

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
May 22, 2012**

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

Present: Sami Baghdady, Chair; Michael Battista, Charles Clark, Joseph DeStefano;
Andres Rojas, Liaison to the Board of Selectmen; Jeffrey Wheeler, Staff

Absent: Karl Haglund, Associate Member

7:00 p.m. Continuation of Public Hearing: Cushing Village Application

Mr. Baghdady announced that the attorney for the Applicant submitted a letter requesting a continuation because the Applicant's revised plans would not be ready for tonight's meeting. Mr. Baghdady asked for a motion to continue the Public Hearing to June 12, 2012, however, he postponed the vote until Mr. Battista arrived at the meeting.

7:05 p.m. 395 Trapelo Road – Modify Design and Site Plan Approval

Joan Langsam, attorney for East Cambridge Savings Bank, requested a minor modification to the approved site plan in order to install landscape screening around the air conditioner condenser. Ms. Langsam presented revised site and landscaping plans and stated that the Applicant proposes to plant several arbor vitae around the condenser in order to screen it from Trapelo and Davis Roads.

During the course of her presentation, however, it was revealed that the bank deviated from its approved site plan by installing the condenser, without seeking approval for this change from the Board. Discussion between the Applicant and the Board ensued.

Mr. Baghdady stated that the Applicant should have requested modification of the site plan for the single air conditioning condenser. Jeffrey Wheeler produced the original approved site plans which did not show any condensers; however, the four smaller condensers were shown on the floor plan, not the approved site plan.

Attorney Langsam told the Board that a building permit was issued for the one condenser.

Mr. Baghdady questioned whether this change to the site plan would necessitate a new Public Hearing, or if it was a minor enough matter that it didn't require a public hearing.

Selectman Rojas suggested that the amended site plan needed to include details about the condenser (size, noise, and scale). Mr. Rojas also mentioned that during the initial public hearing, when the application first appeared before the Board, that the downspouts were to be

installed internally within the building. After conferring with the development team, Ms. Langsam stated that they understood that only the downspouts within the central tower were to be internal, the rest could remain external to the building.

Mr. Baghdady stated that the change to the air conditioning units was a major modification, not a minor one, and agreed to schedule a public hearing for the Planning Board's next meeting. He asked Ms. Langsam to submit amended site plans in advance for the Planning Board's review.

7:30 p.m. Continuation of Public Hearing: Cushing Village Application

Mr. Battista arrived at 7:30 pm.

**Moved by Charles Clark to continue the Public Hearing to June 12, 2012, at 7:00 p.m.
Seconded by Michael Battista.
Motion passed unanimously.**

7:30 p.m. 40 Brighton Street - Modify Design and Site Plan Approval

Frank French, representing the Applicant, requested modification to the design and site plan in order to move the building 5 feet back from what was originally approved. Mr. French stated that the proposed landscaping will not be affected by this change and that he worked closely with the abutter to change the property lines as necessary.

Mr. Baghdady reiterated that the building will comply with all setbacks and that moving the building back will create more space to allow vehicles to maneuver more easily in the front of the building. He urged the developers to start construction soon before their Special Permit expires.

**Moved by Charles Clark that the modification to 40 Brighton Street is minor and therefore does not require a public hearing. Seconded by Michael Battista.
Motion passed unanimously.**

**Moved by Michael Battista to amend the Design and Site Plan Approval for 40 Brighton Street as requested. Seconded by Charles Clark.
Motion passed unanimously.**

7:45 pm Debrief Town Meeting

Mr. Baghdady commended Mr. Battista on his presentation at Town Meeting on the Solar Energy Systems zoning amendment. Mr. Battista thanked Jeffrey Wheeler and Roger Colton for their input, and noted it was a joint effort. Mr. Baghdady reported that Town Meeting followed the Planning Board's recommendation to let the Central/Palfrey Square Interim Planning Overlay District expire instead of extending it as requested by the Citizens Petition.

7:50 pm Appointment of Vice Chair

Moved by Joseph DeStefano to nominate Michael Battista as Vice Chair. Seconded by Mr. Clark.

Motion passed unanimously.

Committee Updates

Michael Battista reported that the Capital Budget Committee was planning on meeting throughout the summer to establish a list of projects in order of priority.

Joseph DeStefano reported that the Community Preservation Act will be holding summer sessions as well. He stated that the CPA funds will not be available for use until June, 2013.

Mr. Rojas encouraged the Planning Board to take a role in efforts to monitor the town's playgrounds and not let them fall into disrepair. Mr. Baghdady agreed and added that such matters should be flagged in advance so they don't become material issues at Town Meeting.

Mr. Battista stated that paying for maintenance and repairs of playground equipment was discussed at the Capital Budget Committee meeting as to whether or not this should come out of the schools operating budget.

Mr. DeStefano noted that CPA funding could perhaps be used to repair existing playgrounds.

Adjournment: 7:55 p.m.

List of Documents Presented:

➤ None