

**TOWN OF BELMONT
PLANNING BOARD**

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MEETING MINUTES

June 26, 2014

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Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Charles Clark; Joseph DeStefano; Karl Haglund, Mr. Jeffrey Wheeler, Office of Community Development

7:05 p.m. Meeting called to order

7:05 P.M. JOINT MEETING WITH UNDERWOOD POOL BUILDING COMMITTEE

Continued Public Hearing: Design and Site Plan Review - Underwood Pool

Mr. Scarlata, architect for the Underwood Pool, reviewed the revisions. They included:

1. Changes to the walkway,
2. Large stones will not be added due to budgetary constraints,
3. The Recreation Department commits to parking education so that the Wellington School parking lot is used,
4. According to a letter submitted to the Board, the Police Department will enforce parking regulations accordingly,
5. With respect to noise, the Pool equipment was consciously placed far away from residences. Noise has never been an issue before with pool pumps since they are 20 horse power electric motors. He emphasized that the Committee is doing everything it can to keep noise down to insure that the noise does not increase beyond what currently exists.
6. With respect to the gable end, he proposed making it louvered so that it was a functioning element instead of just decorative.
7. The clocks are not meant to be a significant part of the buildings, but can be simply added to each gable.

He stated further that the roof will be finished with architectural asphalt shingles, and the siding will be cedar clapboard or shingles with all wood trim.

Mr. Haglund asked for clarification about the sidewalk. Mr. Scarlata stated that the Committee will be seeking a variance since the grade change is greater than allowed.

Ms. Allison stated that of the two big issues, parking enforcement and noise, parking enforcement were adequately addressed. Ms. Allison added that she was uncomfortable stating that the noise will probably be ok. She requested clear accountability and suggested that all agree on a certain decibel level that will not be exceeded. Mr. Battista agreed and recommended that this be a condition of the approval. Mr. Phillips, a neighbor from Spinney Terrace, stated that the pool equipment noise is not the problem; rather the noise comes from the ice cream truck. Mr. Battista appreciated this comment but still felt it was an important issue. Mr. Scarlata stated that changes were made to reduce any noise.

Mr. Battista stated that a formal parking plan must be submitted to the Board. Ms. Paulsen stated that a plan does exist and it will be sent right away.

Mr. DeStefano thanked the architect for the changes to the design of the buildings. He stated that he was satisfied with all of the changes. He added that the gable is essential to the building and that it adds a functional architectural detail. Mr. Battista agreed and stressed the importance of the gable.

Ms. Paulsen requested that the Committee be given a little freedom with the sidewalk. She suggested that the Committee will come back to the Board to discuss the landscaping and sidewalk. Mr. Haglund recommended that a condition be added that the Board review the landscape plan after the Architectural Access Board decides on the variance for the sidewalk. He suggested that if denied, the Committee comeback to the Board to review.

Comments from the Audience:

1. Shelia Flewelling, 36 Sycamore Street, stated she supports the gable
2. Mark D'Andrea, Waverley Street, wondered if solar panels were considered and how the gable would impact them if added in the future. Mr. Scarlata stated that the design of the buildings does not exclude the possibility of installing solar panels in the future, though none are proposed at this time.

MOTION made by Mr. Clark to close the public hearing on the Site Plan Review public hearing for the Underwood Pool. Seconded by Ms. Allison. Motion unanimously passed.

The Board discussed conditions for the Site Plan Approval.

1. Submit an Educational and Enforcement Parking Plan;
2. Conduct decibel readings at the property lines to make sure not exceeding current levels;
3. Pending the outcome of the variance from the Architectural Access Board, the Planning Board will reconsider the issue of the sidewalk;
4. Review and approve landscape plan; and,
5. Building plans will reflect the addition of a gable in the West bath house roof.

The Board agreed to deliberate and vote on the Site Plan Approval at its next meeting.

Adjourn: 7:55 p.m.