.

Mr. Lowrie offered thoughts for getting to a resolution quicker. Anything that was a waiver from the by-law should be listed and provided to the Board as soon as possible. 3D models and height studies should be scheduled sooner than later. He suggested that the Housing Trust issues be brought forward so that they can begin to work on them sooner than later.

Mr. Haglund noted that the paving around the Eliot Chapel was oddly shaped and more paving than what may be called for. The Elliot Chapel was one of the significant features of the site.

Mr. Yogurtian noted that a site orientation visit for all the Board members including a public

notice would need to be scheduled.

Ms. Donham noted that topography was especially important to this site and they should have an opportunity to talk about it.

The Planning Board site orientation visit was scheduled for Tuesday morning, May 25, 2021 at 9 am.

MOTION to continue May 25, 2021 was made by Ms. Donham and seconded by Mr. Starzec. Motion passed.

Roll call: YES VOTES - unanimous

- b. CASE NO. 21-09, One Special Permit
535 Pleasant Street (LBI) – Shaw’s Super Markets, Debra Collins, agent**

MOTION to continue to June 1, 2021 was made by Mr. Pinkerton and seconded by Mr. Starzec. Motion passed.

VOTE – YES VOTES - unanimous

- c. CASE NO. 21-10, One Special Permit
1010 Pleasant Street (LBII) – Cal Verde Naturals, LLC, Kelly Tomasello and Stephen Tomasello, principals.**

Mr. Starzec read the public notice.

Mr. Noone, representing the applicants, came before the Board and gave a brief overview of what was being proposed. He noted the following:

- Applicant was seeking a special permit to establish a marijuana establishment at this location.
- There was a Host Community Agreement with Board of Selectman, 2 community outreach meetings took place and the feedback was positive.
- Use at this location has already been approved, this was a site plan review analysis for them to obtain the special permit.
- The team was Kelly Tomasello and Stephen Tomasello, principals. Kelly has experience in retail and Kelly has experience in real estate.
- The security personal is Chief Michael Allen, he runs a consulting business to provide security consulting for marijuana facilities.
- Randy Myron was the civil engineer and Shawn Kelley was the traffic engineer.
- Mr. Noone presented a detailed architectural rendering of the building.
- A parking plan was reviewed.
- There was a traffic analysis was performed by Mr. Kelley and the facility would not adversely impact traffic.
- The owners would be vested and running the operation on a full-time basis.

Mr. and Mrs. Tomasello came before the Board to introduce themselves and give a brief overview of the project. They noted the following:

- They would like to have a full quality menu of products.
- They would like to work closely with the local police and officials on security issues and provide a safe and secure environment for staff and customers.

Mr. Pinkerton reviewed the floor plans of the building.

Mr. Tomasello noted that the ADA exit would be to go through the exit way. Ms. Tomasello noted that they could ramp the stairs to help the flow.

There were no other questions from the Board members. There were no comments made by the public.

Mr. Lowrie asked for more time to review the application as he noted there may be more issues to resolve.

MOTION to continue to June 1, 2021 was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed.

- d. **CASE NO. 21-11, Two Special Permits**
1010 Pleasant Street (LBII) – Cal Verde Naturals, LLC, Kelly Tomasello and Stephen Tomasello, principals.

Mr. Pinkerton noted that the sign measurements were not clear.

Mr. Noone noted that the sign design plans were still pending and he was hoping to have something for June 1, 2021.

The public hearing for the signage would be opened at the next hearing.

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

There were no updates or committee reports.

5. Adjourn 9:02 PM