TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
MAY 16, 2013

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

Present: Sami Baghdady, Chair; Michael Battista, Vice Chair; Elisabeth Allison, Charles Clark, Karl Haglund; Jeffrey Wheeler, Staff Liaison to the Planning Board; Glenn Clancy, Director of Community Development

7:10 p.m. **Public Hearing Continued: Cushing Village Application**

Peter Briere of BSC Group, Peer Review Traffic Consultant to the Town, presented his analysis on the traffic flow within and around the development. In particular, he focused on measures that should be taken to alleviate the impacts of delivery truck traffic through the Horne Road plaza. He made the following suggestions:

- That the connector driveway between the exterior parking lot and the Horne Road Plaza should be widened to accommodate 2-way traffic instead of 1-way. The Applicant may have to reduce the footprint of the Pomona to widen the driveway.
- The Pomona Building loading area will have to be reconfigured, to allow delivery trucks to safely maneuver without encroaching on sidewalk areas.
- To allow fire truck access but no other traffic, low lying shrubs will have to be planted at the end of Horne Road. This would deter traffic from accessing Horne Road, but will allow fire truck access if needed.

Peter Quinn, architect for the Applicant, reported the following changes to the site plan in response to concerns expressed by BSC Group and the Planning Board:

Pomona Building -

- In the rear of the Pomona, a cut out has been made so that trucks have a clean sweep when backing into the loading dock.
- The loading dock has been set back 10 feet.
- The area behind the building has been widened and landscaping has been increased.
- The mass of the railing for the balconies has been reduced and more windows have been introduced.
- The second and third floors have been stepped back by three feet.
- The fourth floor has a 7 foot setback.

Hyland Building -

- Additional step backs to the 3rd story have been made.
- The three 4th story apartment units have been removed.

Mr. Baghdady asked for comments from the public.

The following comments were made from members of the audience:

1. Benjamin Bauer, 52 Willow Street, asked if all the deliveries for the Pomona Building would have to go through the loading dock. Mr. Quinn responded that they would. For the Hyland Building, Mr. Quinn stated that he expects that truck deliveries could be wheeled to the stores after the trucks park in the loading area.

2. Michael Kam, 16 Horne Road, expressed concerns about the times and frequency of deliveries. Mr. Quinn responded that deliveries would be once a day and efforts have been made to make the loading area as quiet as possible. He added that the trash will be stored indoors.

3. Nicole Gianoukos, 569 Belmont Street, raised concern about trucks using Common Street to access the loading dock. Mr. Donahue stated that tenants will be told how to access the loading dock and that it will be spelled out in the Operation and Maintenance Plan.

4. Devon Brown, 54 Horne Road, stated that that there has been positive progress, the plans looked better, and hoped the spirit of cooperation and hard work continues.

5. Steve Carlini, 31 Horne Road, agreed that there has been positive progress. He asked if it would be possible to build a small shed type roof, similar to an awning, over the truck turn-out area, to shield the lights and muffle the sound of the delivery trucks. Mr. Quinn responded that it was a fantastic idea, but they were not allowed to build structures within a setback.

6. Ron Sacca, 27 Lamoine Street, had a concern about cell towers on top of the buildings.

7. Stephen Rosales, 48 Farnham Street, spoke in support of the project. He stated the changes to the development are acceptable now and he urged the Board to vote yes. He felt this was an exciting opportunity that would bring economic development to the Town.

Mr. Baghdady asked the Board if they were ready to take a straw vote to see if they were satisfied with the plans. He added that such a vote would not grant the Special Permit or close the site plan review, but will conclude the discussion on bulk, height and mass. This vote will give neighbors security that the bulk, height and mass will not become bigger, it will give the Applicant certainty about the envelope of the buildings, and it will allow the Board to focus on other issues. Planning Board members voted unanimously in the straw vote to support the current plans as presented. Mr. Baghdady reported that although this was a symbolic vote, it is a milestone in the process, and thanked everyone for their collective efforts.

Moved by Mr. Clark to continue the public hearing on the Cushing Village application until Thursday, May 23, 2013 at 6:00 p.m. Seconded by Mr. Haglund and it passed unanimously.

Adjourned – 8:15 pm.