

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
JULY 27, 2013**

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9:00 a.m. Meeting called to order.

Present: Sami Baghdady, Chair; Michael Battista, Vice Chair; Elisabeth Allison, Charles Clark, Karl Haglund (Associate Member); Jeffrey Wheeler, Staff Liaison to the Planning Board; Glenn Clancy, Office of Community Development

9:00 a.m. Cushing Village Application – Deliberate and Vote on Final Decision

Mr. Baghdady reviewed the final Decision and described its five components, including the description of the development, the relief sought by the applicant, the Board's findings, the official vote of the Board, and the conditions. The Board agreed to waive the reading of the entire decision. Mr. Battista read the part of the decision relating to the relief granted by the Board. Mr. Baghdady proposed a minor grammatical amendment.

Mr. Haglund inquired about exterior materials of the development. Mr. Baghdady pointed out where materials had been addressed within the decision. Mr. Wheeler added that the Applicant will be required to submit samples of the materials for review and approval by the Board.

Mr. Baghdady asked Ms. Allison to present her updated economic analysis. Ms. Allison stated that the analysis reflects the final changes to the plans, including the mix of units. She reported that the changes, including the reduction of affordable housing units, will add \$55,000 in net revenue to the Town. The range of net revenue to the Town from the project would be between \$66,000 and \$135,000.

Moved by Mr. Battista to grant the Special Permit and Site Plan Approval for the Cushing Village development upon the terms and conditions contained in the Decision as presented. Seconded by Mr. Clark, and it passed unanimously.

Mr. Baghdady stated that the Decisions will now be posted with the Town Clerk, and there would be a period of twenty (20) days for parties to file an appeal.

9:30 a.m. Public Hearing: 449 Common Street – Amendment of Design and Site Plan Review to Include Lunch Hours

Mr. Battista read the public hearing notice.

The applicant, Mr. Cutrone, stated that there have been a lot of inquiries about opening for lunch and many people would come for lunch if the restaurant were opened at this time. Mr. Baghdady noted that when the applicant came before the Board in July of 2006, a parking waiver had been granted on the condition that the restaurant would be opened for dinner only. Mr. Clark inquired where the customers would come from. Mr. Cutrone stated that most of the clientele would be from the surrounding neighborhood and those conducting business in Cushing Square. He noted

that the price point will not be as high as dinner and that luncheon specials will make it more affordable. He added that one additional barrel will be needed for trash and that 3 additional staff persons will be necessary.

Comments from audience:

1. Sue Bass, 530 Concord Avenue, spoke in support of the application, stating that she thinks the opening for lunch is a good idea. She also suggested parking at the Methodist Church as an option.

Moved by Mr. Clark to close the public hearing to amend the Site Plan Approval relating to hours for Savino's Grill. Seconded by Ms. Allison, and the motion passed.

The Board discussed the merits of the application. All agreed that the increase in hours will be good for the Square. Mr. Clark added that this is a relatively benign request since the traffic already exists.

Moved by Mr. Clark to amend the Site Plan Approval to allow lunch hours of 12:00 noon to 2:30 p.m. Seconded by Mr. Battista, and it passed unanimously.

9:40 a.m. Continued Public Hearing: 436 Common Street/La Maione Restaurant Design and Site Plan Review to Waive Parking Requirements

Mr. Baghdady noted that the applicant was last before the Board in May, and that his application has been continued ever since due to issues with the Board of Health and the Office of Community Development.

Discussion ensued as to how to proceed with this case. It was decided that the Board would dismiss the case without prejudice, so that the applicant can re-apply with the Board at a future date when the outstanding issues have been addressed. Ms. Allison noted that dismissing without prejudice would give the applicant more time to resolve the issues, and would provide parties in interest with a new notice of the public hearing.

Moved by Mr. Clark to dismiss without prejudice the requested parking waiver for 436 Common Street. Seconded by Ms. Allison. Motion passed unanimously.

Adjourned – 9:45 a.m.