

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
January 15, 2015**

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Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Joseph DeStefano; Karl Haglund, Barbara Fiacco (Associate Member), Jeffrey Wheeler, Office of Community Development

Absent: Charles Clark

7:05 p.m. Meeting called to order

7:05 p.m. McLean Hospital Admission Building Concept Plan Presentation

Michele Gougeon, representing McLean Hospital, gave a presentation which outlined the proposed expansion of the Admissions Building. The presentation included before and after pictures of the current building and adjacent property and parking areas. The proposed expansion will add 31 beds (approximately 20,000 square feet) and will link one building to the current admissions building, and build it up three stories as to be level the rooflines with the current building. In addition, she stated that no trees will be removed for this expansion, a turn-around space will be created and 60 new parking spots will be added throughout the campus in order to be least intrusive to the neighbors.

Steve Kidder, attorney for the project, discussed the permitting process and emphasized that this was a very limited project. Michael Sizak, architect, reviewed the design of the addition and added that all roof top equipment will be screened from the street.

Rich Westcott, Civil Engineer for the project, reported on parking and on changes to landscaping. He stated that the existing turn-around will be taken out and replaced with pavers and grass and that a hydrant will also be added to this area. He also stated that changes to the existing landscaping that are made in order to accommodate additional parking will be compliant with the By-Laws regulating storm water drainage. Pervious pavement will be used in the parking areas that will look like grass and will be reinforced with a grid. He mentioned that no specimen trees will be disturbed.

Ms. Allison suggested the Board create a list of questions in advance of the Site Plan Review in order to get a good realistic understanding of boundary conditions and the existing and proposed parking areas. Mr. Battista expressed concern not to exceed the 850 maximum allowed number of parking spaces and wondered what mechanisms were in place to prevent this from happening.

Mr. DeStefano inquired about chemicals/oil anti-freeze on the pervious pavement. Ms. Fiacco inquired about plowing on such a surface. Mr. Westcott, stated that the chemicals/oil would get absorbed by a sand layer below the pavement, and that pervious pavements can be plowed.

Mr. Battista mentioned that the Historic District Commission had many concerns during the rezoning process and urged the Applicant to reach out to them. Mike Sizak stated that the materials used in screening the mechanicals will allow for direct air flow, that they are matching

the existing brick and architectural details of the old building and that the addition will be in full compliance with the dimensional regulations.

Ms. Allison stated it would be helpful to have an estimate of the number of additional visits this addition would generate. She also clarified that the Admissions Building was not on the list of historic buildings.

The Board reviewed the submission requirements and agreed that based on the scope of the project that certain items were not necessary to submit.

8:05 p.m. Updates Proposed Zoning By-Law Amendments for the GR Zoning District

Lot Size less than 5,000 square feet and 50 feet of frontage

Mr. DeStefano provided a brief update on the working group findings. He commented on the importance of implementing procedures to prevent the building of “boxcar” homes. Ms. Allison suggested putting together a database of all residential properties sold in 2014 to get a sense of what type of incentive should be offered.

Calculating the Front Setback

Ms. Fiacco reported that progress is being made on developing proposed calculations regarding front setbacks.

8:15 p.m. Updates of Projects

Mr. DeStefano stated that the Tree Warden gave permission to the developers of 36 Merrill Avenue to remove the tree in front of their property and mentioned that the developer will replace the tree. The Warden determined that the tree was diseased and would likely need to be cut down in 4-5 years.

8:30 p.m. 67 Baker Street, One Story Addition at Rear of House

Mr. DeStefano recused himself from this matter

Ms. Allison reviewed the list of conditions and asked that an additional condition be added that an ‘As-Built Plan’ be submitted anytime there is a change to a Plot Plan. Ms. Fiacco asked that a condition be added that the Special Permit does not allow the use of this structure as a second dwelling unit.

MOTION made by Ms. Fiacco to grant the Special Permit for 67 Baker Street subject to conditions. Seconded by Vice Chair Allison. Motion was approved.

Adjourn: 8:45 pm