

Belmont Woman's Club Design & Site Plan Review

Below are amendment requests, potential decision conditions and further inquiry that the Planning Board (PB) need for the Design & Site Plan Review (DSPR) to move forward. The list includes the Historical District Commission (HDC) ones. All items are up for discussion and the list has not been reviewed or approved officially by the PB at a public hearing.

For the Belmont Woman's Club (BWC) to potentially address with an amendment to the application

1. Delineate paving next to parking space 11 and specify its removal and replacement by seeded lawn. Update the square area calculation, if it changes.
 - a. Comment: From the HDC approval. Should be reflected on the final approved plan.
2. Correct the parking space delimiters to all be single line.
 - a. Comment: From the HDC.
3. Construction detail for the bituminous curb.
 - a. Comment: From the HDC.

Proposed Conditions of Approval.

4. The Women's Club shall prepare a final set of plans incorporating changes required by the PB & HDC for approval by the PB.
5. The Women's Club shall show evidence of Land Trust approval of infringement of the parking lot on designated conservation areas.
 - a. Note that you may want to research the Land Trust's authority for approval of the plans based on the attached deed restriction.
6. The Women's Club shall notify the HDC and PB of the start of construction.
7. The Women's Club shall prepare a Parking Lot Use plan for PB approval before opening the lot to public use. Parking lot use shall be restricted to Women's Club activities and functions. The plan shall include provisions for signage.
8. The Women's Club shall apply to the Historic District Commission for approval of any handicap access plan. The new parking space shall not be allowed other than the 11 new spaces.
9. The Women's Club shall prepare a final landscape plan for HDC and PB approval prior to installation of plants to screen the parking lot from views from the east and west.
 - a. It shall be approved by the PB in advance, and a report to the PB every 6 months on the status of that. Approval of this application would be with the condition that the PB retains the right to revoke or further restrict parking for some or all of the spaces if screening landscaping is not done in a reasonable time frame.
10. Approval of a future garden path is not being requested at this time or acted on by the PB. Any work on the garden path shall require future approval of the HDC and the PB.

11. A shift in location of the scupper and drainage control mat is permitted after approval from the Office of Community Development.
 - a. Comment: Per the HDC.
12. Designated PB and HDC members shall approve the selection of stones for the retaining wall prior to installation.
13. The PB would like written confirmation from the Belmont Land Trust that approves: (i) construction of the current design (including the stone retaining wall that goes slightly into the restricted area in two places); and (ii) a future document regrading and construction of a nonimpervious pathway in the restricted area, to allow for handicapped access, the specific design of which would be approved by the Trust in advance.

Areas where, if properly addressed before our next meeting, they can (hopefully) be disposed of with a report or simple action at the time of approval.

14. Please verify compliance with ADA for handicapped parking with the Office of Community Development before the next meeting. We are concerned about the width of space and access lane for van accessibility, which it seems would be required, as well as the maximum slope in all directions (which is probably somewhat diagonal to the space). We are also concerned about signage (and that the HDC is aware of the requirements for it).
15. Please confirm with Town that snow removal is practicable, without destroying screening landscape.