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Town of Belmont Planning Board

DESIGN AND SITE PLAN APPROVAL

BELMONT POLICE STATION

460 Concord Avenue

January 8, 2019

Pursuant to Section 7.3 of the Town of Belmont Zoning By-Law, the following is the Planning Board's findings and decision on the Design and Site Plan Review application of the Department of Public Works/Belmont Police Department Building Committee, Anne Marie Mahoney, Chair (Applicant), to renovate the existing Police Station by constructing more than 2,500 square feet of additions and associated site improvements at 460 Concord Avenue. A duly noticed public hearing on the subject application was held on January 8, 2019. Sitting for the Planning Board were Charles Clark, Chair; Steve Pinkerton, Vice Chair; Karl Haglund; Thayer Donham; and Ed Starzec.

The Proposal:

The Department of Public Works/Belmont Police Department Building Committee proposes to renovate and construct several additions in order to bring the Police Station up to current standards. The additions and renovations will preserve the historic nature of the building and will ensure that it lasts for at least more than 50 years. The existing building will stay in place and several additions will be added including, a sally port, upgrade holding cells and provide a safe booking and processing area for visitors on the first floor. A new elevator will be installed and the second floor will be expanded to improve office space. The basement will also be modified to improve locker and changing rooms. The existing curb cut will be moved further away from the intersection of Pleasant Street and Concord Avenue. The landscape plan will significantly improve the street scape by planting several trees along Pleasant Street. The exterior finish of the additions will be made of grey terra cotta so that it does not conflict with the brick exterior of the existing historic building. Parking on-site will be greatly improved with additional parking spaces being added off of Pleasant Street and behind the building.

Design and Site Plan Review:

Section 7.3.2 of the Zoning By-Law requires Design and Site Plan Review for any new non-residential building in excess of 2,500 square feet. The total size of the additions being added to the police station are in excess of 2,500 square feet.

During the public hearing, the abutter at 692 Pleasant Street spoke in support of the project and the proposed arborvitae “fence” between the Police Station and his property. He expressed concern about the trees on his property that hang over the new construction and asked to be involved in the tree removal process. He requested that dirt from the excavation be pushed on to his property.

Submissions to the Planning Board:

The Applicant submitted the following information to the Planning Board:

1. Cover Letter/project Overview;
2. Landscaping Calculations;
3. Parking Calculations;
4. Exterior Lighting Locations;
5. Photometric Test Report;
6. Rooftop Equipment Listing;
7. Sound Performance Analysis;
8. Letters of Support:
 - a. Richard McLaughlin, Chief of Police;
 - b. Lauren Meier, Chair, Historic District Commission;
 - c. Adam Dash, Chair, Board of Selectmen;
 - d. Tom Walsh, Belmont Tree Warden;
 - e. Wendy Murphy, Co-President of the Belmont Woman’s Club;
 - f. Mark Paolillo, Vice Chair, Board of Selectmen;
 - g. Tim King, President, Belmont Lions Club;
 - h. Karen and Glenn Herosian, 585 Pleasant Street; and,
 - i. Ron Creamer, 634 Pleasant Street;
9. Drawings:
 - a. AS100 – Existing Conditions Site Survey, dated December 14, 2018;
 - b. AS101 – Proposed Site Plan, dated December 14, 2018;
 - c. IMG-1 – Existing Site/Building Images, dated December 14, 2018;
 - d. IMG-2 – Existing Site/Building Images, dated December 14, 2018;
 - e. LS-1 – Existing Site Landscape, dated December 14, 2018;
 - f. LS-2 – Proposed Site Landscape, dated December 14, 2018;
 - g. PK-1 – Existing Parking, dated December 14, 2018;
 - h. PK-2 – Proposed Parking, dated December 14, 2018;
 - i. PK-3 – Parking Calculations, dated December 14, 2018;
 - j. LG-1 – Exterior Lighting, dated December 14, 2018;
 - k. LG-2 – Exterior Lighting, dated December 14, 2018;
 - l. R-1 - Existing Rooftop Equipment, dated December 14, 2018;
 - m. R-2 – Proposed Rooftop Equipment, dated December 14, 2018;
 - n. RND-1 – Proposed Project Renderings, dated December 14, 2018;
 - o. RND-2 – Proposed Project Renderings, dated December 14, 2018;
 - p. LS100 – Landscape, dated December 14, 2018;
 - q. LS200 – Plant Images Board, dated December 21, 2018;

- r. A-100 – Basement Floor Plan, dated December 14, 2018;
- s. A-100M – Basement Floor Plan, dated December 14, 2018;
- t. A-101 – First Floor Plan, dated December 14, 2018;
- u. A-102 – Second Floor Plan, dated December 14, 2018;
- v. A-103 – Proposed Roof Plan, dated December 14, 2018;
- w. A-201 – Proposed Building Elevations, dated December 14, 2018;
- x. A-202 – Proposed Building Elevations, dated December 14, 2018; and,
- y. A-303A – Building Sections, dated December 14, 2018.

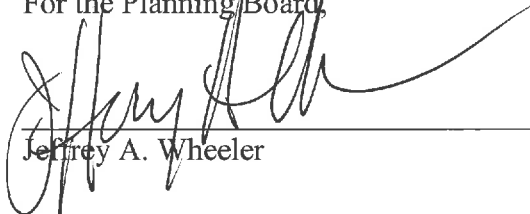
Planning Board Decision:

The Planning Board determined that the proposed additions and subsequent renovations of the Police Station is a significant improvement over the current conditions. The Board determined that the Applicant had satisfactorily addressed all of the concerns that had been raised during the public hearing process.

Therefore, after considering the Objectives of Design and Site Plan Review as set forth in Section 7.3 of the Zoning By-Law, the various documents and plans submitted, and the statements made at the public hearing, the **PLANNING BOARD VOTED 5 TO 0 TO APPROVE THE APPLICATION FOR DESIGN AND SITE PLAN REVIEW** to renovate the existing Police Station by constructing more than 2,500 square feet of additions and associated site improvements **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. This approval is based upon the submitted plans and application materials and supplemental materials filed during the hearing process. The building, driveway, and site improvements shall be constructed in conformance with the final plans as listed above and as modified by the following conditions.
2. If modifications to the approved documents are requested, the Planning Board shall review the modifications to insure that they are in keeping with the design intent of the structure and site improvements as originally approved by the Board. The Planning Board, or its designee, shall decide if an issue is Minor (requiring no Board action) or Major (requiring Board re-approval of the change). Major changes require a new public hearing.

For the Planning Board,



Jeffrey A. Wheeler

May 20, 2019