TOWN OF BELMONT
PLANNING BOARD

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MEETING MINUTES
August 6, 2014

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

8:00 a.m. **Meeting called to order**

8:05 a.m. **Review Revised Special Permit and Design and Site Plan Review Documents**

Ms. Allison reviewed the General Residence (GR) documents and highlighted various aspects of them. Both Mr. DeStefano and Mr. Clark suggested adding additional information to forms. Ms. Allison added that unfortunately, the forms cannot be filled out online, the Town's website cannot handle this. All agreed that the documents work.

The Board discussed at length the fees. The Board agreed to keep fees as they currently are.

Mr. Wheeler reviewed the GR properties that were in the process of putting together applications under the new zoning by-laws. He focused on 6 properties and explained what each will be proposing and what the required permits will be. A brief discussion ensued between the Board and audience members as to the details of each of the projects.

8:50 a.m. **Potential Projects for the Coming Year**

The Board discussed potential projects that it would like to work on for the coming year. Mr. Battista stated the he would like to look at mansionization to which Mr. Clark added that the Board should work with the new GR process before moving forward with this issue.

Mr. Haglund wondered about Belmont Center. Mr. DeStefano stated that he has problems with the current design. Mr. Battista stated that the Board had public meetings to discuss the redesign plans. Ms. Allison added that the Board chose not to be part of the process. Mr. Battista concurred with Ms. Allison stating that the Planning Board had not been included from the start but only to review and comment.

Mr. Clark suggested looking at South Pleasant Street. He stated that he would like to encourage development in this area. Mr. Battista agreed but was concerned about potential increases in height. Mr. Clark suggested the mixed-use would work in this area. He stated that this has 2 issues: the impact of housing and residents living in commercial areas.

The Board briefly discussed the Trapelo Road Corridor and Waverley Square. All agreed that both areas need to be redeveloped and that Waverley Square has significant potential.

Comments from the audience:

1. Ellen Cushman O'Brien, Scott Road, requested that the Board look at the issue of retaining walls and defining them as a structure. She quickly reviewed her experience

with a retaining wall in her back yard and the impacts it has had on her property. She asked the Board to protect downhill neighbors and to consider setbacks.

9:10 a.m. **Update Cushing Village Development**

Mr. Battista reviewed possible changes that the developer may come forward with to the Planning Board. Mr. Battista suggested that some changes will be minor and therefore not need Board review. Potential changes include:

1. Moving the pedestrian access to the garage;
2. Enlarging the penthouse structures (housing roof mechanicals) and adding decks;
3. Enlarging the penthouse community rooms, and
4. Venting of mechanical equipment out the side of the building.

He stated that the developer was looking to come before the Board in October. Mr. Haglund wanted to reiterate that this is supposed to be a high quality development and therefore the Board must reinforce the need for high quality materials.

The Board discussed at length the side venting and raised concerns about the plumes of smoke that these vents would generate.

Mr. Clark stated that there were enough changes to warrant opening up the public hearing. Mr. Battista stated that he tried to reduce the number of changes to only those that were critical to the success of the development. Mr. DeStefano stated that people are frustrated by the lack of movement at this site. He mentioned that he was concerned that this would open up the process all over again.

All agreed that developer should bring forward only those changes that are critical.

9:30 a.m. **Approval of Minutes**

MOTION made by Mr. Clark to approve the minutes of January 6, 23, and 31, February 4, 13, 18, 25 (morning session), 25 (evening session) and March 3 and 6. Seconded by Ms. Allison. Motion unanimously passes.

Adjourn: 9:30 a.m.