

TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
December 19, 2007

7:04 p.m. Meeting called to order.

Attendance: Jenny Fallon, Chair; Karl Haglund; Sami Baghdady; Andres Rojas; Carla Moynihan; Jay Szklut, Staff; Jeffrey Wheeler, Staff. Also in attendance were the members of the Zoning Board of Appeals.

7:05 p.m. Public Hearing (cont.): Site Plan Review, 50 Leonard Street

(Joint hearing with Zoning Board of Appeals)

Moved by Rojas to continue hearing to 8:00 PM, January 9, 2008 at 8:00 PM at Homer Building Art Gallery.

Seconded by Haglund

Motion passed unanimously.

7:15 p.m. PUBLIC HEARING (cont.): Site Plan Review - 359-363 Pleasant St.

The applicant presented a revised plan with the drive through teller device relocated southwards. A photograph documenting adequate room for two vehicles to pass by was presented. The Board requested that the plan show dimensions locating the device.

The Board and applicant agreed that the westerly access to the site should allow entry and exit while the easterly access should be entry only.

Applicant argued that Stormwater drainage problems were primarily due to the site's location at the bottom of the hill and inadequate public roadway design. Abutters requested that open space be increased to prevent increased drainage problems. Board discussed possible use of permeable pavement over new parking area.

There was discussion of whether parking spot #20 should be designated handicapped, should be landscaped along western edge (the delta), or should remain as shown.

Abutters felt that all exterior building lights should be directed downwards with no spillage onto abutting properties. Board recommended that all exterior light to be soffit lighting as shown for new lights in rear and east side of building. Applicant agreed to replace existing lighting.

Location of the lights illuminating the parking area was discussed. Applicant agreed to locate lights in an 18" mulch buffer extending from the existing open space area.

Applicant agreed to turn off all exterior lighting but reserved right to appear before planning board to revisit this issue if problems occurred due to no lighting.

Applicant agreed with suggestions from traffic study and revised plan accordingly.

The Board requested that a new site plan be submitted indicating more clearly existing landscaping, and existing paving and parking spots. Use solid lines as well as dashed lines to distinguish features of site.

Board noted that a lighting plan indicating specific fixtures and spillage should be submitted.

**Moved by Moynihan to close the Public Hearing and enter into deliberations.
Seconded by Baghdady
Motion passed unanimously.**

The Board briefly discussed the location of the fence along the eastern boundary abutting the Brenner's property. The Board concluded that no changes in location would be requested.

The Board also felt that the new parking area should be constructed of rigid, pervious pavement material. There should be no increase in drainage post-development than pre-development.

**Moved by Moynihan to continue deliberations to January 9, 2007.
Seconded by Baghdady
Motion passed unanimously.**

9:45 p.m. Meeting adjourned

Next Meeting: Wednesday, January 9, 2008
7:00 p.m., Homer Building, 3rd Floor Art Gallery