

TOWN OF BELMONT
PLANNING BOARD

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MEETING MINUTES
June 12, 2012

SEP 14 2 20 PM '12

7:05 p.m. Meeting called to order.

Attendance: Sami Baghdady, Chair; Michael Battista, Vice Chair; Charles Clark, Joseph DeStefano; Jeffrey Wheeler, staff

Absent: Karl Haglund

7:05 p.m. **Public Hearing Continued: Cushing Village Application**

Mr. Baghdady announced that the Applicant, Smith Legacy Partners, submitted a letter requesting a continuation of the public hearing to June 26, 2012.

**Moved by Charles Clark that the public hearing be continued to June 26, 2012 at 7:00 pm.
Seconded by Mr. Battista.
Motion passed unanimously.**

7:10 p.m. **395 Trapelo Road – Public Hearing to Modify Design and Site Plan Approval**

Mr. Battista read the public hearing notice.

Ms. Joan Langsam, attorney for the Applicant, East Cambridge Savings Bank, requested a modification to the site plan to include an air conditioner condenser that had been installed, and to include arbor vitae landscaping as a screen. Ms. Langsam stated that the condenser is visible from Trapelo and Davis Roads and the arbor vitae would block the view of the condenser and therefore would be more aesthetically pleasing than the view of the condenser. Ms. Langsam further stated that the condenser complies with the Town's Noise By-Law.

Mr. Baghdady asked her if the Applicant considered vinyl fencing instead of the arbor vitae since it might better insulate the noise from the condenser. Ms. Langsam stated that 7-8 foot tall arbor vitae would allow for easier maintenance and access to the condenser. She added that the arbor vitae would be planted about 4 feet apart.

Mr. DeStefano asked that additional arbor vitae be planted at the corner of the building near the ATM, to create a better sense of balance with the landscaping. He also requested that arbor vitae be planted to screen the downspouts. Ms. Langsam stated that she couldn't recommend either suggestion to the bank, since it would create a security issue for the bank, especially those near that ATM.

Audience Comments:

1. Al Smith, 11 Poplar Road, asked if a rosebush or other plant could be used instead of the arbor vitae.

2. Newton Kapelian, 200 Trapelo Road, asked if the wave length of the sound from the condenser had been computed. It was noted that the sound emissions from the condenser are in compliance with the noise by-law.

Mr. Battista asked about the SEER rating of the condenser and explained that SEER ratings were a unit of efficiency.

Mr. Clark stated that the Board should defer to the applicant on the security issue. Mr. DeStefano noted that the landscaping should be balanced, as it was his opinion that it would enhance the site and the neighborhood. He did, however, respect the concerns of security.

Discussion ensued about the possibility of planting arbor vitae to screen each downspout and not to near the ATM. Ms. Langsam read the security code which said “shrubs shouldn’t be placed near ATM machines and other places where people can hide.” Mr. DeStefano suggested planting one arbor vitae near the rear corner and one in the middle of the façade in order to soften the Davis Road side of the building. He also noted that there was not enough space for them to place 6 arborvitae 4 feet apart.

**Moved by Mr. DeStefano to amend the site plan to allow the placement of the air conditioning condenser and to screen it and the down spouts with 7 arborvitae, 7-8 feet in height, spacing to be as discussed. Seconded by Mr. Battista.
Motion passed unanimously.**

7:45 p.m. Discussion Regarding Vacant Planning Board Position

Mr. Baghdady asked for suggestions about the skills that the new Planning Board member should possess. He noted that the members currently include two persons with construction experience, a commercial appraiser, and a lawyer. He was also grateful that Andy Rojas offered his architectural skills as the Board of Selectmen liaison. He asked whether any other skill set would be helpful to the Board. He noted that the Board has seen more applications for commercial construction projects.

Mr. Clark suggested that a person with economic and financial skills would be helpful to the Board and be good for the Town. He stated that it is important to be able to analyze the fiscal impact on the Town of certain types of development, and zoning changes. All members agreed with Mr. Clark’s suggestion of a person with a background in economics and financial analysis.

Mr. Baghdady stated that he will convey this discussion to the Board of Selectmen.

8:00 p.m. Summer Meeting Calendar

Members discussed when this summer they would and would not be available to meet. Jeffrey Wheeler suggested putting placeholders for July 10th and 24th should the Board need to meet. The Board decided not to meet in August.

8:10 p.m. Committee Updates

Mr. DeStefano reported that the Community Preservation Committee will be meeting to discuss the criteria for hiring an administrative assistant.

Mr. Battista noted that the Capital Budget Committee has met to discuss town priorities.

Mr. Clark reported that the Housing Trust continues to look for development opportunities.

Mr. Baghdady reported that the Wellington School Building Committee will come to the Board's meeting on June 26th to discuss further solutions to the HVAC noise problems.

Approval of Minutes

**Moved by Mr. Battista to approve the minutes of March 13, 2012.
Seconded by Mr. Clark**

**Moved by Mr. Clark to approve the minutes of March 27, 2012.
Seconded by Mr. Battista.**

Both motions pass unanimously.

Adjournment: 8:15 p.m.