

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
November 28, 2006**

Jan 12 1:00 PM '07

7:00 p.m. Meeting called to order.

Attendance: Karl Haglund, Chair; Andrew McClurg; Jennifer Fallon; Sami Baghdady; Andres Rojas; Jay Szklut, Staff; Jeffrey Wheeler, Staff

Minutes of November 14 were approved.

Committee Updates

Harvard Lawn Fire Station Reuse Committee – Continued their review of the proposals submitted.

Town Planner's Report

2007 meeting Schedule - The Board agreed to continue meeting on the 2nd and 4th Tuesdays of the month at 7:00 PM with the exception that the January meetings will be held on the 10th and 30th of the month.

Topics - The January meetings will include discussions on Comprehensive Planning and Transition Zones. Mr. Haglund suggested that the Transition Zone discussion should extend beyond Trapelo Rd and should include all the business zones in the Town. Staff was requested to prepare a map and preliminary discussion items. Board members also requested that staff develop a list of zoning issues for Board consideration to prepare for potential Annual Town Meeting amendments. Mr. McClurg requested that an agenda item for Board discussion be "continuing activities targeting the revitalization of Cushing Square."

Rules and Regulations - Jay distributed copies of rules and regulations adopted by Amherst and Norwood Planning Boards. He asked that Board members review these and to add development of rules and regulations as a January discussion item.

7:35 CONTINUED PUBLIC HEARING: SITE PLAN REVIEW - PROPOSED SENIOR CENTER BUILDING

A motion to waive the reading of the public notice was accepted by the Board.

Mr. Baghdady reported on his conversation with Town Counsel regarding the joining of the two Town owned lots. The problem has to do with the definition of 'lot' in the zoning by-law. He suggested that the Board impose a condition that the two lots must be combined.

John Ciccarella, Project manager, noted that the dumpster location has been changed to the Northwest corner of the site. The width of the planting strip along the rear of the property had also been increased. The Board also agreed to add a condition that the project must meet the existing grade at the property lines.

Concerns about whether the lighting addressed the "dark skies" issue were raised. The Board requested a letter from the architect with a summary statement that addressed the lighting

concerns. It was noted that the south and east sides of the building had not been taken into account when the lighting plan had been presented.

The project will retain the services of an arborist to preserve the Beech tree. The project proponents had also spoken with the neighbors and reached agreement in theory on the fence along the west side of the property. Proponent is to provide a plan showing the fence along with documentation of agreement by neighbors.. Fence is to extend at full height for approximately 2/3 of the west side boundary. The project would also submit an operations and maintenance plan prior to occupancy.

Several residents in attendance were concerned with noise from the generator. The Board requested a statement from the architect certifying that the generator complies with the Town's noise by-law. Additionally, the Board would impose a condition that the generator be tested no more than once per month and to not operate longer than 15 minutes during these testing times.

Mr. Rojas requested that the type and number of plants be shown on the plans.

The Board and project proponents further discussed the width of the rear planting strip. The Board approved a narrowing of the travel lane to 21 feet and increasing the width of the planting strip by 1 foot.

Several residents were concerned that the dumpster location would have an adverse impact on their properties. There was some discussion on moving the dumpster further into the Town Field. Board members also inquired about the need for a dumpster. Project proponents noted that Town officials had set the need for a dumpster. Board requested that the project proponent submit a letter documenting the need for the dumpster.

The Board also requested that the project proponent submit a letter from the Recreation Commission acknowledging that recreation would maintain the exterior access only restroom. The Board also reiterated its preference that the new sidewalk alongside the Town field be widened by an additional 2 feet.

The Sr. Center Building Committee agreed to present final site, lighting, and landscaping plans to the Board at their next meeting.

Motion by Baghdady to close the public hearing.

Second by Fallon

Approved Unanimously

Motion by Fallon to continue deliberations to December 12th at 7:30.

Second by Rojas

Approved Unanimously

9:15 Meeting with Belmont Center Planning Group (BCPG)

Members of the BCPG met with the planning board to discuss the process resulting in passage of the Cushing Square Overlay Zone. BCPG is in the process of finalizing their report on the future of Belmont Center to the Board of Selectmen. BCPG shared some of their thoughts on the Center and also steps remaining prior to submission of the report.

10:15 Meeting Adjourned

Next Meeting: Tuesday, December 12, 2006

Approved Unanimously 12/12/06