TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
FEBRUARY 26, 2013

RECEIVED
TOWN CLERK
BELMONT, MA.
Oct 4 2 17 PM '13

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

Present: Sami Baghdady, Chair; Michael Battista, Vice Chair; Elisabeth Allison, Charles Clark, Karl Haglund; Andres Rojas, Board of Selectmen Liaison, Jeffrey Wheeler, Staff Liaison to the Planning Board

Absent: Joseph DeStefano

7:00 p.m. **Public Hearing Continued: Wellington School Building Committee**

Mr. Baghdady reported that the Wellington School Building Committee requested a continuance to April 9, 2013 because the baffling to be used for the noise mitigation had not been installed in time for this meeting. Mr. Baghdady also noted that the screening was installed over February vacation, and that the Wellington School Building Committee should meet with neighbors before the April 9th public hearing.

Moved by Ms. Allison to continue the public hearing on the Wellington School to April 9, 2013. Seconded by Mr. Battista. Motion passed unanimously.

7:05 p.m. **Public Hearing Continued: Cushing Village Application**

Keri Pike, Principal of the firm Howard-Stein Hudson and peer review consultant, presented recommendations on traffic and parking. She addressed responses to comments made at the last public hearing, and the full build out analysis.

She reported the following:

- An adjustment for the seasons was not necessary.
- The methodology used to determine traffic data has been updated and applied consistently.
- It has been determined that Cushing Square can handle the change in traffic patterns.
- In her opinion, residents of the development should not have the option of not renting parking spaces. Her rationale is that if residents had the option of renting spaces separately, most would not. That would spike an increase in use of the municipal spaces by the residents of the development, and prevent those spots from being available to shoppers.

Mr. Clark asked if businesses would be affected negatively if outdoor surface parking spaces were reserved for the development. Ms. Pike proposed that the surface parking spaces near the Pomona and Winslow Buildings be designated short term-parking to be used by the Town. Mr. Rojas asked her to further comment on bundling. Ms. Pike reported that bundling residential units with parking spaces would result in less demand for the municipal parking spaces. She also

reported that the residential parking would be gate controlled and reported that the number of parking spaces in Cushing Village is 224 including the municipal spaces and 174 spaces for the development alone.

Ms. Allison asked that a cost estimate for Traffic Coordinator be provided. Ms. Pike responded that the Property Manager would serve as the Traffic Coordinator, and that a separate person was not necessary. Ms. Allison asked for examples of how other developments handle this.

Comments from the audience:

1. Michael Aronson, 66 Selwyn Road, commented on the fluctuating demand for parking in Cushing Square and wondered how the health club will affect these demands, particularly in the morning and evening. He also asked if there was an underground air purification system in the parking garage. Ms. Pike responded that the trip generator numbers take peak hours into account. She also said that she did not believe there is an air purification system in the garage.

2. Devon Brown, 54 Horne Road, requested additional information on the following: 1) truck and pedestrian use near the corner of Horne Road; 2) preventing traffic from accessing Horne Road; and, 3) pushing back the Hyland Building to alleviate traffic. Ms. Pike responded to that 1) there may or may not be pedestrian conflicts; 2) the Fire Department will provide suggestions regarding a barrier; and, 3) she was not sure if pushing back the Hyland Building would alleviate congestion.

3. Steve Carlini, 31Horne Road, asked if the data used in the trip generation was actual data from Cushing Square. Ms. Pike responded yes. He added all traffic activity in the Horne Road plaza could occur at the same time and urged the developers to take a good look at the safety issues involved.

4. Siham Nuwayhid, 46 Horne Road, had concerns about noise and air quality and asked that trucks not make deliveries on Sunday mornings and that trucks be prohibited from idling.

5. Judith Ananian Sarno, 30 Waverley Terrace, asked how often trash would be picked up.

6. Benjamin Bauer, 52 Willow Street, asked how many spaces will be set aside for shoppers and employees.

Mr. Donahue responded that the shared parking is logical and reasonable and that un-bundled parking is an important component for the developer. Mr. Baghdady asked why the outdoor surface spaces could not be metered municipal parking for the Town. Rebecca Brown, Consultant, responded that in part the municipal spaces would be used longer. Mr. Baghdady commented that he still thought that the spaces should be made available for municipal parking. Mr. Donahue responded that they would tow if cars stayed parked beyond the time posted. Ms. Pike wondered if the Town's permit parking program should be limited.

Mr. Baghdady asked Ms. Brown to comment on the Horne Road activity including trash pick-up and deliveries and the congestion it would create. Ms. Brown responded that not all deliveries and pick-ups will occur at the same time. Mr. Starr commented that the delivery location had been moved at the request of the Peer Review Consultant. Ms. Brown indicated that there will be a 5 inch curb at the Horne Road entrance preventing traffic from entering, and that signs will be posted saying "No Idling." Mr. Rojas asked if parking spaces on Common Street were being replaced. Ms. Brown responded that they will maintain the same number as what exists now, and that three parallel parking spaces will be added on Williston Road.

Peter Quinn addressed the Board regarding parking waivers. He asked the Board to reduce the number of required parking spaces because of the development's proximity to public parking. He also asked the Board to consider 9x18 feet as a reasonable standard size for parking spaces, with an aisle width of 22 feet. He stated that there will be 75 spaces for compact cars and that the Applicant requested a waiver on their distribution. Furthermore, there will be a total 224 parking spaces, including the municipal spaces. Mr. Baghdady stated this would break down to 99 spaces for residents, 75 spaces for commercial, and 50 municipal spaces.

Moved by Mr. Battista to continue the Public Hearing to March 12, 2013, at 7:00 pm. Seconded by Mr. Clark. Motion passed unanimously.

9:30 pm. Adjournment