TOWN OF BELMONT
PLANNING BOARD

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MEETING MINUTES
May 19, 2010

7:10 p.m. Meeting called to order

Attendance: Jennifer Fallon; Chair, Sami Baghdady; Karl Haglund, Carla Moynihan, Andres Rojas; Jeffrey Wheeler, Staff

7:15 p.m. PUBLIC HEARING – Site Plan Review Application: 395 Trapelo Road

Ms. Fallon opened the public hearing by reading the pubic hearing notice.

Joan Langsam, agent for the Applicant, East Cambridge Savings Bank, introduced the development team and provided a brief overview of the proposed development. Ms. Langsam stated that the building will be 3,300 square feet, access will be from Davis Road and egress will be onto Trapelo Road. She also mentioned that there will be two drive-through lanes (one will be an ATM and the other will have a window) and 14 parking spaces will be provide on-site. Ms. Langsam stated that a neighborhood meeting occurred and only one neighbor showed up.

The site engineer, John Cavanaugh, reviewed the existing site and indicated various on-site improvements that the new development will provide – combine 2 curb cuts on Trapelo Road into one, construct the building closer to Trapelo Road, and install more plantings to buffer the commercial building. Mr. Cavanaugh also described the lighting and drainage plans and the proposed retaining wall and perimeter fencing.

The architect, Rod Topolewski, described the proposed one-story building with 2 entrances, one at the corner of Davis and Trapelo Roads and the other at the rear of the building. He indicated that the building would be constructed of wood frame with a brick veneer to match the brick at the Belmont Studio Cinema across the street. The architect also mentioned that this building would have a six month construction schedule.

After the Applicant's presentation, the Planning Board asked questions.

Andres Rojas asked several questions regarding the height, design and location of the retaining wall and the on-site drainage. Mr. Cavanaugh stated that the retaining wall will be 8' tall at its highest point, constructed of split face cement block and will be separated from the property line with a row of arbor vitae. Mr. Cavanaugh stated that there will be no change to the drainage system, sheet flows off-site and is split between Trapelo and Davis Road. He added that there will be an increase of 3% impervious surfaces (400 square feet of pavement)

Jenny Fallon asked questions regarding the lighting plan. Rod ??? indicated that decorative lighting will be at the perimeter of the property with appropriate cutoffs and shields. Ms. Fallon also requested that the lighting under the soffits be indicated on the elevations and that the specifications for the shoe box fixtures be submitted.

Carla Moynihan asked about noise from the ATM to which a representative from the bank stated that the ambient noise will far exceed the noise generated by the ATM. Ms. Fallon inquired about the dumpster and Mr. Cavanaugh stated that a dumpster enclosure will be provided but that the bank will use trash barrels instead of a dumpster. Mr. Rojas requested that a flat rail top be placed on the fencing. Karl Haglund asked about street trees and requested that two more be added to each side of the Davis Road entrance and one more on Trapelo Road. Ms. Moynihan requested that the parking spaces at the rear of the site (4 total) be designated as 'employee' only. She also wanted to make sure that the site plans are consistent with the reconstruction of Trapelo Road. Sami Baghdady wanted to make sure that the Applicant spoke to the Fire Department regarding the concerns they expressed in an e-mail to staff. Mr. Baghdady also questioned the necessity of the drive-thru window. The bank responded that these are critical to bank operations - one drive-thru is for a teller and the other is for an ATM and that these greatly benefit mothers. Mr. Rojas suggested that a darker colored stone be used at the base of the building to better off set the brick veneer above. He also suggested that more architectural detail be added to the tower.

Mr. Charles Gaffney, owner of 10-12 Davis Road, the direct abutter, commented that the building will be a big improvement over what currently exists. Mr. Gaffney had 2 issues that he wanted to make sure were addressed: he be allowed to continue use of a corner of the property for his curb cut (an informal arrangement that has existed for over 60 years), and he also did not want to see all of the trees wiped out along the abutting property line. Mr. Rojas requested that the applicant inventory the existing trees and to identify those that will remain after construction.

The Applicant stated that there will be not freestanding signage, only directional signage. They further added that granite curbing will be installed along the street edge, concrete curbing will be used within the site, concrete sidewalks will be installed around the property, and that no transformer will be installed on-site. Mr. Rojas requested that the down spouts be added the elevations. He also requested more diverse landscaping to add more interest. Jeffrey Wheeler reviewed the issues needing further information.

On a motion by Carla Moynihan and seconded by Andy Rojas the public hearing was continued to June 9.

8:30 p.m. Town Meeting Preparation –

Jenny Fallon discussed the idea of presenting something under Article 1 at Town Meeting suggesting that the Comprehensive Plan resolution should remain "on the table" for this session of Town Meeting and that progress on addressing issues raised in the Plan would be reported at future Town Meetings. The Board reviewed Ms. Fallon's draft statement. Several members of the Board recommended changes to the statement. All agreed to review the draft over the next couple of days.

8:45 p.m. Meeting Adjourned

6/23/10 Minutes Approved