

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
JUNE 18, 2013**

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7:00 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; Glen Clancy, Director of Community Development

7:00 p.m. Public Hearing Continued – 436 Common Street/La Maione Restaurant

Mr. Baghdady noted that the Applicants are still in discussion with the Board of Health, and have asked for a continuance.

Moved by Mr. Battista to continue the public hearing for 436 Common Street to July 9, 2013. Seconded by Mr. Clark, and it passed unanimously.

7:00p.m. Continued Public Hearing: Cushing Village Application

Peter Quinn, architect, presented changes to Cushing Village that the Applicant has made. The base of the buildings will be brick and will continue on all four sides of the Winslow Building.

A discussion ensued regarding the three on-street parking spaces on Williston Road. Mr. Donahue presented a report from TEC regarding the spaces and stated that parking is critical to the development and that they wanted to have those spaces on the plans. Mr. Haglund asked for a serious discussion regarding the benefit of these spaces. He stated that a pedestrian environment outweighed the parking and felt that it was an opportunity to plant more trees. Mr. Clancy commented on the possibility of drivers making a U-turn from Trapelo Road to park in the Williston Road spaces. He stated that the U-turn is an awkward movement. He added that he is not troubled by losing the three spaces on Williston Road. Mr. Baghdady commented that the three spaces create legitimate concern, and suggested that the Applicant drop them from the plan. The Applicant agreed.

Mr. Baghdady next raised an issue with the landscaping. Most of the trees detailed on the plans are 3 to 3.5 inch caliper. He stated the Board traditionally favors more mature trees. Mr. Haglund suggested that trees with a caliper of 4.5 to 5 inches would be more appropriate. The Applicant agreed to provide the more mature trees.

Finally, it was agreed that there would be no “dry-vit” material used in place of quality stucco, and no imitation brick.

Comments from the audience:

1. Tommassina Olsen, 10 Bay State Road, stated that there is a need for short term parking.

2. Lalis Musserian, the landlord of a premises on Williston Road, stated that a lack of parking impacts the businesses there and spoke in favor of retaining the spaces on Williston Road.
3. Steve Carlini, 31 Horne Road, felt that the spaces on Williston would be detrimental to the neighborhood. He also stated that the maturity of the plants and trees should be better reflected on the landscape plans.

Mr. Quinn agreed to update the plans to reflect the changes in the landscaping (including the size of trees) and to remove the three parking spaces on Williston Road. Mr. Starr added that they will maintain the trees and replace them if they die.

Ms. Allison asked for clarification of the 1 “plus” and 2 “plus” units. Mr. Quinn explained that these units had an extra room, suitable for a small den or study, but not suitable for a bedroom since there would not be any windows.

Mr. Baghdady reported that Jeffrey Wheeler, Glenn Clancy and he will be working on drafting a decision and the conditions of approval.

Moved by Mr. Clark to close the public presentation process of the public hearing on the Cushing Village application, but to keep the record open for written submissions until July 9, 2013. Seconded by Mr. Battista, and it passed unanimously.

Adjourned – 8:00 pm.