

Conditions for Approval of Case No. 211-07, Design and Site Plan Review for construction of 11 parking spaces at 661 Pleasant Street:

Parking in the new spaces shall be allowed as permitted for Belmont Women's Club (BWC) members, lawful tenants and their guests; authorized BWC and lawful tenant functions and events; and building maintenance services. Any other onsite parking, other than for pick-ups and drop-offs, shall require separate approval of an application for Accessory Use under ZBL §3.3.

The BWC shall notify the Historic District Commission (HDC) and the Planning Board (PB) of the start of construction.

Designated HDC and PB members shall approve the selection of stones for the retaining wall prior to installation.

The BWC shall prepare a final landscape plan for HDC and PB approval prior to installation of landscaping to screen the parking lot from views from the east and west. If plans are not submitted within six months from the date of this decision, the BWC shall appear before the PB to report the status of compliance with landscaping requirements.

The BWC shall apply to the HDC for approval of any future handicap access plan.

The BWC shall submit certification from a landscape architect or civil engineer that the plan as submitted complies with all requirements for ADA parking including slope in all directions.

Before parking is permitted in the spaces, the HDC and PB shall approve parking signage.