

**TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
MAY 7, 2013**

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7:10 p.m. Meeting called to order.

Present: Sami Baghdady, Chair; Michael Battista, Vice Chair; Joseph DeStefano, Elisabeth Allison; Jeffrey Wheeler, Staff Liaison to the Planning Board

Absent: Charles Clark

7:10 p.m. Public Hearing: Site Plan Review of 66 Leonard Street/El Centro Mexican Restaurant

Mr. Battista read the public hearing notice.

Alex Rodriguez, co-Applicant, explained that he is seeking to open a restaurant in Belmont, which will be a casual dining experience. He currently owns restaurants on Shawmut Avenue in the South End and in Brookline Village. Hours of operation will be from 11:00 a.m. to 3:00 p.m. and from 5:00 p.m. to 10:00 p.m. Mr. Baghdady stated that 33 parking spaces were needed, and asked the Applicant if he had explored valet parking. Rabi Islam, co-Applicant, stated that they will explore valet parking and also indicated that the municipal lot would be used.

A discussion ensued about the tight alley that will be used for deliveries and dumpster storage. Mr. Islam indicated that supplies will be delivered on small dollies through the front door during early morning hours, between 6:00 a.m. and 7:00 a.m. He added that the existing tote barrels are airtight and will not emit odors, and that the garbage will be moved nightly from the kitchen and removed from the alley in the morning.

Mr. Battista inquired about the number of spaces that came with the lease, and there were none.

Comments from the audience:

1. Kimberly Becker, a tenant in the same building, expressed several concerns regarding noise and garbage pick-up. Mr. Rodriguez responded that this location would have similar soundproofing as the South End restaurant - there would be closed insulation, layers of sheet rock and blueboard, and a finished ceiling. Mr. Baghdady added that the Applicants needed to ensure that the ceiling will not allow for the penetration of odors. Mr. Rodriguez said that they would install sufficient exhaust and odor suppression equipment to prevent that. Mr. Wheeler added that the Board of Health reserved the right to re-visit the plans regarding trash pick-up. Mr. Rodriguez responded that he will explore hiring a "spotter" in the common lobby to control the crowd and noise in that tight area.
2. Robert Berberian, owner of half of the first floor of the building, stated he had visited the South End restaurant and there were no odors from that location. Additionally, the operation of the restaurant appeared very good.

3. Michael Gold, a tenant in the building, reiterated a concern about the possible noise in the lobby. Mr. Battista suggested creating a separate street level entrance.
4. Mrs. Gold, the business manager for Mr. Gold, stated that she did not want the garbage to sit overnight until a morning pickup.

Mr. Baghdady suggested the Applicants meet with the other tenants of the building to address concerns and come up with solutions. He asked the Applicants to present this new information at the next Planning Board meeting.

Moved by Ms. Allison to continue the public hearing regarding 66 Leonard Street to May 14, 2013 at 7:00 p.m. Seconded by Mr. DeStefano, and it was passed unanimously.

7:45 p.m. Public Hearing: Site Plan Review of 436 Common Street/ La Maione Restaurant

Mr. Battista read the public hearing notice.

Mr. DeStefano recused himself, as he is a neighboring property owner.

John Maione, Applicant, provided a little background about himself. He indicated that the hours of operation would be from 5:00 p.m. to 9:30 p.m., with a lunch service added at some point in the future. In response to the Mr. Baghdady's comment that he would need 40 parking spaces, Mr. Maione mentioned the possibilities of parking at the Methodist Church and of providing valet service. He stated the total seating is 60 indoors and 52 outdoors. The dumpster will be shielded behind a screen of lattice and ivy and there will not be any large trucks making deliveries, as he intends to pickup and deliver his own food.

Mr. Baghdady explained that since only three members of the Board were present for the public hearing, the Applicant will need a unanimous vote of all 3 members. However, the Applicant did have the option of waiting until four members were present at a subsequent meeting. Mr. Maione agreed to continue the public hearing to the next Planning Board meeting.

Moved by Mr. Battista to continue the public hearing regarding 436 Common Street to May 14, 2013 at 7:00 p.m. Seconded by Mr. Clark, and it passed unanimously.

8:20 p.m. Continued Public Hearing: Inclusionary Housing Zoning By-Law

Ms. Allison and Mr. DeStefano reported that they have been meeting with members of the Housing Trust and Roger Colton regularly to work on the By-Law.

Moved by Ms. Allison to continue the public hearing on Inclusionary Housing Zoning By-Law amendment to May 14, 2013 at 7:00 p.m. Seconded by Mr. Battista, and it passed unanimously.

Adjourned – 8:20 pm.