

**TOWN OF BELMONT  
PLANNING BOARD**

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**CASE NO:** 19-01 – Amendment #1  
**APPLICANT:** Belmont Middle and High School Building Committee  
**OWNER:** Town of Belmont  
**PROPERTY:** 221 Concord Avenue  
**DATE OF PUBLIC HEARINGS:** May 17, 2022  
Continued: June 21, 2022 & July 19, 2022  
**MEMBERS SITTING<sup>1</sup>:** Stephen Pinkerton, Chair, Matthew Lowrie, Thayer Donham, Karl Haglund<sup>2</sup>  
**MEMBERS VOTING:** Stephen Pinkerton, Chair, Matthew Lowrie, Thayer Donham

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**Introduction:**

This matter came before the Planning Board (“Board”) of the Town of Belmont (“Town”) acting as the Design and Site Plan Review Approval Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts (“By-Law”) and Chapter 40A of the Massachusetts General Law (“Zoning Act”). The Applicant, Belmont Middle and High School Building Committee (“Applicant”), requested an amendment to their 2019 Design and Site Plan Review (“DSPR”) Decision. The 2019 DSPR Decision required any major changes to require a new public hearing. 221 Concord Avenue is located in the General Residence (GR) and General Business (GB) Zoning Districts. The proposed changes were ruled as major change by the board thus requiring a new public hearing. The proposal shows changes to the site layout and structures/materials.

**Proposal:**

The applicant specifically proposed changes to grading, fence height, the site of water foundation/bottles filters, the removal of blue phone, concrete sidewalk, switchgear plantings, traffic patterns for pickup, parking, and landscaping.

**Submissions to the Board:**

- 1) April 14, 2022 Application Submissions:
  - a. Site Plan Updates Submission.
- 2) Revised Documentation:
  - a. Update Site Plans for the June 21, 2022 Planning Board Meeting;
  - b. Update Site Plans for the July 19, 2022 Planning Board Meeting.

**Public Hearing:**

The Board held a duly advertised public hearing conducted via ZOOM videoconference (in connection with current restrictions regarding social distancing in connection with COVID-19) on May 17, 2022, and it was continued to June 21, 2022 and July 19, 2022. The public hearing was closed at the July 19, 2022 public hearing. Thomas Gatzunis from CHA and Bill Lovallo from the Belmont Middle and High School Building Committee presented the project to the Board. Public comments were received at all of the public hearings.

Issue raised by Board members at the May 17, 2022 Meeting for the applicant to address prior to the continued public hearing on June 21, 2022:

- Opening on the ball field vs swing gate
- Emergency phone
- Concrete vs asphalt sidewalks
- Switch gear

<sup>1</sup> Ms. Guo and Mr. Birenbaum recused themselves due to conflict of interest.

<sup>2</sup> Mr. Haglund arrived late to the July 19, 2022 continued public hearing and did not vote.

Issue raised by Board members at the June 21, 2022 Meeting for the applicant to address prior to the continued public hearing on July 19, 2022:

- Two switch gears
- The pedestrian path next to the switch gear pad
- The relocation of existing trees near the MBTA train underpass

**Deliberation and Decision:**

On July 19, 2022, the Board deliberated on the Applicant's request for Design and Site Plan Review Approval under Section 7.3.2 a) of the Zoning By-Law to allow changes to the approved Design and Site Plan Review.

Accordingly, upon motion duly made and seconded, **the Board voted 3-0 to approve the Applicant's request for an amendment to the Design and Site Plan Review at 221 Concord Avenue with the following conditions:**

1. This approval is based upon the plans submitted prior to the July 19, 2022 Planning Board Meeting. No modifications may be made without the approval of the Board, or a determination in writing by the Board that the modification is so minor that the approval by the Board is not required.
  - a. This amendment approval covers all of the proposed changes to grading, fence height, the site of water foundation/bottles filters, the removal of blue phone, concrete sidewalk, switchgear plantings, traffic patterns for pickup, parking, and landscaping.
2. Prior to any building permit being issued, this decision shall be recorded at the Middlesex South District Registry of Deeds or the Middlesex Registry District of the Land Court. Proof of recording shall be forwarded to the Zoning Enforcement Officer prior to the issuance of any building permit.

On Behalf of the Board,



Robert Hummel, Senior Planner

Dated: July 22, 2022

Anyone aggrieved by the issuance of this Design Site Plan & Review Approval has the right to appeal pursuant to M.G.L. Ch. 40A, § 17 and shall file such appeal within 20 days after the date of filing this Decision with the Town Clerk