

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

MARCH 5, 2019

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BELMONT, MA

2019 APR -9 PM 2: 06

Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Karl Haglund; Thayer Donham;
Ed Starzec

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

1. Meeting Called to Order at 7:00 PM

Mr. Clark called the meeting to order and introduced his colleagues. He gave a summary of the items that were on the agenda.

2. Continued Public Hearings:

a. 22 Houghton Road – Second Flor Addition – SRC

The Applicants requested to withdraw their application.

MOTION to close the public hearing was made by Mr. Clark and seconded by Mr. Starzec.
Motion passed.

MOTION to accept the withdrawal of the application was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

b. High School Building - High School Building and Preliminary Site Plans

Bill Lovallo, Belmont High School Building Committee, Chair, introduced his colleagues; Pat Brusch, Belmont High School Building Committee, Vice Chair; Brooke Trivas, Design Lead, Perkins + Will; David Warner, Landscape Architect, Warner Larson Landscape Architects; Richard Kuhn, Architect, Perkins + Will

Mr. Lovallo reviewed the process that the Belmont High School Committee had been working through with the Planning Board and noted that they would next review the building materials and site plan with the Planning Board.

Richard Kuhn, Architect, Perkins + Will, presented the architectural features of the building's exterior. He pointed out some of the changes that were made to the window's sunscreens since the last meeting and he reviewed the material choices for the building. The sunscreen material and metal colors were also presented to the Planning Board by Mr. Kuhn.

Mr. Pinkerton asked about the longevity of the materials. Mr. Kuhn explained that these were high performing ultra-durable materials.

Ms. Donham requested pictures of the materials for the panels. She also asked to see examples and pictures of buildings that have used this material around the Boston area.

Ms. Brusch explained that the Wellington brick choice had been changed and the manufacturer was able to work with this request so long as they remained with the same grade of brick. She also noted that the committee was planning to do a mock-up that would be presented the Planning Board.

Mr. Warner pointed out that all the materials were being looked at harmoniously. He began by reviewing the east side of the site; circulation, program elements, a Memorial Gate, the batting cage locations, bleachers, parking and speed tables as traffic calming devices. He reviewed the netting and fencing plan, the middle school entry and drop off, the flag pole location and accessible parking. He noted that the multimodal pathway becomes a fire lane. He also reviewed the bicycle connection through the site, dedicated pedestrian routes, sheltered bicycle parking, the rugby football field location, the loading and receiving area, trash and pick-up location and the location of the transformers and generators. Lastly, he reviewed the southside multi-modal path, and seating terraces.

Mr. Wheeler asked how the students would walk from the front door to Harris Field, he pointed out that it seems that there was limited access to get to the field from the school. Mr. Lovallo reviewed the different ways to enter. Ms. Trivas noted that they could show the sequences at the next meeting. They would also look more closely at the pathway to the bike shelter, and it was noted by Mr. Gober that there could be conflict between bikers and walkers. Ms. Trivas stated that they would take a closer look at that.

Mr. Haglund asked the High School Committee to consider the location and width of the terrace facing the pond between the main body of the school and the southwest wing labeled "outdoor dining". He asked them to scale it back from 45 feet to 27-30 feet. Ms. Trivas noted that there would be some plantings and seating in the terrace location and the furniture would be suitable for all-year exposure. Mr. Haglund asked if the area would be furnished and how it was envisioned to be used. Ms. Trivas noted that there would be terraced step seating. She added that they were optimistic that this would be an inviting space for pre-functions and for students. Ms. Trivas also noted that this design had been done at other schools and this was the primary exterior gathering space for this High School and the students will love the space.

The bike path location was discussed and Mr. Lovallo noted that the connections were still being considered.

Mr. Warner pointed out the Intergenerational pathway. He presented the details of the proposed materials. The asphalt paving areas were shown as well as the materials that were being proposed for the paved areas. The bike rack design was presented to the Board and it was noted that there will be over three hundred bike racks. Mr. Warner reviewed the location and distribution of the bike racks. Concrete benches were proposed in a linear fashion in three locations of the building. Aluminum benches were proposed for the different locations on the site. Trash and recycling container locations were reviewed and fixed seating options were

proposed. The lighted bollards were shown. He noted that the drinking fountain will have the ability to refill water bottles at bottle filling stations located within the site. Flagpole locations were shown. Blue Light phones would be in six locations and were evenly spaced around campus.

The Planning Board would think about lighting and planting concepts and were asked to forward their ideas to Mr. Wheeler.

3. Discuss Potential Zoning Amendments:

a. Single Residence B Zoning District (Public Hearing for this issue would be on March 12, 2019).

Mr. Pinkerton noted that there will be a full presentation of the draft changes made on March 12, 2019.

Mr. Gober reviewed the rationale for the proposed 700 square foot threshold.

Mr. Pinkerton noted that he was concerned about the problem with topography and height.

Mr. Clark noted that they would have sufficient time to cover these topics at the next meeting.

b. Inclusionary Housing By-Law – Section 6.10 of the Zoning By-Law

Mr. Starzec noted that the changes were straightforward and he briefly reviewed the potential zoning amendments. He also noted that this was to be presented on Tuesday, March 12, 2019.

Mr. Clark noted that the presentation to Town Meeting for the Inclusionary Housing By-Law should be made by the designated outside committee.

c. McLean District Zones 3 and 4 (Public Hearing - Public Hearing - March 14, 2019).

Ms. Donham, noted that the language as proposed by Northland and McLean was clearly to meet their development interests. She noted that McLean needs to present their proposal; public comments need to be heard and then the Planning Board can comment on the proposal.

Mr. Wheeler reminded the PB that the three public hearings can be continued until other nights and the meetings cannot continue beyond Friday March 29, 2019.

4. Neighborhood Determination and Working Group Assignment

a. 26 Statler Street

The Board agreed with the neighborhood determination.

b. 33 Trowbridge Street (no working group required)

The Board agreed with the neighborhood determination.

c. 56 Claflin Street (no working group required)

The Board agreed with the neighborhood determination.

[The Board agreed that the Working Groups should only be set up for the most difficult cases. Ms. Donham suggested a letter be written from the Planning Board stating the message that the PB relies on Planning Staff to advise the Applicants in order to truncate an unnecessarily long review process.]

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

a. Calculating increases to nonconforming structures (i.e. Houghton Road)

Mr. Wheeler noted that Mr. Clancy (at the request of the PB) reached out to Town Counsel, George Hall, regarding calculating what would be allowed to be increased and what was this based on as well as simultaneous permit applications (special permit at the same time as a by-right process). George Hall noted that the calculations were based on the existing structure. He added that you cannot alter the existing structure to give you more buildable area. He also noted that you can indeed file simultaneous applications (special permit and a by-right permit) but that you could only get one of the permits, not both.

b. Determining nonconforming status (i.e. 65 Clark Street)

Mr. Wheeler reviewed the Zoning Board of Appeals' recent case of 65 Clark Street. He noted that there was a question in this case about whether the addition would need a special permit or not. He explained the case in detail and passed out copies of the letter from the Special Counsel to each of the Planning Board members. The conclusion of the Counsel's advice was read out loud by Mr. Wheeler. He noted the Applicant may be coming before the Planning Board for special permit review for this project.

6. Review and Approve Minutes

Mr. Wheeler noted that the 70 Hoitt Road Working Group members must approve the meeting minutes in an open meeting. Ms. Donham noted that she would bring her markups to the next meeting.

7. Adjourn 9:30 PM