

Vision21 Implementation Committee (VIC or “the Committee”) minutes
February 7, 2024

VIC Members in attendance:

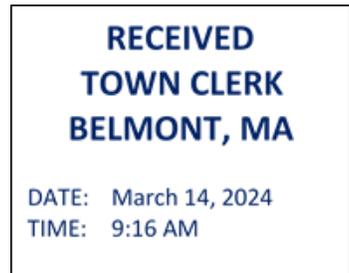
Taylor Yates, Joe Bernard, Erin Lubien, Dan Barry, Allison Lenk, Max Colice, Brian Antonellis, Gang Zhao

Called to order at 7:03PM

New member: Joe Bernard

The Committee introduced ourselves to Joe

MOTION: Approve December 13, 2023 Vision21 meeting’s minutes
Unanimously approved



Next Project

- What to do with the Town-owned properties identified by the Structural Change Impact Group
 - SCIG created a list, but did not get to the level of recommendations or segmentation
 - Were State-owned properties included?
 - No
 - Website does not have an Excel sheet that is searchable
 - What does the Planning Board think?
 - Nothing yet
 - Most of the properties are unusable due to wetlands, tiny lots, easements, etc.
 - If we cull it to a usable list that would create value
 - For example, to vacant land above a certain lot size
 - Does this include the Belmont Light building?
 - Yes it was the #1 property ID’ed by the SCIG
- How to identify “parcels of interest” to the town
 - Having a list gives the Town leverage if it ever wants to use that land, and / or slow down hostile development
 - Examples include:
 - Anything that abuts town property and could enhance town property (such as Concord Ave gas station)
 - Wetlands enhancement
 - Infrastructure enhancement (for example: Concord Ave Bridge)
 - Open space
 - How does open space zoning come into this, if at all?
 - It does not
 - Committee raised concerns that if a Master Plan is not on the roadmap, then this work will go nowhere
 - Will a master plan even happen?

- A good master plan should be where the community comes together and decides what it actually wants
 - Bringing in a 3rd party would make the process better by bringing in expertise and doing a lot of the legwork of engaging the community
 - Vision21 would be a great candidate to do that process
 - UMass Collins Center & MAPC could fund it
 - Should Habitat and the Belmont Country Club count as parcels of interest?
 - Should we take into account 3A?
 - It is likely going to change so much between now and the final submission that this will be impractical
 - What is the deliverable?
 - Tagging all the properties
 - Segmentation of the properties
 - 1-2 levels of additional depth on properties that are very important / strategic
 - Could we use it to address traffic?
 - Absolutely
 - What about 5-acres of DOT land near Route 2?
 - Sure why not?
- Vacant property registry
 - Arlington has an easily-replicable law
 - We can require commercial landlords to add their vacant properties to a town-managed registry that can be publicly accessed
 - We can charge a small fee for registration
 - Brian Antonellis mentioned that it can be in the amount required cover the cost of monitoring for vagrancy

Max Colice departed at 7:52PM

MOTION: The Vision21 Implementation Committee should prioritize the discussed projects in the following order

1. Determine what to do with the Town-owned properties identified by the Structural Change Impact Group
2. Vacant property registry
3. Parcels of interest

Brian Antonellis seconds

Unanimously approved

MOTION to adjourn at 8:08

Unanimously approved