

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES

June 23, 2010

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BELMONT, MA.

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7:05 p.m. Meeting called to order.

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

Minutes of May 19, 2010 & June 9, 2010 were approved as corrected.

Committee Updates

Wellington Building Committee – Mr. Rojas notes that he is meeting with the committee on Thursday morning. He will bring the updated landscape plans to the next Board meeting.

Staff met with Ron Lopez, the Our Lady Developer, Donna Hamilton, the Executive Director of the Housing Authority, and Ann Silverman from the Housing Trust to discuss the affordability documents that would be needed to be approved by the State as part of the 40R eligibility requirements.

7:12 p.m. Discussion – Belmont Center

Staff notified the Board that the Office of Community Development would be meeting with the BSC Group to discuss the scope of work for studying the Belmont Center traffic and parking layout. Ms. Fallon requested Board members to submit to the planning staff comments on their vision of the Center and the goals underlying consideration of various traffic patterns and parking management plans (increase pedestrian activity, increase green space in Center, etc.).

7:25 p.m. **PUBLIC HEARING (cont) – AMENDMENT OF SITE PLAN REVIEW DECISION TO ALLOW A DUMPSTER ON SITE AT THE BEECH STREET CENTER**

Staff reported that their had been no new developments concerning this matter and that the Board of Selectmen continues to work with Building Services and the Council on Aging to resolve the trash disposal issues. Staff recommends dismissal without prejudice of the application.

**Moved by Mr. Rojas to dismiss the application without prejudice.**

**Seconded by Mr. Haglund**

**Motion passed unanimously**

7:35 p.m. **Deliberations – 30 Somerset Street Special Permit**

Staff reports that Town Counsel has advised that the term “owner” should be interpreted as “legal owner.” If not, anywhere the term is used in the By-Law would be subject to question.

Ms. Scully has therefore three options:

1. Have one of her children deed back to her a portion of the property.

2. Establish a "beneficial ownership" in the property.
3. Seek a variance from the ZBA.

Staff to discuss with her and report back to the Board.

The Board also supported an amendment to the Historic Accessory Structures By-Law that would allow Ms. Scully or anyone in a similar situation to be eligible under the By-Law. Staff to work on language to present to a fall Town Meeting.

**7:50 p.m. PUBLIC HEARING (cont) – 395 Trapelo Road, Site Plan Review**

Memoranda from Glenn Clancy regarding the review of the drainage plans and the review of the traffic by the Transportation Advisory Committee were put into the record. Both drainage and traffic were acceptable. The TAC did advise that plantings along Trapelo Road should be on the private property so as not to interfere with future plantings resulting from the Trapelo/Belmont Corridor work.

Mr. Rojas requested that the comments he offered at the previous meeting should be incorporated as a condition on the SPR decision. These included height and spacing of plants, ornamental flowering trees along Trapelo, heartier species of pear trees, and shorter heights on ornamental lights at the entrance to the property. The Board agreed.

**Moved by Mr. Rojas to close the public hearing.**

**Seconded by Mr. Baghdady**

**Motion passed unanimously**

Applicant agreed to conditions as proposed by Mr. Rojas. Staff will draft a decision with conditions to circulate for review.

**Moved by Mr. Rojas to approve the site plan application subject to review of final document prepared by staff.**

**Seconded by Mr. Haglund**

**Motion passed unanimously**

**8:00 p.m. Deliberations – 40-42 Brighton Street**

The Board recommended that the Maple Trees along the edge of the driveway entering the property be moved so that they are 4 feet from the property line bordering the MBTA property. The tree species should be a more columnar tree.

**Moved by Mr. Baghdady to approve the site plan application with recommendations and forward to the Zoning Board of Appeals**

**Seconded by Mr. Haglund**

**Motion passed unanimously**

**8:15 p.m. Meeting Adjourned**

Next Meeting: Wednesday, July 14, 2010, 7:00 p.m., Board of Selectmen's Meeting Room, Town Hall

*7/14/10 MINUTES Approved*