

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
July 25, 2006**

7:08 p.m. Meeting called to order

Attendance: Karl Haglund, Chair (arrived 7:20); Andrew McClurg; Jennifer Fallon; Sami Baghdady; Andres Rojas; Jay Szklut, Staff; Jeffrey Wheeler, Staff

The July 12, 2006 minutes were approved.

Committee Updates

Harvard Lawn Fire Station Reuse Committee (Lawn) – Andy Rojas reported the Committee has forwarded a draft RFP to the Town Administrator and Town Counsel.

Belmont Center Planning Group (BCPG) - Sami noted that the Committee has completed their review of the proposals. The committee will be recommending that the Board of Selectmen contract with Urbanica to redevelop the fire station. The decision was not unanimous and all proposals had unaddressed concerns but the committee felt that Urbanica was the best qualified to produce a product that would be a benefit to the Center and to the Town.

Preliminary Discussion - McLean Affordable Housing Z6 project

Affirmative Investments, Inc. (AI), the developer approved by the Board of Selectmen for the Affordable Housing Development on Zone 6 of the McLean District presented their conceptual plans and ideas for the property. They noted that their financing was dependent upon receiving Low Income Housing Tax Credits and that the application for the credits is due Sept. 8. It was their understanding that the State is requiring that all permits and approvals be in place in order to submit an application. Staff informed AI that there needed to be a public hearing and there are advertising timeline regulations. AI was encouraged to consult with the State to determine whether a permit in process would be acceptable to submit an application. Other issues discussed included: an application for funding for construction of a sidewalk along Trapelo Rd under the Transit Oriented Development program; parking for Waverly Oaks complex, including having entrance off Mill St be one way with exit through the new complex onto the soon to be constructed Olmsted Drive; construction under LEEDs guidelines; and landscaping.

8:05 PUBLIC HEARING SPECIAL PERMIT FOR EXISTING FREE-STANDING SIGN AT 79-81 TRAPELO ROAD, ESSENCIA DAY SPA

Applicant presented pictures of proposed sign and noted that a sign already existed on the site and this was simply a change of business.

**Moved by Fallon to approve extension of sign permit for Essencia Day Spa
business located at 79-81 Trapelo Road.**

Second by Rojas

Approved Unanimous

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8:15 PUBLIC HEARING SPECIAL PERMIT FOR FREE STANDING SIGN AT 48-50 TRAPELO ROAD, EDWARD JONES INVESTMENTS

Applicant presented pictures and dimensions for a free standing sign for a new business, Edward Jones Investment, to be installed at 48-50 Trapelo Road.

Moved by Rojas to approve a permit for the sign as per the application subject to no other free standing signs shall be permitted on the property and illumination of the proposed sign is limited to the hours 5:00 pm to 9:00 pm inclusive.

Second by Fallon

Approval Unanimous

8:20 CONTINUED PUBLIC HEARING PROPOSED SENIOR CENTER BUILDING (MEETING JOINTLY WITH THE ZONING BOARD OF APPEALS)

Mr. Haglund opened the meeting by noting that the landscaping buffer and the 10' encroachment onto the Town field were to be discussed. Andy Rojas reported on his meeting with the applicant regarding landscaping issues. Mr. Rojas noted that it was a very productive meeting given the limitations of the proposed site design and that substantial agreement had been reached.

Mr. Baghdady asked whether the applicant had the opportunity to calculate the number of parking spaces that would be required if the building were fully occupied at a given point in time. The applicant responded that 180 spaces would be needed based on zoning requirements. Sixty-four spaces are proposed. Mr. Baghdady suggested that calculations could be revised as some uses were office or classroom that required less parking. The applicant noted that under those conditions, the number of spaces needed were approximately 120. Mr. Baghdady expressed his concern over potential parking issues.

Mr. Wheeler reported that there was still no resolution over the ownership of the 10" strip of land between the proposed Sr. Center and the Town's athletic field. Town Counsel and Mr. Wheeler are continuing to research the matter.

The applicant noted that they had recently been notified that the half story addition on the structure violated the half story calculation and therefore is considered a third story. The architect will schedule a meeting with the building department to review calculations and determine what action, if any, needs to be taken.

The applicant reported that the dumpster location had been shifted to the opposite corner that abuts the playground in response to a neighbor's concern and planning board comments. The architect noted that this had not yet been approved by the building committee.

Questions were also raised concerning the location and screening of the generator. Could the generator be located inside the building? The architect responded that the generator should be outside of the building and that it would make minimal noise. Also, it is intended to be an emergency generator only.

Mr. Rojas asked the applicant whether there was any flexibility in the designs presented for review. The applicant responded that the architect and committee had gone through a long public process and the plans before the Board were the result of that process.

The applicant noted that they had discussed snow removal and storage with Building Services and Public Works. Snow could be dumped onto the neighboring playing field. It was then noted that the proposed landscaping may make it difficult for a front end loader to dump snow over the fence without damaging the proposed trees. This will need to be considered in the final landscaping plan and require approval by DPW.

Questions concerning size of the building were again raised and whether a full third floor was possible. The architect responded that the functions planned dictated that a larger first floor was necessary. For example, gatherings and food service, billiards room needed to be on the first floor. Also, going to a third floor would require changing from wood frame to steel frame construction.

Motion by Fallon to close the Public Hearing
Second by Rojas
Approval Unanimous

The Planning Board continued the meeting to August 22 for deliberations.
The Zoning Board of Appeals continued their public hearing to September 11.

Discussion - Open Space Plan Update

Jay suggested that Board members submit comments on the goals and needs update to him. He will compile comments to facilitate discussion at the next meeting.

Town Planner's Report

The Board agreed to return to their regular meeting schedule, the 2nd and 4th Tuesdays of the month beginning in September.

Other Business

The Board agreed that at their September 12th meeting they would review their presentation and discussion for their September 18th meeting with the Board of Selectmen.

10:10 Meeting Adjourned

Next Meeting: Tuesday, August 22, 2006
Town Hall, Selectmen's Meeting Room
7:00 pm – 10:00 pm

8/22/06 MINUTES Approved Unanimously