

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
FEBRUARY 5, 2013**

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7:35 p.m. Meeting called to order.

Present: Sami Baghdady, Chair; Michael Battista, Vice-Chair; Elisabeth Allison, Charles Clark, Karl Haglund; Andres Rojas, Board of Selectmen Liaison; Jeffrey Wheeler, Staff Liaison to the Planning Board

7:35 p.m. Continued Public Hearing on the Cushing Village Application

Landscaping

Blair Hines, landscape architect, reported the following components to his design:

- A series of street trees will be provided at the corner of Common Street and Trapelo Road, along with benches and potted plants. A large gathering space behind the Winslow will contain evergreen plantings, large shade trees, and outdoor seating.
- Raised planters will be installed at the edge of Common Street with trellises over them and decorative screening.
- 3 layers of screening will be provided along Belmont Street and the Hyland Building. Retaining walls will be constructed where the grade changes and evergreens will be planted. A wooden fence, to be agreed to by abutters, will be installed along the property lines with evergreens or arborvitae to provide additional screening.
- He concluded that the landscaping will be focused on mitigating impacts of the development.

Mr. Rojas confirmed that the transformers would be screened. Additionally, he asked for:

- A plant list.
- Final site and landscape plans including plans showing the coordination of all landscaping and site improvements with off site plans.
- A definitive selection of all streetscape materials and products.
- Plans showing site lighting, including and additional transformers and related equipment.

Mr. Rojas suggested that the sidewalk extension leading to the Horne Road plaza needs to be straightened out and connected to the sidewalk on the other side of Horne Road. Mr. Baghdady wondered about discouraging traffic from accessing Horne Road. He suggested the use of low lying fencing or plantings would be appropriate. Mr. Hines responded that it would be possible to install a break-away bollard that would prevent vehicles from accessing Horne Road. Mr. Baghdady asked about what materials could be used to prevent the bricks on the plazas from buckling and creating an uneven surface. Mr. Hines suggested using a tightly manufactured product with no gaps between the bricks that would create a uniform surface. Mr. Baghdady noted that the trees shown in the presentation were mature and asked what size the trees would be at the time of planting. Mr. Hines stated that the trees would be 8-10 and 10-12 feet tall.

Comments from the audience:

1. Devon Brown, 54 Horne Road, pointed out the incongruousness of the sidewalks in the Horne Road plaza. Mr. Heiken agreed that the sidewalk alignment should be straightened out. He added that ways to alter the traffic and pedestrian flow in that area should be looked at as well.
2. Ed Kazanjian, 355 School Street, wondered if a barrier to traffic from Horne Road to the Plaza would offer adequate protection.
3. Steve Carlini, 31 Horne Road, stated that landscaping, parking and safety are interlinked and that he needed to understand the parking to understand the landscaping.
4. Ms. Colbert, Assistant Director of the Kendall Nursery School, asked if the plants in the planters would be seasonal or year round plants.
5. Nicole Gianoukos, 569 Belmont Street, asked for clarification regarding traffic exiting and entering from Horne Road to Belmont Street. Mr. Rojas stated that this was a typo and should have read "Common Street" and not Belmont Street.

Preservation of Historic Patterns and Character

Mike Smith, Co-Chair of the Historic District Commission, was invited to join the Board at the table.

Peter Quinn, architect, gave a presentation on the historic patterns and character of the Town as they relate to Cushing Village. He noted that an array of materials would be used, as well as rich detailing:

Winslow - The materials used in the Winslow building will be a mix of materials rich in detail in the arts and crafts style. Columns will be utilized similar to the ones at the train station in Belmont Center. Carpentry similar to that used at the Powers School of Music will be used.

Pomona - This building will have an organic motif and incorporate natural elements, similar to details in the Belmont Woman's Club. Iron work will be incorporated. Tiles will be imbedded in the stucco surface of the building, adding rich detail. Stacked cornices similar to those used in the condominium conversion of the Waverley Square Fire Station will be used. A clock tower will be introduced.

Hyland - Brick face will be used that would continue around the building. A stucco surface will wrap around the entry of the building. Architectural details and dormers similar to those used on the Harvard Business School buildings will be utilized. Double side by side windows and horizontal rails will be utilized.

Mr. Smith, read several quotes about the character of Cushing Square's buildings from the Massachusetts Historical Commission. He stated that the Historic District Commission feels that

the Pomona building is out of scale and that the height of the existing S.S. Pierce building is more appropriate. He asked the Applicant to reconsider the scale of the Pomona building and noted that the proposed clock tower would equal the height of the apartment building across the street on Trapelo Road. Mr. Quinn responded that that it would not be equal in height. Mr. Baghdady urged the Applicant to have further discussions with Mr. Smith regarding the clock tower of the Pomona.

Green and Sustainable Energy Features

Roger Colton, Co-Chair of the Energy Committee, joined the Board at the table.

Mr. Quinn made a presentation on sustainable energy and outlined the following goals that the development team wished to attain:

1. Reduce waste sent to landfills.
2. Reduce harmful greenhouse gases.
3. Create a safer environment for occupants.
4. Lower operating costs.

He stated these goals would be achieved by:

- Using LEED certified products.
- Creating a walkable community through site selection and design.
- Making efficient use of the land by increasing open space and landscape areas.
- Providing a variety of residential units.
- Providing Intermodal Access to different forms of transportation.
- Providing electrical charging stations and parking for Zipcars.
- Using interconnected walkways.
- Using resources efficiently, including sustainable and recycled materials.
- Providing shared parking spaces.
- Using high efficiency water and lighting fixtures and planning for future photovoltaic use.
- Requiring recycling of construction waste.
- Encouraging usage of subsidized T-passes and car pooling.

Mr. Colton told the Board he would submit a PowerPoint presentation regarding the un-bundling of residential units with parking spaces. He noted when you don't unbundle parking spaces you create a disincentive to use public transportation.

Comments from the audience:

1. Hernan Jara, 20 Horne Road, requested an express bus from Cushing to Harvard Square.
2. Jennifer Page, 25 Stanley Road, wanted to ensure that the process for LEED Certification was followed through and that the appropriate paperwork would be submitted. Mr. Quinn indicated that it would be written into the specifications and that it was the

Applicant's responsibility to follow through.

3. Devon Brown, 54 Horne Road, commented that the quality of proposed materials to be used in the development is not the same quality as the materials that have been used in historic buildings. He added that the scale of the buildings is not in character with the Town.
4. Don Becker, 35 Horne Road, inquired about how LEED Certification would be affected by a Special Permit request. Mr. Baghdady responded that that one way is by imposing conditions on the Special Permit.
5. Nicole Gianoukos, 569 Belmont Street, asked about the development's use of the Town's existing infrastructure. Mr. Quinn responded that Town officials assured the Applicant that the infrastructure will support the development. Ms. Allison added that after the construction of the new electric sub-station, there would be no problem with electrical capacity.
6. Kathy Rushe, Horne Road, noted that granite curbing has been used on Horne Road and that it should be reflected on the landscaping plans as well.

Moved by Mr. Battista to continue the public hearing on the Cushing Village Application to February 26, 2013 at 7:00 p.m. Seconded by Mr. Clark. Motion passed unanimously.

9:30 p.m. Medical Marijuana Treatment Center Moratorium Discussion

Mr. Baghdady reported that the Board of Selectmen had a discussion regarding regulating medical marijuana at its last meeting and concluded that it would be difficult to enact zoning regulations before the state regulations are adopted. He agreed that further direction was needed from the state, and proposed enacting a moratorium on medical marijuana treatment centers until June of 2014.

Adjournment: 9:45 pm.