

**Vision21 Implementation Committee (VIC or “the Committee”) minutes**  
**October 4, 2023**

VIC Members in attendance: Taylor Yates, Erin Lubien, Allison Lenk, Dan Barry, Max Colice, Gang Zhao, Brian Antonellis

*Called to order at 7:15PM*

**MOTION: Approve September 6, 2023 Vision21 meeting’s minutes**  
Unanimously approved

**Introductions: Erin Lubien and Allison Lenk**

**Chris Ryan, Belmont’s new Town Planner**  
Did not show

**Discussed Future Projects**

Committee held a brainstorm and mentioned a number of different potential ideas

- Mass increase (max allowable height, FAR, setbacks)
- Hotel law (define, allow by right, AirBnB, BnB, a tax on all)
- Brighton St Overlay District
- Concord Ave Overlay District
- Residential package 1
- Open space & Rte 2 commercial zone package
- Sign Law
- Add fiscal lens to section 1.2 of the ZBL
- Long term vacancy tax or fee (like Arlington)
- Create commercial tax rates
  - Inadvisable at this point because it sends the wrong message to the developers we want and doesn’t raise much revenue
- MBTA Communities Act, financial impact of dense vs. less dense housing
- Building maintenance standards

**Update regarding Planning Board and Warrant Committee presentations**

- Presented to Planning Board, no action was taken by the board and we are going back on 10/10
- Presented to the Warrant Committee, no action was taken by the board but we are going back after the Planning

**Vote to endorse final version of the amendments for Special Town Meeting**

- Unanimously approved

**Upcoming Meetings of other, relevant committees**

- Planning Board: October 10th

**Next Meeting (Date & Time):**

Options include:

- 11/1 (before Special Town Meeting)
- 11/15 (after Special Town Meeting)
- 11/22 (after Special Town Meeting)

Committee proposed 11/1, to be confirmed via email

**MOTION to adjourn at 8:17PM**

Unanimously approved