

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

July 29, 2009

RECEIVED
SEP 10 11 12 AM '09

7:10 p.m. Meeting called to order.

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

Minutes of July 8, 2009 were approved as corrected

Committee Updates

Belmont Senior Center – Mr. Rojas reports that final landscaping at the site is underway.

7:15 pm PUBLIC HEARING (cont) – Oakley Neighborhood Proposed 40R Development

A motion to waive the reading of the notice was voted unanimously.

Attorney Dan Harrington representing the applicant briefly discusses the proposed project and introduces the development team.

Martin Ryan, Architect, notes that his firm has been hired by the applicant. The firm has made various architectural changes so that the proposed structures are more in conformance with the existing neighborhood architecture.

Jack Sullivan, Engineer, states that he has met with the water and sewer department and has modified the plans accordingly. Prior to the next meeting, he will submit storm water calculations as requested by the Town Engineer. He also notes that all 12” or larger trees have been marked on the plans and that no trees will be cut.

Richard Lokutis, Landscape Architect introduces himself and describes the proposed landscaping plan including fencing that has been added.

Mr. Rojas comments that the plans are an improvement over the previous set but is still concerned with the number and varieties of plants chosen. He is also concerned with the size of some of the plants and the time it would take for those plants to reach maturity.

Mr. Haglund raises the question over who has the right to plant in the common areas of the condominium.

Mr. Lopez responds that the Condo Association would have control and also the condo documents could allow individual condo owners more control over their immediate area.

Mr. Rojas notes that there appears to be a grade change from the proposed parking lot to Unit 11.

Mr. Sullivan responds that a small retaining wall may need to be installed but the team would take a look at it.

Mr. Haglund expresses a concern with the spacing of street trees preferring that they be closer to each other.

Mr. Lokutis notes that the plans call for 30' trees and to space them closer would be overcrowding.

Comments from the public –

Sue Bass, 530 Concord Avenue – why was the rectory torn down?

Ms. Fallon notes that this is not an issue before the Board.

Attorney Harrington comments that the decision to tear down the rectory building was made by the Archdiocese and was related to contamination beneath the building due to an oil leak.

Neil Goldstein, 15 Oakley Road – Would like to hear more information about the changes that were made.

The architect walks through changes made to the individual buildings.

Elizabeth Gibson, 15 Oakley Road – has several concerns with the project. Front facing garages, adherence to principles of smart growth, treatments of air conditioning units, driveways and parking, and the selection of material used.

The architect and Mr. Lopez respond to several of the concerns and note that often trade-offs must be made.

Anne Silverman, 69 Oak Ave, Questions whether the developers will be providing information to the condo association regarding affordability requirements.

Elizabeth Gibson, 15 Oakley Road – Is it possible to have a curb cut on Belmont Street to access the corner parcel on Oakley Road/Belmont Street.

Lloyd Johnston, 24 Oakley Rd – in support of project but has a few concerns. Trees on corner of Oakley/Belmont should not obstruct view, use Belmont Street for curb cut to corner parcel, will the project get built.

The Landscape Architect comments that planting of street trees must be sensitive to locations of utility poles.

Mr. Rojas reiterates his concern that there are too few shrubs per unit.

Denee Reighton Skipper, 24 Essex Rd – Would like to see plans

JoAnna Hilgenberg, 50 Oakley Rd – Will plans be on line?

Jay responds that the Office just received the revised plans and have not had the opportunity to post the plans on line. However, all plans will be on line in the next few days.

Brian Saper, 16 Old Middlesex Rd – prefers the garage moved to Belmont St for the corner parcel

David Searles, 23 Lawndale St – Supports project and requests removal of 6 ft fence.

Albert Choy, 14 Lawndale St, support project

Mr. Baghdady commented on the appearance of the proposed building at 15 Lawndale. He is concerned that the building appears to be 4 stories high and asked that grade calculation be reviewed and confirmed by the Town's zoning enforcement officer.

Moved by Ms. Moynihan to continue hearing to Wednesday, August 26th 2009 at 7:20 PM, in the Board of Selectmen's Meeting Room, Town Hall.

Seconded by Mr. Rojas

Motion passed unanimously

8:46 p.m. Discussion - Wellington Temporary Parking at High School

Jay presented a memo from the Town's Zoning Enforcement Officer in which he notes that the number of parking spaces available at the high school following the locating of temporary structures meets the zoning requirements. Therefore, there is no need for a Planning Board Site Plan review for the locating of the temporary trailers and the relocating of parking spaces.

8:51 p.m. Discussion – LB III rezoning, re:395 Trapelo Road

Jay presented three maps showing the locations of all the LB III zoned parcels in the Town. Also shown were the parcels greater than 10,000 sf, 12,000 sf, and 15,000 sf. There was discussion among Board members about the implications of amending the LB III zone. The Board directed Jay to utilize an interim planning overlay district to include Central and Palfrey Squares only and to draft a zoning amendment that would allow a three story mixed use building on parcels over 12,000 sf by special permit in this area only. The Board also wanted the Planning Board to act as the Special Permit Granting Authority.

The Board also acknowledged the appearance of a potential conflict of interest in considering the rezoning of an area where a member of the Board of Selectmen was seeking to redevelop a particular parcel. Jay had spoken with Town Counsel who would draft a letter for the Board to submit to the Board of Selectmen acknowledging the appearance of a conflict but affirming they were acting in unbiased manner.

9:30 p.m. Discussion – Comprehensive Plan Phase 2 & 3 Schedule and Scope

Ms. Fallon reported that Sept 10 had been scheduled for the Phase II & III Kickoff meeting. Letters would be sent to the boards and committees previously contacted requesting their attendance on the 10th. Ms. Fallon also expressed concern that the Board of Selectmen must be contacted and become more active participants in the process. Jay to schedule a meeting of the Planning Board with the Board of Selectmen as soon as possible in September.

9:45 p.m. Town Planners' Report

Silk Road BBQ Standing Sign – Jay alerted the Board that the sandwich board sign used by Silk Road BBQ at 395 Trapelo Road is considered a standing sign by the zoning enforcement officer and requires a site plan review and approval by the Planning Board. This will be scheduled for September. Jay also noted that the Board may want to amend the by-law to distinguish sandwich boards from standing signs.

10:00 p.m. Meeting Adjourns

Next Meeting: Wednesday, August 26, 2009, 7:00 p.m., Selectmen's Meeting Room, Town Hall

9/29/09 Approved as submitted