

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES**

**June 17, 2014**

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2015 SEP 22 PM 2:57

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

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

**7:00 p.m. Public Hearing – Site Plan Review: Underwood Pool**

Ann Paulsen, Chair of the Underwood Pool Building Committee (Committee), introduced all the members of the committee in attendance, and Tom Scarlata, the architect for the Pool. Ms. Paulsen proceeded to read a statement that outlined the history of the Pool, the need for improvements, and stated that the Committee supports the design proposed by the architect. She also reported that the Committee received input from the Historic District Commission, the Board of Health, the Department of Public Works, and the Planning Board.

Mr. Scarlata reported on parking. He said there are 10 angled parking spots along Cottage Street and Concord Avenue. Based on the Pool's capacity of 684 people, there would have to be 88 parking spaces. He stated further that the Wellington School parking lot will serve as an alternative to on-street parking, and that he met with the Fire and Police Departments to review this plan. He also reported:

- The elevation of the Pool has been raised.
- Pedestrian access has been enhanced.
- The East bath house is the main entry way into the pool area and its massing has been reduced so that it does not block the view of the hill and the Pool.
- At non-peak usage times, the West bath house will be closed.
- The character of the park and the vistas will be maintained.
- All natural materials such as cedar shingles, wood trim and wood siding will be used, and the building will be painted a solid color.
- Natural and mechanical ventilation will be used. All fans and exhaust units will face away from Cottage Street.
- The East bath house will have family changing rooms consisting of a toilet and shower.
- The East bath house will have a simple pediment in the center of the roof.

Mr. DeStefano commented that the pediment is functional, as it will divert water to either side when it rains. He also noted that the West bath house should have a gable on the roof and will look disproportionate if it does not. Mr. Battista noted that a gable on the building would be visible from Concord Avenue. He added that the addition of a pediment is important as it adds dignity to the building and character of the neighborhood and Town.

Mr. Haglund felt that the space on Cottage Street should be kept green and did not see a need for a sidewalk.

Ms. Paulson responded that the Committee voted last week to maintain the West bath house as is. They felt the addition of a gable throws off the unified vision of the pool house architecture. The Committee felt that they wanted to emphasize the park, not the buildings. Mr. Battista commented that the Planning Board would like to be part of that discussion and process. Mr. DeStefano responded that they didn't want to over-power the park, but did want to create a building that is beautiful, and elegant, that would elicit a positive response from passer-bys.

Ms. Allison spoke to noise concerns, and wanted decibel and pitch levels reported and submitted to the Board.

Discussion turned to parking at the Wellington School. Mr. Battista noted that some type of parking enforcement and safety plan is needed. Ms. Allison felt that they needed to have a conversation with the Chief of Police about the parking issue. Ms. Paulson and the Committee met with the Police to discuss parking, and she reported that they would get the word out that parking at the Wellington School was an option. Mr. Castanino, Director of Department of Public Works, felt that parking availability at the Wellington School would alleviate problems.

Michael Smith, Co-Chair of the Historic District Commission (HDC) reported that the HDC endorsed the proposed design of the West bath house. Mr. DeStefano noted that the Pool is not in an historic district. Mr. Battista noted that the Chair of the Board of Selectmen, Andy Rojas, supports adding a gable to the West bath house.

#### Comments from the Audience:

1. Deborah Galli, Myrtle Street, noted that at first she was a supporter of having a gable on the building, but has been swayed by the HDC's argument not to have one.
2. Shelia Flewelling, 36 Sycamore Street, stated that she supports the gable on the West bath house since it respects our heritage.
3. Robert Kennedy, Livermore Road, stated that he hoped stone walls can be built into the architecture, as stone walls are a defining character of the Town. Kyle Zick, landscape architect, reported that granite blocks will be used for seating purposes.
4. Judith Ananian Sarno, Waverley Terrace, stated that she supported the gable and stone walls and noted that there are similar features on the Library that abuts this place.
5. Ed Kazaniian, School Street, stated parking is critical for the Pool. He added that he likes the addition of the gable on the West bath house.
6. Gale Gorman, School Street, stated that parking for all of the different activities that occur in the surrounding area already exists in the neighborhood and that enforcement would have to occur during these times as well. She noted that she like the gable but did not want this design change to delay the process.

7. Lydia Ogilby, Washington Street, stated that she was concerned about the Wellington Brook that runs near the Pool. She added that she would like to see a clock added to the gable.
8. Daryl King, Long Avenue, stated that he did not want the gable and agreed with the Pool Committee and HDC about a unified approach to the design.
9. Karen Freidberg, Douglas Road, also stated that a gable will detract from the unified approach, and that she supports the recommendations of the architect.
10. Helen Baker, Common Street, noted her support of a clock and gable.

Mr. Battista reiterated that the Planning Board wanted to see noise levels; parking procedures; and a parking enforcement and education plan; stone walls added to the landscape plan; walking on the west side of Cottage Street; and elimination of walkway along parking and landscaped areas.

**MOTION made by Ms. Allison to continue the public hearing on the Site Plan Review for the Underwood Pool to Thursday, June 26 at 7:00 pm. Seconded by Mr. DeStefano. Motion unanimously passed.**

**8:45 p.m.     Public Hearing – Special Permit for Historic Accessory Building; 23 Centre Avenue**

Tom Blake, applicant, reviewed the history of his home and subdivision of the surrounding area and stated why he was seeking a Special Permit. He also submitted a letter of support from the HDC. He stated that 2 driveways already exist and that this application is similar to 30 Somerset Street. He reported that the property is under a Purchase and Sale Agreement and that the new owner will have to come back before the Board to amend the Special Permit to reflect their ownership of the property. Mr. Battista questioned granting a Special Permit only to have to transfer it in a couple of months. Mr. Clark agreed with Mr. Battista.

Comments from the Audience:

1. Michele McNamara, prospective owner of 23 Centre Avenue, hoped that the change in status will be transferred now so she will not have to go before the Board again.
2. Bonnie Friedman, Hay Road, spoke in support of the Special Permit.
3. Joice Himawan, Centre Avenue, stated that she was fine with the proposal and supported granting the Special Permit.
4. Jodi Judge, 5 Sunnyside Place, also spoke in support of the application.

Ms. Allison stated that she didn't see any public benefit in granting the Special Permit now as

opposed to waiting for the transfer of ownership to take place. All members of the Board agreed that the appropriate time to grant the Special Permit is after the sale of the property has occurred.

Mr. Blake withdrew his request so that the owner can appear before the Board without prejudice.

**MOTION made to accept the withdrawal of the Special Permit application was made by Ms. Allison. Seconded by Mr. Clark. Motion unanimously passed.**

**9:20 p.m. Discuss Modifications to the Site Plan for 40-42 Brighton Street**

Michael French, property owner, reviewed the proposed revisions to the property and suggested that they were minor: He stated that his neighbors supported the changes. He stated that changes include:

1. Removing a fence that abuts 40 Brighton Street.
2. Adding one parking space.
3. Remove the footpath.
4. Remove arborvitaes and replace with a fence and plant Japanese Maple trees.
5. Work with abutters to adjust the screening on Channing Road.
6. Increase the width of the driveway so that additional parking spaces can be created.

Comments from the Audience:

1. Elizabeth Poirier, Channing Road, stated that she supported the proposed changes.

Mr. Battista asked the members if these were minor issues or necessitated a Public Hearing. All members were in agreement agreed that a Public Hearing was not needed.

**MOTION made by Mr. DeStefano that the proposed changes are not significant and do not require a public hearing. Seconded by Ms. Allison. Motion unanimously passed.**

**9:35 p.m. Debrief Annual Town Meeting - General Residence Zoning Implementation**

Mr. Wheeler gave a brief PowerPoint presentation that discussed various properties that will be seeking Special Permits. Ms. Allison commented that people should not bring plans forward that are inconsistent with the new regulations. Mr. DeStefano instructed people to bring their applications to the Building Department for review prior to filing so that the Department can ensure it complies. Ms. Allison suggested the creation of a Zoning Compliance Checklist clearly identifying what the law allows and prohibits. She also suggested having the land surveyor fill out the application, not the homeowner.

**Adjourn: 10:00 p.m.**