

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
MAY 23, 2013**

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5:05 p.m. Meeting called to order.

Present: Sami Baghdady, Chair; Michael Battista, Vice Chair; Elisabeth Allison, Charles Clark, Joseph DeStefano; Jeffrey Wheeler, Staff Liaison to the Planning Board

5:05 p.m. Public Hearing Continued: Cushing Village Application

Moved by Mr. Clark to continue the public hearing on Cushing Village to June 11, 2013 at 7:00 p.m. Seconding by Mr. Battista, and it passed unanimously.

5:05 p.m. Continued Public Hearing – 66 Leonard Street/El Centro Restaurant

Rabi Islam, co-Applicant, reported he has submitted all the required documentation to the Board of Health. A letter from the Board of Health dated May 22, 2013 verified that the requirements of the Board of Health had been satisfied by the Applicants.

Mrs. Gold, a tenant in the building, asked for clarification about rubbish removal and added the narrow alleyway created a potential problem. Mr. Islam reported that they met with a commercial waste management company who assured them that the alley was wide enough to accommodate a 20 inch barrel.

Mr. Battista wondered if the Board of Health had any conditions to be attached to the site plan review approval. Mr. Baghdady responded that one condition of the Planning Board's approval would be that the Applicants must meet the Board of Health conditions.

The Board made a finding that the lunch-time business will draw customers from other existing business in Belmont Center and therefore will not generate significant additional parking. Destination business to the restaurant will be in the evening, when daytime business in the Center will not require parking.

Moved by Mr. Battista to grant site plan review approval to El Centro Restaurant at 66 Leonard Street, and to waive the parking requirements, subject to the following conditions:

- a) That valet parking cannot be on the street. Valet drop-off may occur in front of the restaurant, but the vehicles would have to be transported to an off-street parking lot.
- b) Any valet sign will have to be free-standing and be approved by the Planning Board.
- c) That the Applicants must comply with any conditions of the Board of Health. In particular, the Applicants shall install odor suppression equipment and implement rodent control measures as required by the Board of Health. No odor shall emanate to the upper floors of the building.
- d) The approval is granted so long as the restaurant is owned and operated by the Applicants. Any new owner or operator of the restaurant will have to appear before the Planning Board for site plan review.

Seconded by Mr. DeStefano, and the motion passed unanimously.

5:15p.m. Public Hearing – 436 Common Street/La Maione Restaurant

Mr. Maione, the Applicant, expressed concern that the parking waiver had not yet been granted. Mr. Baghdady explained that each time the site plan was modified, the number of parking spaces to be waived is affected. He suggested the Applicant work with the Board of Health, Fire Department, and the Building Department and settle on a final plan before coming back to the Planning Board. Mr. Battista added that the Applicant's imported oven from Italy may be a large obstacle, as Massachusetts is very specific about the laws regulating ovens.

Moved by Mr. Battista to continue the public hearing on La Maione Restaurant at 436 Commons Street to June 11, 2013 at 7:00 p.m. Seconded by Ms. Allison, and it passed unanimously.

5:25p.m. Preparations for May 29 Special Town Meeting

Article 17: Inclusionary Housing By-Law

Mr. Baghdady reported that the Board will file a friendly amendment to correct the numbering of the paragraphs. Ms. Allison reported that she and Alisa Todreas, Chair of the Belmont Housing Trust, have been working on a PowerPoint presentation for Town Meeting.

Moved by Mr. Clark to recommend adoption of Article 17 and the friendly amendment to Town Meeting. Seconded by Ms. Allison, and it passed unanimously.

Article 18: Citizen's Petition – Demolition Moratorium

Mr. Baghdady reported that the Selectmen voted last Tuesday to support this citizens' petition, and that a friendly amendment was filed to correct the small typos.

Moved by Mr. Clark to recommend adoption of Article 18 and the friendly amendment to Town Meeting. Seconded by Ms. Allison, and it passed unanimously.

5:35 p.m. Update on Demolition Delay

The Board discussed the 'opt-out' clause and the inventory list of properties that the Historic District Commission had generated. Mr. Clark noted that greater the value of the property, the greater the likelihood that owner would 'opt-out'. Mr. DeStefano added that the By-Law would just delay, and not necessarily prevent, a demolition.

Adjourned – 5:50 pm.