

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
September 9, 2009

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

Attendance: Jenny Fallon, Chair; Karl Haglund; Andres Rojas; Sami Baghdady; Carla Moynihan; Jay Szklut and Jeffrey Wheeler, Staff.

7:15 pm PUBLIC HEARING (cont.) – Wellington School Site Plan Review

Reading of the notice was waived.

Ms. Fallon informs the public that the Planning Board has not yet received all of the documents pertaining to the school's site plan review and therefore the meeting will be continued.

Pat Brusch responds to comments concerning location of generator and dumpster. The generator will be in the basement and the building committee does not anticipate having a dumpster on site.

Andy Bernardo, Engineer, discusses the proposed storm-water management system. There will be two recharge areas and a maintenance plan. At this time permeable surfaces are not planned.

Johnathan Levy, Architect, reviewed the current proposed traffic and parking plan along with drop-off areas.

Mr. Haglund asked what functional changes would occur if the lot off Orchard Street were closed.

Jonathan Levy responded that both fire and police had requested that the lot remain open to emergency vehicles.

Mr. Haglund noted that the area need not be paved but a reinforced area would still allow emergency vehicle access.

Pat Brusch in response to a question on the number of parking spaces proposed noted that the project is planned to provide a space for every permanent staff member.

Karstens Kuckenbender, 4 Pine Street – walks to school with his daughter and encourages other parents to do the same.

Anne Hilgen, Marsh St. – Who looks out for pedestrian and vehicle safety?

Benita Gold, 45 Springfield St. – School Street is hazardous for biking.

Anne Paulsen, 90 School St. – Siting of the building is too close to school street residences.

Andy Rojas asked how tall is the façade of the building.

Mr. Levy responded that the height is 28 feet.

Rob Mordella, 116 Orchard St. – Provides Board with an alternative plan and proposal for emergency access

Susan Kerry, 24 Orchard St. – Asks whether a reinforced surface on Orchard Street side of school would serve the intended purposes

Discussion ensued on when materials would be prepared for site plan . It was decided that the Board would try to decide the question of the waivers requested for the size of parking spaces and the setback from St. Joseph's property line on September 23. Deliberations and decisions on all other issues will be planned for October 14th when all documentation should be available.

Hearing was continued to Sept 23 @ 8:00PM, Board of Selectmen's meeting room.

8:30 pm PUBLIC HEARING (cont) – Oakley Neighborhood Proposed 40R Development

The reading of the public notice was waived.

Attorney Dan Harrington notes that the spacing of street trees meets the requirement of the Planning Board's Design guidelines.

Mr. Haglund concerned with parking in front of garages on parking lot parcel. Why were the drawings showing that parking in the rear or on sides does not work not presented to the Board?

Mr. Rojas notes his disappointment with the structure on the site of the current parking lot feeling it does not meet the intent and spirit of the rest of the guidelines.

Mr. Harrington states that the proposed project conforms with all requirements of the bylaw. He notes that to move a driveway from an Oakley Road entrance to an entrance off Belmont Street would result in a back yard that essentially is a parking lot which is neither an aesthetic nor economically pleasing result.

Staff note that a letter from Concord Square Development will be submitted to the Board responding to a letter from Nancy Conlin to the Board. Ms. Conlin takes issue with the review letter submitted by Concord Square. Mr. Szklut notes the review by Concord Square represents a professional and quality review of the project and comments made by the Oakley Neighborhood Association and their conclusions represent the opinion of their firm. He recommends the Board allow a letter from Concord Square be submitted in response to the Conlin letter.

Denee Reiton Skipper, 24 Essex Road – Member of Shade Tree Committee concerned with street trees and notes issues that arose with Lopez development on Warwick Road

Brian Saper, 16 Old Middlesex Road – End unit should have a driveway onto Belmont Street

Lloyd Johnston, 24 Oakley Road – very much in support of project and remind neighbors that there are tradeoffs. Many homes in neighborhood have front facing garages.

Richard Cheek, 4 Pequosset Road – Most garages not in the main block of the house.

Jean Connors, ? Belmont St. – Concerned with traffic resulting from 7 units exiting onto Belmont Street.

Julie Kirrane, 23 Lawndale Street – In support of project.

Moved by Ms. Moynihan to close the public hearing but allow written comments to be submitted.

Seconded by Mr. Rojas

Motion passed unanimously

Discussion ensued regarding the need for an extension. The applicant agreed to extend the deadline for the filing of a decision to Friday, October 26 with deliberations scheduled for September 23 and a verbal decision by Oct 14.

Meeting continued to Sept 23 to begin deliberations.

9:20 p.m. Discussion – Central/Palfrey Squares Interim Planning Overlay District

Jay presented the final draft zoning amendment and requests approval to post public hearing advertisement on amendment. Public hearing will be scheduled for October 14th. Board agrees.

9:30 p.m. Discussion – Comprehensive Planning

Ms. Fallon reminds the Board that the kickoff meeting is scheduled for September 10th. There will be 6 working groups and a member of the Planning Board should cover each group as follows:

Mr. Haglund – Greenbelt and Open Space

Ms. Moynihan – Housing

Mr. Baghdady – Commercial Development

Mr. Rojas – Public Facilities and Finance

Ms. Fallon – Transportation and Energy

Staff will cover Historic Preservation

9:55 p.m. Discussion – Inclusionary housing Amendment

Because of the lateness of the hour Jay requested that discussion on the amendment be deferred. Mr. Colton suggested that a copy of the zoning be forwarded to the Disability Access Commission. The amendment will be discussed at the September 23 meeting and the Belmont Housing Trust will be invited.

10:15 p.m. Town Planners' Report

Planning Board Schedule – Jay submitted a revised work schedule to the Board. He noted that a meeting on the rezoning of Waverley Square had been scheduled for September 29 and he would be sending out the draft zoning with the announcement of the meeting. Following that meeting the revised zoning would be brought to the Board for discussion.

10:25 p.m. Meeting Adjourns

Next Meeting: Wednesday, September 23, 2009, 7:00 p.m., Board of Selectmen's meeting Room, Town hall

9/26/09 Minutes Approved