

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

April 24, 2018

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BELMONT, MA

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Present: Steve Pinkerton, Vice Chair; Sandy Sanderson; Karl Haglund; Ed Starzec; Thayer Donham

Absent: Charles Clark, Chair

Staff: Jeffrey Wheeler, Senior Planner; Spencer Gober, Staff Planner

1. Meeting Called to Order at 7:00 PM

2. Continued Public Hearings:

a. 30 Moraine Street – Two Dormers on Two-Family Home – GR

MOTION to accept the withdrawal of the application without prejudice was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

b. 97 Slade Street – Dormer on Two Family – GR

Nile Ziemba, North River Builders, noted that significant changes were made: half of the dormer was pushed back, the square footage was reduced, the windows were lined up, the windows will be or will look like double hung windows, and plantings were added to the foundation on the dormer side.

MOTION to approve with conditions was made by Mr. Starzec and seconded by Ms. Donham. Motion passed.

c. 22 Bacon Road – New Single-Family Home – SR-C

Diane Miller, Architect, presented the revised plans. She gave the PB copies of a petition that was signed by fifty-five of the neighbors plus a letter of support. She noted the significant updates that were made to the plans: hip roof to gable, first and second floors were reconfigured to reduce the TLA, the height was reduced by 1.5 feet, the front vestibule was eliminated and replaced with a covered front porch, and the rear elevation was pulled in 1.5 feet.

Mr. Pinkerton noted that he was very pleased with the changes that were made and the cooperation of the Applicant to reduce the bulk and mass of the proposed home. Mr. Sanderson liked the improvements and asked for a condition that the basement should not be allowed to be a habitable space in the future.

MOTION to approve with conditions was made by Mr. Pinkerton and seconded by Ms. Donham. Motion passed.

3. Introduction of Belmont High School Building Project

Mr. Lovallo, Chair of the Belmont High School Building Committee, introduced the committee and design team. Mr. Wheeler noted that the committee would be back before PB on June 5, 2018.

Brooke Trivis, architect, summarized the expectations of the Massachusetts School Building Authority.

David Warner, landscape architect, reviewed the proposed site plan, emergency vehicle circulation, bus circulation, and bicycle and pedestrian circulation. He noted the number of parking spots included in the site plan was approximately 430 spaces. Mr. Lovallo reviewed the proposed parking plan and noted the existing number of spaces. He also noted that they were waiting to hear from the School Department as to the number of parking spaces that the High School will need. He added that the Committee was working with the Traffic Advisory Committee to come up with the best plan to improve traffic issues. Mr. Pinkerton asked the Committee to clarify Fire Department access. Mr. Lovallo noted that the Fire Department was satisfied with the proposed fire access plan.

Ms. Trivis reviewed the key planning elements as: contiguous green space, embrace the pond (the building had a view towards the pond and included potential civic space), and reduce the mass at Concord Avenue and at Channing Road

Mr. Warner reviewed the size and uses of the fields as proposed. Mr. Wheeler noted that the height of any new light poles will have likely have conditions.

Mr. Lovallo noted that the new school was being designed for 2,215 students. Ms. Trivis reviewed the interior plans and the mechanical spaces for the new school. She also showed the cross sections for the proposed building.

Mr. Pinkerton opened up the meeting for public comment:

1. Anne Paulson, School Street, noted that the Goden Street entrance was an issue. She argued that the first priority should have been student access to the school. She pointed out the disadvantages for walkers entering the site. She noted that she went to Melrose to view the high school traffic patterns where no one was allowed to drive onto the site - children were dropped off and the kids cross at the cross walks. She stated that it appeared that the designers were tasked with proposing a way to remove traffic from Concord Avenue without regard for children walking or biking to school.

2. Amy Tananbaum, 21 Goden Street, noted that safety was the most important issue. She would like to see more information regarding data gathering and traffic engineer studies. She would like to know where they have looked at entrance and exit options. She asked if the median strip could be changed. She noted that School and Goden Streets have a dangerous intersection.
3. John and Dorothy Herzog, 42 Oak Street, noted that Oak Street was an alternative route for cars coming down Goden Street and expect traffic problems on Oak Street in the future. He was concerned about the rising water of Clay Pit Pond and he would like to hear more information about how the new building will be protected from flooding.
4. David Otte, 9 Goden Street, noted that the Goden Street and Concord Avenue intersection light was too simplistic and naïve and it was going to be horrendous. He added that the project was treated as an island and without regard to other schools in the neighborhood and stated that two-way traffic was going to be a problem.
5. John Kolterman, 107 Orchard Street, noted that he wants to see more focus on pedestrians rather than accommodating cars.
6. Sarah (last name not known), Underwood Street, explained that she was concerned about the lighting and the height of the school and felt that the design did not fit into Belmont.
7. Fred Paulson, School Street, suggested that he would like to see different options regarding traffic. He noted that the consultants have met with Walk Boston to discuss how to make walking more accessible.
8. Deborah Talanian, 30 Goden Street, was concerned about the possible stop light at the lower end of Goden Street.

Mr. Lovallo noted that the June 5, 2018 meeting outline has been put together and he will have hopefully have addressed the public comments in detail.

Planning Board Discussion:

Mr. Haglund asked who decided how many non-employee parking spaces there should be. Mr. Starzec asked for clarification about the Alexander underpass. Mr. Lovallo noted that the Alexander underpass was underway and Senator Brownsberger and Representative Rogers were working on it. Ms. Donham noted that she was concerned about the two-way traffic and the drop off situation and added that she didn't think people will use these drop offs because they will be stuck in them. She noted that the baseball fields will have huge fences and lighting and it would be nice if it were an entrance to the school rather than showing up in the back. She was surprised by the number of fields. Mr. Sanderson asked about the schematic design and the flexibility of the site design. Mr. Lovallo noted that there was

flexibility in the design until the July submittal to the MSBA. Mr. Sanderson commented on site circulation and how to accommodate drop off locations in close proximity to entrances. He noted that within the next 10-20 years there will be a decrease in parking needs, less driving and more bike parking needs and it was important to keep the cars at the periphery of the site. Mr. Pinkerton noted that parking will slow traffic down and diagonal parking will speed up the parking process.

The PB discussed the next steps and timeline for responding to the high school design schedule. Mr. Starzec asked if there was a traffic study and who might advise the PB on the traffic issues. The Committee will come back to the PB on June 5 with a more evolved plan. The PB discussed the field lighting issues. Mr. Pinkerton noted that he would talk to Selectman Dash about who will decide how many parking spots will be at the new high school. Mr. Sanderson noted that there were many issues surrounding the number of fields, turf issues and lighting and maintenance. Mr. Sanderson suggested that the PB compare the proposed parking to the recommendation of the ITE manual and to review any earlier iterations of the traffic circulation plan. Mr. Wheeler asked the PB to send their questions directly to staff and they would generate a list and forward it to Mr. Lovallo.

4. Prepare for Town Meeting

- a. PowerPoint Presentation - Mr. Pinkerton reviewed the slides for the presentation. Mr. Wheeler reviewed the Town Meeting process with the PB.
- b. Handouts/Fact sheet for PB: The PB agreed that the handout was acceptable.

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

- a. Neighborhood Determinations:
 - i. 7 Cherry Street: The PB agreed that the determined neighborhood was acceptable.
 - ii. 33 Stanley Road: The PB agreed that the determined neighborhood was acceptable.

6. Adjourn 9:40 PM