TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
JULY 9, 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, Joseph DeStefano; Jeffrey Wheeler, Staff Liaison to the Planning Board

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

Mr. Baghdady reported that a draft of the decision and conditions of approval is being worked on by Mr. Wheeler.

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

Mr. Baghdady reported that the Applicant is still in discussion with the Board of Health and Community Development Department.

Moved by Mr. Battista to continue the public hearing on 436 Common Street to July 16, 2013 at 7:00 p.m. Seconded by Ms. Allison, and it passed unanimously.

7:05 p.m. Public Hearing: 285 Waverley Street

Mr. Battista read the notice of Public Hearing.

John Comeau, the Applicant, stated that he wanted to construct an auxiliary building behind his home for leisure and craft activities. He stated that there will be no bath, bedroom or kitchen, as the space is not intended for habitation. A water line will be installed for a sink. He also noted that abutters and many neighbors are in support of the project. Mr. Baghdady noted that both Mr. Wheeler and Mr. Clancy reviewed the Zoning By-Laws (the By-Laws authorize an accessory building to be constructed on the same parcel of land as another) and noted that all requirements of the By-Laws have been met.

Mr. Battista stated that the Town might not allow a water line and that a well may have to be dug for water. Ms. Allison expressed a concern that this building will become another dwelling unit. Mr. Baghdady responded that the decision can be conditioned accordingly. Discussion ensued about whether or not the Deed could be conditioned. Mr. Baghdady noted that one would become aware of the conditions when a building permit was pulled. Mr. DeStefano suggested that the conditions be recorded with the Registry of Deeds.

Comments from the audience:

1. Alan Fleischman, 249 Orchard Street, was concerned about water runoff. Mr. Baghdady replied that the new Stormwater By-Law requires water runoff to be contained on the Applicant's property and that the Applicant would have to provide engineering plans to the building inspector to prove that this will be achieved.

Moved by Mr. DeStefano to close the public hearing regarding 285 Waverley Street. Seconded by Ms. Allison, and it passed unanimously.

Moved by Ms. Allison to grant Site Plan Approval subject to the following conditions:

1. The new building will not be used as a dwelling unit or for housing.
2. The new building will not be used for commercial business purposes.
3. No additional storm water run-off will be permitted to run-off the Applicant's property.
4. The approval decision with these conditions will be recorded with the Registry of Deeds within the chain of title of the Applicant's property.

Seconded by Mr. DeStefano. The motion passed unanimously.

7:25 p.m. Public Hearing: Belmont Hill School

Mr. Battista read the Notice of Public Hearing.

David Nardone and Eric Haggstrom, representing the Belmont Hill School, propose replacing the Howe Building with a new building, updating infrastructure, and modifying the site accordingly. Mr. Nardone stated the classrooms and the parking lot will be relocated during this time. A series of temporary trailers for classroom use will be located on the Chapel Lawn. Mr. Nardone added that many of the utilities will need replacing and that they are putting in an infiltration bed to mitigate stormwater run-off from the new building. The changes will also allow for better access to the academic quad. There will be new landscaping and trees planted along Prospect Street.

Mr. Baghdady clarified that these changes would not increase enrollment and that there would not be any water run-off from the campus. Ms. Allison clarified that the space that is being freed up as a result of the new building will revert back to basement and storage space.

Comments from the audience:

1. Tony Oberdorfer, 150 Fletcher Road, stated that even though he has suffered substantially from the school's aggressive expansion policy, he did not object to this new plan. He did wonder though why construction had begun before the public hearing was held. Mr. Baghdady explained that the School had a right to demolish the old buildings, and that no new construction had begun. The site plan review process does not prevent the School from pulling a demolition permit.

2. Malcolm MacKenzie, 41 Myrtle Street, asked what the impact on traffic flow would be. Mr. Nardone responded that most of the utility work on the street would be done very soon and that parking for the construction vehicles will be contained on site.

3. Richard Hesp, 39 Tyler Road, expressed concerns that the campus would be turned into a construction parking lot. He also wondered if the construction team would comply with

the Town's Noise By-Law. He wondered if the parking lot in the rear could be utilized for construction vehicles. He also had a concern about the number and location of parking spaces. Mr. Nardone responded that the faculty could park in the second lot and that the construction crew could park closer to the site. He added that the School was willing to provide fencing and plantings around the parking lot. He also stated that the construction company, Shawmut Construction, had a strict noise policy. Mr. Baghdady stated that he will ask the school to make a commitment to work with Mr. Hesp to mitigate parking impacts. Casey Young, Director of Facilities, stated that he would gladly work with Mr. Hesp.

4. Karla O'Brien, 305 Prospect Street, asked why a trench in the street had been dug before the public hearing was held. She also asked how long the work would continue. Mr. Baghdady responded that the underground infrastructure needed upgrading and that such work did not trigger review by the Planning Board.

5. Michelle Banker, 79 Scott Road, asked about traffic flow and regulation of the traffic and asked if there would be any new plantings. Mr. Nardone responded that Shawmut will construct a new entry and will coordinate traffic flow to ensure trucks get in and out of the campus quickly. He also stated that they will maintain and replace hedges and plant more street trees to replace the pine trees that were removed.

Mr. Battista confirmed that all unloading would be on-site. Jay Bounty, CFO for Belmont Hill School, stated that enrollment for the coming year is 434 students and that the infrastructure cannot support anything over 450 students.

Moved by Ms. Allison to close the public hearing regarding the Belmont Hill School. Seconded by Mr. Battista and it passed unanimously.

Mr. Baghdady stated that the neighborhood concerns were understandable, and suggested that the Applicant provide a construction coordinator who could address neighbors' questions and concerns during the construction process. The Applicant agreed.

Moved by Mr. DeStefano to grant Site Plan Approval. Seconded by Mr. Battista and it passed unanimously.

Adjourned – 8:15 pm.