

**TOWN OF BELMONT**  
**PLANNING BOARD**  
**MEETING MINUTES**

**August 22, 2023**

**RECEIVED**  
**TOWN CLERK**  
**BELMONT, MA**

DATE: October 13, 2023  
TIME: 11:07 AM

**Present:** Carol Berberian: Vice Chair; Thayer Donham; Renee Guo; Andrew Osborn; Taylor Yates

**Absent:** Jeff Birenbaum: Chair

**Staff:** Ara Yogurtian, Assistant Director, Offices of Community Development

This meeting was held remotely using Zoom video conferencing technology, as permitted by the Massachusetts Act Relative to Extending Certain State of Emergency Accommodations, which became effective July 16, 2022. Update 3/30/23: The State has extended authorization for virtual public meetings through March 31, 2025.

**1. Meeting Called to Order at 7:00 PM**

Ms. Berberian introduced the Planning Board members and reviewed a summary of the items that were on the agenda.

**3. Public Hearing: a) Case No. 23-17 Design and Site Plan Approval 297 Concord Ave. - Municipal Skating Rink Building Committee Applicants request Design and Site Plan Approval to construct a new Ice-Skating Rink at 297 Concord Ave. located in a General Residence (GR) zoning district. Section 7. 3. 2 a) of the Zoning By-Law requires Design and Site Plan Review Approval from the Planning Board for the construction of a non-residential building that has a total Gross Floor Area greater than 2,500 square feet or a proposal that results in the need for six (6) or more parking spaces.**

Mark Haley, Chairman of the Building Committee; introduced his colleagues: Dante Muzzioli: Vice Chair; Tom Gatzunis: Owners Project Manager; Ted Galante: Architect.

Mr. Haley noted that the demolition will begin in September 2023 and hopes to have the rink open by November of 2024. He said that CHA is on as the OPM and they are in negotiations with Skanska.

Ted Galante presented the design for the skating rink. His presentation included:

- A vicinity map.
- Pictures of the existing structure.
- Map of proposed roof plan for the new structure.
- Proposed floor plans for the new structure.
- Elevations of the proposed metal panel building from all sides.
- A walk through of the interior amenities.
- Existing and proposed new fence (temporary for construction) plan.
- Electricity plan – electricity will come from a new transformer next to the ticket booth.

- A review of the design and function of the fire lane path.
- Plans for solar panels on the roof.
- Plans for insulation – the building shall be capable of keeping ice the entire year. The building could be used for other sports during the non-ice season. The plan right now is to have no ice for four months out of the year.
- A discussion on the longevity of the building – the building shall last 50 plus years.

Mr. Galante noted that he has already spoken with the DPW, Recreation Department, Police Department, Fire Department, and the School Department. They will reach out to the Board of Health again in the future regarding air quality and the concession stand. He explained that the correct and updated drawings are posted on the Town's website. He gave a brief description of parking and said that they would add two handicap spaces, add a modified sidewalk with two bus pull off lanes and the jug handle would also provide parking. He noted that parking would be discussed in more detail in the future. Ms. Guo suggested way-finding signs for the buses.

Mr. Haley reviewed the hazardous material to be removed from the old building and the process for removing them. It will be worked out with DEP before demolition.

Mr. Donham noted that she would like to see the materials samples at some point. Mr. Galante said that he intends to do this.

Ms. Berberian opened the meeting for public comment at 7:49 PM

Angus Abercrombie, Town Meeting Member Precinct 8, asked about how construction traffic would be mitigated.

Mr. Haley noted that Concord Avenue would be used as the main route into and out of the site. Main parking will be on site and workers cannot park on Concord Avenue. Mr. Galante noted that they were working with Skanska on parking delineation plans.

Larry Lenk, called in to ask about the financing for the field house. Mr. Haley noted that it would be paid for by another Town fund. Mr. Lenk asked for clarification regarding the electrical work. Mr. Haley described the proposed system and the location for the electric lines. Mr. Lenk also asked about the trees on site and Mr. Haley walked Mr. Lenk through the plans for the trees.

Rita Carpenter, Concession Stand Manager, wondered when the electricity would be operable. Mr. Haley noted that they will try to keep it operational through the fall but would let her know in the next few weeks.

There were no further questions from members of the public.

There were no further questions from members of the Planning Board.

Ms. Berberian noted the outstanding items to review on September 19, 2023 as the color/materials pallet for the building, more details on access for fire trucks, lighting- electrical items and storage for solar. Ms. Donham suggested that they bring the materials boards to the

Department of Community Development a week in advance so everyone can go and see them a week in advance.

**MOTION to continue to September 19, 2023 was made by Ms. Berberian and seconded by Ms. Donham. Motion passed.**

**Yes votes-**

**Carol Berberian**

**Thayer Donham**

**Renee Guo**

**Andrew Osborn**

**Taylor Yates**

**5. Adjourn 8:12 PM**

The Planning Board's next scheduled meeting will be held on Tuesday, September 5, 2023.