

**TOWN OF BELMONT  
PLANNING BOARD**

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TOWN CLERK  
BELMONT, MA

**MEETING MINUTES  
February 25, 2014 (Evening)**

2014 AUG -6 PM 2: 38

**7:10 p.m. Meeting called to order**

Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Sami Baghdady; Charles Clark; Joseph DeStefano, Karl Haglund, Jeffrey Wheeler, Liaison to the Planning Board

**7:10 p.m. Discussion/Presentation on the Underwood Pool**

Anne Paulsen, Chair of the Underwood Pool Building Committee (UPBC), provided a brief overview of the development of the plans. She stated that the pool is a heavily used community asset and that the State Board of Health has given the Town a 2 year variance. She hoped that the Planning Board would approve the plans as presented. She stated that the UPBC has worked hard to respect the site and to keep the pool where it is. She acknowledged that parking is difficult and that the UPBC was including site improvements, such as a sidewalk inside the tree line, to encourage the use of the Wellington School parking lot. She also mentioned that improvements will be made to the existing parking area to make that area safer. She concluded her comments by stating that the UPBC was working hard to manage the costs of the project.

Chris Rotti, architect of the Underwood Pool, provided an overview of the schematic plans. He stated that the basic premise in the design of the pool is that it is to remain in its current location. The pool complex will include 2 pools so that the new complex reflects a multi-generational facility for the enjoyment of all - an area for toddlers/young swimmers, a diving area, an area for lap swimming, and an area for swimming lessons will be provided. The main entrance will be off of Cottage Street in the east bath house. Landscaping along Concord Avenue and Cottage Street will be improved with tree plantings and other landscape amenities. The bath house needs to increase in size in order to meet the State Building Code requirements. Mr. Rotti pointed out that the filter building will be separate from the east bath house and that the west bath house will be the same size as the existing bath house. The bath houses will include 16 toilets and 16 showers, a first aide room, room for storage and lockers, a family changing room with a toilet and shower, single toilets, and vending machines. Most of the toilets and showers will be in the west side bath house, and as a result the east side bath house will be smaller. A new ventilation system will be installed. Durable siding will be used for the new buildings, and they will be 15 feet high with shingled roofs and fiberglass windows. Louvre windows will be installed to help with ventilation and the buildings will be unheated.

Adam Dash, member of the UPBC, stated that the task was to improve the pool within its current boundaries. He added that they plan to put a sidewalk on Cottage Street.

Mr. Baghdady wanted to know how many parking spaces the UPBC will ask to be waived and how many will be lost to the drop off area. Chris Rotti, an associate of the architect, responded that the number to be waived was not yet known, and that the number of spaces lost to the drop off area will be 3. Mr. Baghdady expressed concern about the safety of the drop off area given its close proximity to the bus stop on Concord Avenue. He urged the UPBC to move the drop

off area further from the bus stop. He also asked if the additional bath house would generate a need for more employees. Ms. Paulson responded that there was not a need for more employees. She also mentioned that one of the bath houses can be closed depending on the number of people using the pool.

Mr. Haglund asked that the path be moved farther away from the sidewalk and that it continue to the main entrance to the pool. He also requested more trees to be planted on the south edge of the fence to provide shade for those who didn't want to sit in the full sun.

Mr. DeStefano asked about outdoor showers, and Chris Rotti responded there would be 2 outdoor rinsing showers. Additionally he expressed concerns and disappointment that the architecture was too contemporary. He also wanted to see a covered area for picnickers. Mr. Battista agreed with Mr. DeStefano about the bath houses should have a more traditional design. He also asked the Pool Committee to consider parking on the north side, but was told that it was too sloping for parking. Mr. Rotti said that they consulted the Historic District Commission for input regarding the bath house design, and they steered them towards a more contemporary design.

Mr. Battista questioned the need to provide more parking. Mr. Rotti stated that it is difficult to add more parking because of the topography of Cottage Street. The UPBC is trying to focus traffic on Concord Avenue and limit the use of Cottage Street. He stressed that it is less than a 10 minute walk to the Wellington School parking lot.

Mr. Battista also questioned the possibility of providing outdoor showers. He also expressed concern about the open flow of showers and locker rooms between the men's and women's rooms. Mr. Rotti responded that the State Building Code does not allow outdoor showers to be counted. He also suggested increasing the size of the west bath house in order to reduce or eliminate the size of the east bath house. Mr. Rotti responded that the UPBC was trying to limit the work within the wetlands buffer zone since they were concerned about how the Conservation Commission would view this change.

#### **Comments from the audience:**

Jeremiah McCarthy, 16 Cottage Street, expressed concerns about how the new pool plans would affect the water table and future flooding, about the parking requirements, the height of the east bath house since it would block views of the park, putting the filter underground, combining the bath houses into one, and about the proposed entrance to the pool. He would like the entrance to stay on Concord Avenue next to the library and feels if the entrance is on Cottage Street, it will impact privacy for the residents who live there. Mr. Mooney, member of UPBC, responded that there would not be any impact on flooding since the pool will be constructed slightly higher than the water table. Mr. Rotti added that there will be a sub-surface storm water retention system. Peter Castanino, Director of Public Works, stated that the chances for flooding in that area are much less than they used to be due to the upgrades in storm water drainage that has occurred in the surrounding area.

Jean McCarthy, 16 Cottage Street, stated that the plans feel rushed and that community input has not been adequate. She expressed concerns about her view being blocked by the filter building and the east bath house, and the proposed entrance on Cottage Street.

Karen Sapolsky, 37 Edgemoor Road, stated that the adult pool can be substantially smaller than proposed. She stated that the pool should be what the Town had before, a swimming hole. She suggested removing the personal lap lanes. Mr. Dash responded that the lap lanes are roped and can be removed when necessary. Mr. Rotti stated that the occupancy of the current pool is approximately 1,000 people and that the current design has occupancy of about 700 people. He stated that the 2 smaller pools make the complex more usable since one can be shut down when not needed. He also mentioned that the UPBC looked at moving the bath house to the south side of the site but the topography of the site created ADA issues and the north side, but this location blocked the views of the park from Concord Avenue. Ms. Paulsen added that the UPBC tried hard to work within the confines of the existing site.

**8:50 p.m. Public Hearing: Zoning By-Law Amendment – Change the expiration of Home Occupation Certificates from 3 to 4 years**

Ms. Allison read the Notice of Public Hearing. Mr. Wheeler gave a brief overview of the reason for the amendment. He stated that this proposed change would align the re-certification of both the Business License and the Home Occupation Certificates, both of which are required by someone who has a home occupation. This change would allow for the certifications to expire at the same time (4 years for both instead of 3 years for one and 4 years for the other.)

Ms. Allison expressed concern that a longer certification period might make it harder for neighbors to voice concerns. Mr. Wheeler clarified that this license would not impact the neighborhood, but if a neighbor did have concerns about anything, he/she should complain to the Building Department who would look into it.

**Moved by Ms. Allison to close the public hearing. Seconded by Mr. Baghdady. Motion passed unanimously.**

**Moved by Mr. Clark to recommend favorable action by Town Meeting on the proposed amendment to change the expiration date of Home Occupation Certificates. Seconded by Mr. DeStefano. Motion passed unanimously.**

**9:10 p.m. Public Hearing: Zoning By-Law Amendment – A package of amendments to address the Citizens Petitioned General Residence Zoning District Demolition Moratorium**

Ms. Allison read the Notice of Public Hearing. Mr. Wheeler gave a brief PowerPoint presentation on the proposed package of amendments that address the Citizens Petitioned Demolition Moratorium. The presentation included the following points that should be addressed, such as; definitions of dwellings, non-conforming structures on lots; use regulations; dimensional regulations; Special Permit requirements, and site plan review. It is hoped that the

amendments will address: two front doors on units, clearly state required setbacks, prevent HVAC units in the front yard, keep the streetscape uniform, address increased density and congestion, address parking, and protect vulnerable areas.

Mr. Baghdady asked for clarification as to whether a Special Permit would be required if a two family is replaced by a two family home. Mr. Wheeler responded that it would not be grandfathered and would require a Special Permit. Mr. Baghdady asked whether a single family home that was replaced with a two family would a Special Permit and the other members responded that it would. Mr. Battista stated that the intent of the amendment is to promote conforming to the process. Mr. DeStefano added that they are not trying to inhibit owner's rights. Mr. Baghdady suggested some slight word changes to the amendment to clarify when a Special Permit is needed. Mr. Battista commented on the clarity of the flow chart and argued that it explains the circumstances in which a Special Permit is needed.

**Comments from the audience:**

Judith Ananian Sarno, 30 Waverley Terrace, thanked the Board for all it's hard work, and asked who designated a building as single or two family. Mr. Baghdady stated that the Building Department has the final word on the status of a building. Mr. Wheeler cautioned everyone not to use the Assessor's records to make this determination since they assess based on what is on the property and not what is legal.

Robert Sarno, 30 Waverley Terrace, asked a question on non-conformity and was told by the Board that non-conformity refers to lot size, frontage and structure.

**Move by Ms. Allison to continue the public hearing on the package of GR amendments to March 4. It was seconded by Charles Clark. Motion passed unanimously.**

**9:45 p.m. Update/Discussion on Proposed Zoning Amendments**

Medical Marijuana Dispensaries - the Board agreed that the proposed draft zoning by-law amendment looked good. The Board requested maps to better understand that potential impacts on the zoning districts.

Shared Driveways – the Board agreed with moving forward with the proposed zoning by-law amendment.

Kennels - the Board postponed discussion on the zoning by-law amendment until the Board's next meeting.

'As-Built' Plan – the Board agreed with the proposed zoning by-law amendment.

**Adjourned – 10:00 p.m.**