

# TOWN OF BELMONT

## PLANNING BOARD

### MEETING MINUTES

February 1, 2022

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: February 16, 2022

TIME: 8:50 AM

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

Staff: Robert Hummel, Senior Planner, Office of Community Development

#### **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. He reminded the public that comments must be received on the Tuesday before the meeting and many comments were received just before the meeting. He noted that the Planning Board needs time to deliberate especially on the topic of accessibility to Upham Drive, Trapelo Road. and South Pleasant Street.

The meeting was held remotely via video conference webinar. The draft meeting minutes were drafted by Kim Beer.

#### **2. New Cases: NONE**

#### **3. Continued Cases:**

- a. **CASE NO. 21-08, Design and Site Plan Review**  
**115 Mill Street (McLean Overlay District 3) – Northland Residential Corporation,**  
**Mr. John C. Dawley, President and CEO**

Snow removal plan updates:

Mr. Dawley noted that there were many comments received and he provided a response on January 14, 2022 for a review. Mr. Pinkerton noted that Mr. Dawley would need to square up the ownership responsible for snow clearance and he would like to see the paragraph formatting cleaned up.

School bus and large vehicle turn arounds update:

Mr. Pinkerton asked for an explanation for the color code on the plan. Mr. Dawley noted that the colors indicated different directions of traffic. There were no questions or concerns from Board members.

DHCD requirements updates:

Mr. Pinkerton noted that they just needed to provide ownership documents. Mr. Dawley noted that it came down to careful wording of the different housing types and the associated governance documents for the three different housing types would be applied for and monitored.

Stormwater management issue:

Mr. Pinkerton noted that there had been no complaints of any flooding issues in Waverly Woods or Woodlands 2 from Upham Bowl. The issue seems to be that there was no stormwater detention installed that was needed to protect these areas from flooding and it was not needed. This new smaller project was not likely to have stormwater issues at these locations and there didn't seem to be any indication that they should continue to look at future stormwater issues and they should move on. There has been a request (Mr. Eckert has filed a request with Mr. Clancy, Town Engineer) to take an enforcement action on McLean at this time to investigate this matter.

Construction Management Plan updates:

Mr. Dawley submitted a revised version of the plan, and he reviewed the updates made to the plan. The PB would look at the work hours allowed and would review it and compare it to what was allowed in Town. Mr. Pinkerton noted that there would be a detailed discussion regarding the Construction Management Plan next time.

Concern regarding dens as bedrooms:

Mr. Pinkerton noted that there was a concern from a member of the public regarding whether a den could be used as a bedroom. He explained that the dens were located on an outside wall and they were separated from the rest of the apartment by a glass door and there was no concern that they would be used as bedrooms.

Buffer zone issues update:

Mr. Pinkerton noted that there was an agreement for an additional buffer on Olmsted Drive in Zone 2. There was also a request from a non-abutter (outside of the 300' radius zone) to replant trees from Upham bowl. Mr. Dawley noted that he had met with the neighbors to answer questions about buffer issues that they were concerned about.

Public comments:

Mr. Rome would like to request that no construction traffic is allowed up until the wall and trees are in place. Could the lower new road off Olmsted Rd. be used until they are ready to work up by the chapel and then the plantings and wall would be installed, and the traffic could then go up that way.

Jolanta Eckert noted that she was still concerned about the timing issues without a financial commitment she cannot secure plants for the fall planting before the major construction starts. She wants buffering near her bedroom window and no landscaping firms will secure plants

without financial commitment this spring and the financial commitment needs to be resolved.

Mr. Newberg asked if there could be two evergreen trees considered for low level buffering just above 12 Meadows Lane and Building Number 1 (the small gap area).

Mr. Eckert noted that the By-Law says that the buffering should be done before the construction starts.

The were no other comments from the PB or the public.

**MOTION to close the public record for public comments provided that the Board will accept written submissions before the close of business on Tuesday February 8, 2022, and provided that the Board will still receive input from Staff and the Applicant in its continue deliberations was made by Mr. Lowrie and seconded by Mr. Pinkerton. Motion passed. Vote was unanimous.**

**YES VOTES-**

**Ms. Donham  
Mr. Lowrie  
Ms. Guo  
Mr. Starzec  
Mr. Pinkerton  
Mr. Haglund**

**4. Review and Approve Draft Planning Board Meeting Minutes January 18, 2022.**

**MOTION to approve (with a minor edit to move a paragraph) the meeting for January 18, 2022 was made by Mr. Pinkerton and seconded by Mr. Starzec. Motion passed. Vote was unanimous.**

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

New cases upcoming-

Two applications one for the 236 Payson Rd. and one for 41 Cedar Rd.

The Planning Division is working on a way finding project (Wayfinding along Trapelo Rd. to understand the different commercial nodes) through the Economic Development Committee. They are also working on a project with the Urban Land Institute on a study of Waverly Square. A public forum will be held to discuss the topic and scheduled for March 8, 2022.

**6. Adjourn 8:30 PM**

The Planning Board's next scheduled meeting will be held on February 15, 2022.