

TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
June 21, 2010
(joint with Zoning Board of Appeals)

RECEIVED
TOWN CLERK
BELMONT, MA.

JUL 15 12 47 PM '10

Attendance: Jenny Fallon, Chair; Karl Haglund, Andres Rojas; Sami Baghdady; Carla Moynihan; Jay Szklut and Jeffrey Wheeler, Staff.

8:08 p.m. PUBLIC HEARING – 40 - 42 Brighton Street, Site Plan Review

Mike Mahoney, applicant, presents an overview of the project. They propose to construct a 14,820 square foot building to house vehicles and offices for the two businesses, Mahoney Oil and French Construction. The project will clean-up a vacant, blighted parcel.

Mike Cosmo, representing the survey/engineering firm briefly describes the building. The building height is 26.9 feet at the front tapering down to 23 feet at the rear. There is a parapet at the front, but no parapet at the rear.

Mr. Chin asks several question concerning conformance with setbacks and building height.

Mr. Cohen questions whether roof height- or parapet height is used to determine building height.

Gerry Mahoney, applicant comments about an existing right of way along the northern edge which allows pedestrian access to Brighton Street from Channing Road. The right of way will be landscaped.

Frank French, applicant, notes that a fire hydrant will be installed as requested by the fire department.

Karl Haglund asks what the width of north and south pathways will be.

Cindy Taylor, 315 Channing Road speaks in favor of the project and compliments the applicant for involving the neighbors throughout the process.

Jason Miller, Landscaper, presents the landscaping plan.

Ms. Fallon asks whether the 5 Maple Trees along the southern edge of the driveway might be moved to allow more room for a potential bike path

Carolyn Meade, 277 Channing Road, supports the project.

David Benoit, 54 Simmons Avenue, supports the project.

Chris Stanton, 150 Sherman Street, supports the project.

Kevin Shea, 97 Channing Road, supports the project.

Alex Corbett, 114 Alexander Avenue, supports the project.

Frances Napoli, 229 Channing Road, supports the project.

Robert Taylor, 315 Channing Road, supports the project.

Pam Tsang 253 Channing Road, supports the project.

No one present spoke in opposition.

Moved by Mr. Haglund to close the Planning Board portion of the public hearing.

Seconded by Mr. Baghdady

Motion passed unanimously

7/14/10 MINUTES APPROVED