

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
August 26, 2009

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

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

Ms. Fallon brought the Board up to date on the status of the Comprehensive Plan noting that an email and a copy of the newsletter would be distributed on the 27th of August.

Jay noted that the next Board meeting would be held at the library assembly room rather the Board of Selectmen's meeting room.

Committee Updates

Belmont Senior Center – Mr. Rojas reports that final landscaping plan is nearly complete.

7:15 pm PUBLIC HEARING – Wellington School Site Plan Review

Ms. Fallon reads the public notice.

Mark Haley, Chairman of the Wellington Building Committee, presents a history of the Wellington project and introduces the development team.

Jonathan Levi, Architect, describes the site and proposed building. He notes that the building footprint was reduced following a new survey of the site resulting in a smaller lot size than originally thought. The current building size is 47,114 sq. ft, the lot size is 188,415 sq. ft. resulting in an approximate 25% lot coverage. The building is 2 stories, 32 ft in height at the gym. Primary material is brick.

Howard Muise, VHB, traffic consultant, reviewed the traffic/transportation analysis. Two options are still under consideration. Make Orchard St one-way which allows for parking. Prohibit parking on south side of Orchard Street to meet needs of fire department. Another option would be to use Glendale and/or Goden Street for school related transportation.

Site currently calls for 80 parking spaces. Currently 72 exist and the additional 8 would allow for staff increases.

Fire Chief Frizzell comments on the concerns of the fire department including access to as many sides of the building as possible.

Police Chief McLaughlin comments on the concerns of the police department including visibility of the site from the street.

Ms. Fallon thanked the presenters and hearing no questions from Board members asked if there were comments from those in favor of the project.

Anne Paulsen, 90 School Street – did not like the in favor/opposed structure of public hearings

Rob Morvillo, 160 Orchard St., concerned with traffic problems. All the traffic is forced to go through Orchard St.

Bill Eamon, 64 School St – doesn't like drop off pattern, thinks there is a danger to kids near St. Joseph's lot.

Benita Gold, 45 Springfield St –Where are the bike racks and why no dedicated cafeteria and auditorium.

Mark Haley responded that a separate cafeteria and auditorium was not funded by the Mass. School Building Authority.

Christa Lucas – St. Joseph Parish – what is the capacity of the school? Can drop off area be extended?

Ms. Fallon commented that perhaps encouraging more kids to walk might help solve the drop off problem.

Amy Wagner, Wellington Principal – There would be staggered release times

Dan Scharfman, 79 School St – does not like the school design

Angelo Firenze, Selectmen –Is there a compromise for dropping kids off elsewhere?

Moved by Ms. Moynihan to continue hearing to Wednesday, September 9, 2009 at 7:15 PM, in the Town Library Assembly Room.

Seconded by Mr. Rojas

Motion passed unanimously

8:35 pm PUBLIC HEARING (cont) – Oakley Neighborhood Proposed 40R Development

The reading of the public notice was waived.

Attorney Dan Harrington representing the applicant generally comments on the applicant's attempt to incorporate comments from the neighborhood and again introduces the development team.

Jack Sullivan, Engineer, submitted the drainage calculations and elevation drawings. Sprinklers have been added where requested by the fire department. He also notes that the parking area leading to unit 11 has been regarded so that there is no substantial dropoff.

Martin Ryan, Architect, notes that his firm has been hired by the applicant. Minor architectural changes to the building on the former parking lot have been made to soften the impact of the garages.

Richard Lokutis, Landscape Architect notes that several plants have been added..

Elizabeth Gibson, 15 Oakley Road notes the neighborhood association had met on Monday evening but did not have the revised plans in hand.

Sonya Guterman, 20 Oakley Road – is concerned with the proposed development. The former building on the parking lot was a large Victorian and served as the gateway to the neighborhood.

Brian Saper, 16 Old Middlesex Road – asks whether the poor storm water drainage at the Oakley – Belmont Street intersection has been considered.

Jean Young, 48 Oakley Road – would like to see more information on how trash will be stored and shielded.

Julie Kirrane, 15 Lawndale St – Speaks in favor of the project although is interrupted by Mr. Harrington

Nancy Conlin, 38 Oakley Road – Questions whether the application conforms to the design standards and the goals of 40R which include smart growth and high quality development. Design standards call for parking to the rear or side of multi-family buildings and the plans do not conform.

Charlene Colt, 331 Belmont St. – What is the impact on Payson Park of this development?

Elizabeth Gibson, 15 Oakley Road – the ONA would be happy to meet with the developer to discuss concerns.

Ms. Fallon wonders whether moving driveway to Belmont Street from Oakley Road is a major issue.

There was considerable discussion over the driveway issue and the conformance with design standards. The attorney for the applicant continually noted that the project conformed with the regulations and should be granted. Mr. Rojas asked whether the building on the parking lot could be rotated or the façade improved to act as the signature building as one entered the neighborhood. As no resolution seemed at hand, the Board moved to continue the hearing.

Moved by Mr. Baghdady to continue hearing to Wednesday, September 9, 2009 at 7:20 PM, in the Town library, Assembly Room.

Seconded by Mr. Haglund

Motion passed unanimously

10:00 p.m. Discussion – LB III rezoning, re:395 Trapelo Road (changed to Central/Palfrey Squares Interim Planning Overlay District)

Jay presented a draft zoning amendment and requested Board members to review and submit comments to Jay. He will revise and submit to Board at next meeting for approval to post public hearing advertisement on amendment.

10:10 p.m. Discussion – Inclusionary housing Amendment

Jay briefly reviewed the status of the amendment noting that the committee was nearly finished and that the amendment should be ready for presentation to Town meeting in the Fall. A draft of the amendment was distributed via email.

10:15 p.m. Town Planners' Report

Senior Center Update – Jay informed the Board that the generator had been removed from the site. There was some thought that the pad might be utilized for storage of trash or recycling material. If that was the case, the Board might have to re-examine trash/dumpster location issues.

10:25 p.m. Meeting Adjourns

Next Meeting: Wednesday, September 9, 2009, 7:00 p.m., Belmont Municipal Library, Assembly Room.

9/26/09 MINUTES APPROVED