

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
September 19, 2017**

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BELMONT, MA

2017 OCT -4 PM 1:59

Present: Elisabeth Allison, Chair; Barbara Fiacco, Vice Chair; Charles Clark; Karl Haglund; Raffi Manjikian; Steve Pinkerton

Staff: Jeffrey Wheeler, Senior Planner; Spencer Gober, Staff Planner

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

Ms. Allison called the meeting to order and introduced her colleagues.

**2. Introductions, Welcome New Board Member, Board Organization**

Ms. Allison introduced Steve Pinkerton as the new PB member.

Mr. Pinkerton gave a brief description of his qualifications and spoke about his involvement in the community.

**3. Continued Public Hearings:**

**a. 75 Leonard Street – Design and Site Plan Review to Waive Parking Requirements (54 Parking Spaces) for Restaurant**

Len Simons, Applicant's representative, reviewed documents that were submitted to the PB: an employee parking plan, hours of operation of other Belmont Center business, a count of transportation options used by current de Magistris employees, public transportation schedules, a memorandum of understanding between the Town and Locatelli Properties, and a report on zoning relief granted to other restaurants. Mr. Simons noted that he had video of the parking lot behind the building and it showed substantial gaps in the parking spaces throughout the day. He added that the Parking Master Plan of 2012 identified large amounts of available parking spaces adjacent to the proposed restaurant. Damien de Magistris, Applicant, reviewed his restaurant proposal and noted that parking is readily available in the Center. He submitted a letter, written and signed by the merchants in the area, in support of the proposed restaurant.

Ms. Allison stated that it would be important to condition the decision to restrict employee parking from residential areas, Leonard Street, and the close-in municipal spaces and specify areas where it was allowed.

**Comments from the Audience:**

1. David Hesel, Owner of the Belmont Toy Shop, expressed his support for the proposed restaurant and stated that there would be plenty of parking.

**MOTION to close the public hearing was made by Mr. Manjikian and seconded by Mr. Haglund. Motion passed.**

**MOTION to approve the parking waive with a condition as noted was made by Ms. Fiacco and seconded by Mr. Manjikian. Motion passed.**

**b. 344 Pleasant Street – Design and Site Plan Review: Retail Building Greater Than 2,500 square feet – LB III District**

Joe Noone, Applicant's Representative, briefly reviewed the application and stated that he could answer any additional questions.

Ms. Allison reviewed the draft conditions and asked the PB for comments. Mr. Manjikian suggested that if an existing tree dies within in a year that it be replaced with a non-invasive species.

The PB discussed the proposed traffic conditions and how the Applicant will remedy the traffic if it exceeded the level of service after one year from the date of Certificate of Occupancy.

Comments from the audience:

1. Michelle Banker, Town Meeting Member, expressed concerns regarding traffic and safety issues. She added that she was concerned about bicycle commuter safety and the potential for future accidents. She proposed a traffic flow pattern to the PB.
2. Kathy Keohane, Town Meeting Member, stated that it was a mistake to make the traffic worse than it already was.
3. Russell Mann, 308 Brighton Street, noted that a turn restriction would avoid high risk situations. He added that this was an intersection that would also have new businesses moving in and traffic would likely increase.

Mr. Leo, Applicant, stated that these issues were discussed at earlier meetings.

4. Anne Paulsen, Town Meeting Member, stated support for a left turn restriction off of Pleasant Street. She expressed concern for bicycle safety.

**MOTION to approve the Design and Site Plan subject to the conditions was made by Ms. Fiacco and seconded by Mr. Manjikian. Motion passed. Ms. Allison noted that the decision and accompanying conditions would need to be reviewed by Town**

**Counsel before issuance to examine its impact on the pending litigation by the Applicant against the Town.**

**4. Discuss next steps for Waverly Square/South Pleasant Street Planning**

Ms. Allison proposed that the Planning Board shelve the library concept given that there was no realistic path to bringing it to the November Town Meeting. She then reviewed a presentation of the potential next steps for the Waverly Square and South Pleasant Street planning.

**5. Update re: Bradford**

Mr. Manjikian noted that further information on the study/den unit configuration was needed in order to resolve this issue. Ms. Allison requested that a letter be sent to notify the developer of the remaining issues and ask that the necessary information be promptly produced.

Ms. Allison stated that a lawsuit was filed against Toll Brothers and that she was assured by their representatives that this would have no impact on their ability to reach their deadlines.

**6. Preview agenda for next meeting**

Mr. Wheeler stated that the 75 Lorimer Rd. and five new residential applications will be forthcoming. Ms. Allison stated that the PB will continue to discuss the next steps for Waverly Square/South Pleasant Street planning, zoning for recreational marijuana, renewal of GR zoning required by the sunset position and other major issues that the PB must take up in 2017-2018.

**7. Review and approval of minutes**

**MOTION to approve the meeting minutes (subject to non-substantive edits as requested by Ms. Fiacco and Mr. Manjikian) was made by Mr. Manjikian and seconded by Ms. Fiacco for meeting minutes dated July 11 and 18, 2017, August 1, and August 31, 2017. Motion passed.**

**8. Adjournment - 8:55 PM**