

**TOWN OF BELMONT**  
TOWN CLERK'S OFFICE  
455 CONCORD AVENUE  
BELMONT, MASSACHUSETTS 02478

ELLEN O'BRIEN CUSHMAN  
TOWN CLERK

TEL. (617) 993-2600  
FAX (617) 993-2601

To: ✓ Jeff Conti

Cc: Michael Widmer, Jay Szklut

Date: April 21, 2010

Subject: Amendment Received, Article 27

Attached, please find three more amendment to Article 27 for the upcoming Annual Town Meeting to be held April 26 & 28, that were received at the Town Clerk's office today. I have spoken with Mr. Cunningham to request that he also provide them to Jeff by email so they may be available via Powerpoint.

Per Mr. Cunningham's clarification, the first proposal is all-encompassing; if it is voted, he will withdraw the other two proposals, if not, they will stand for vote.

Sincerely

Ellen O'Brien Cushman  
Town Clerk

20 Chandler Street  
Belmont, MA 02478  
20 April 2010

Ellen O'Brien Cushman  
Town Clerk, Town of Belmont  
455 Concord Avenue  
Belmont, MA 02478

RECEIVED  
TOWN CLERK  
BELMONT, MA.  
APR 21 1 19 PM '10

Dear Ms. O'Brien Cushman,

I am writing to propose three amendments to the Articles of the Warrant for the 2010 Annual Town Meeting (not all may be required, depending on which amendments are offered and/or considered in turn at Town Meeting, but I will submit them all). This is the first proposal.

### Proposal #1

I would like

*To see if the Town will vote to amend Article 27 by making the following changes:*

*1) Insert the word "new" before the phrase "Comprehensive Plan" in the first paragraph, so that the full paragraph reads as follows:*

*" WHEREAS, The Town of Belmont has not had a new Comprehensive Plan to guide its growth and development since 1963; and"*

*2) Remove the third paragraph in its entirety, and insert in its place the following text:*

*" WHEREAS, guided by that Vision, the Planning Board, bringing together many Town boards, committees, commissions, departments, property and business owners and residents, and professional planning consultants, has proposed a plan ("A Vision for Belmont: Mapping a Sustainable Future") which it would like the Town to use as a framework for making decisions and setting policies concerning land use issues and to preserve the Town's quality of life as an economically, environmentally, and socially sustainable community in the 21st Century, therefore be it"*

*3) Remove the paragraph beginning "ENDORSES the primary goals..." in its entirety, and insert in its place the following text:*

*" ENDORSES some of the goals recommended by the Planning Board's "A Vision of Belmont" document as steps to achieving that vision, including: "*

*4) Remove the following text in its entirety, without replacement:*

*" • Refocus control of future development on design guidelines and review process to supplement traditional zoning; "*

5) Remove the final paragraph beginning "SUPPORTS the decision..." in its entirety, and insert in its place the following text:

*" WOULD SUPPORT a decision of the Board of Selectmen and the Planning Board to adopt the document, "A Vision for Belmont: Mapping a Sustainable Future," as a working draft toward an eventual Comprehensive Plan for the Town, pursuant to Chapter 41, Section 81D of the Massachusetts General Laws, subject to an "interactive public process" as specified in subsection (1) of that statute, and any other review deemed appropriate by the affected bodies. "*

*, or in any way act thereon.*

Note: When I say "Article 27" above, I mean the Proposed Amended Language to Article 27, as sent to Town Meeting members recently, and *not* the original language of Article 27 as included in the overall Warrant sent earlier (they are slightly different). The Town Moderator informed me that the newer language would be put forward for consideration at Town Meeting, so my proposals refer to that version. (If I need to adjust my proposals to reflect the earlier version of Article 27, please let me know.)

I have included three supplements to clarify the impact of these proposed changes (see the attached pages):

- Current Version
- Proposed Changes
- Final Proposed Version

The overall intention of these changes is to change the resolution from an endorsement of the "Vision for Belmont" document as an official "Comprehensive Plan" for the Town pursuant to Mass. General Laws (which Town Meeting is not in a position to assert), to an endorsement of some of the proposals in the Planning Board's document (i.e., those put forth explicitly in the Resolution) and an approval of the potential adoption of the "Vision" document as a working draft (rather than a final product) toward a Comprehensive Plan by the two Boards (both of which endorsements Town Meeting may reasonably be able to decide upon).

Thanks you for your consideration.

Sincerely,

Kevin Cunningham



Town Meeting Member  
Precinct 4

*attachment: 3 versions of the Article*

CURRENT VERSION:

To see if the Town will vote to adopt the following resolution, or in any way act thereon:

*"WHEREAS, the Town of Belmont has not had a Comprehensive Plan to guide its growth and development since 1963; and*

*WHEREAS, the Town Meeting adopted "A Working Vision for Belmont's Future" on April 23, 2001; and*

*WHEREAS, guided by that Vision, the Planning Board, bringing together many Town boards, committees, commissions, departments, property and business owners and residents, has prepared a Comprehensive Plan to provide a framework for making decisions and setting policies concerning land use issues and to preserve our quality of life as an economically, environmentally, and socially sustainable community in the 21st Century, therefore be it*

*RESOLVED, that the Town of Belmont:*

*ENDORSES the Land Use Vision for the Future where:*

- *Neighborhoods, village centers, parks and playgrounds are interconnected through a network of roads, public transit, sidewalks and open space pathways. Safe pedestrian and bicycle routes provide access to commercial centers, schools and other public amenities and regional transit, reducing reliance on the automobile;*
- *Open spaces and vistas provide connections to the beauty of the natural world and offer places for community gathering and interaction. Tree-lined streets, yards and small open spaces provide breathing room and beauty in neighborhoods;*
- *Commercial centers are revitalized through public improvements and redevelopment of underutilized properties. New developments support vibrant businesses and lively streetscapes, and also offer smaller housing options with easy walking access to goods, services and transit;*
- *Appropriate renovations and improvements increase property values, provide improved energy efficiency, and a broader range of housing to meet the needs of twenty-first century households;*
- *Historic properties and aspects of the Town are valued and are complemented by new buildings which sustain the unique character of each neighborhood, while serving the needs of new generations; and*

*ENDORSES the primary goals recommended by the Comprehensive Plan as steps to achieving the vision, including:*

- *Enhance connections through open space, pedestrian and bicycle infrastructure;*
- *Improve, support and promote public transit;*
- *Expand housing choices for Belmont's various and changing demographic groups;*
- *Reinforce Belmont's neighborhoods and centers through natural and historic resource protection;*
- *Refocus control of future development on design guidelines and review process to supplement traditional zoning;*
- *Clarify the land use vision for each commercial district;*
- *Allow economically viable development which complements the Town's existing character;*
- *Revitalize commercial centers through public and private improvements;*
- *Link public facilities and financial planning to land use priorities; and*

*SUPPORTS the decision of the Board of Selectmen and the Planning Board to adopt the Comprehensive Plan, "A Vision for Belmont: Mapping a Sustainable Future," for the Town pursuant to Chapter 41, Section 81D of the Massachusetts General Laws."*

PROPOSED FINAL VERSION:

*To see if the Town will vote to adopt the following resolution, or in any way act thereon:*

*"WHEREAS, the Town of Belmont has not had a new Comprehensive Plan to guide its growth and development since 1963; and*

*WHEREAS, the Town Meeting adopted "A Working Vision for Belmont's Future" on April 23, 2001; and*

*WHEREAS, guided by that Vision, the Planning Board, bringing together many Town boards, committees, commissions, departments, property and business owners and residents, and professional planning consultants, has proposed a plan ("A Vision for Belmont: Mapping a Sustainable Future") which it would like the Town to use as a framework for making decisions and setting policies concerning land use issues and to preserve our quality of life as an economically, environmentally, and socially sustainable community in the 21st Century, therefore be it*

*RESOLVED, that the Town of Belmont:*

*ENDORSES the Land Use Vision for the Future where:*

- Neighborhoods, village centers, parks and playgrounds are interconnected through a network of roads, public transit, sidewalks and open space pathways. Safe pedestrian and bicycle routes provide access to commercial centers, schools and other public amenities and regional transit, reducing reliance on the automobile;*
- Open spaces and vistas provide connections to the beauty of the natural world and offer places for community gathering and interaction. Tree-lined streets, yards and small open spaces provide breathing room and beauty in neighborhoods;*
- Commercial centers are revitalized through public improvements and redevelopment of underutilized properties. New developments support vibrant businesses and lively streetscapes, and also offer smaller housing options with easy walking access to goods, services and transit;*
- Appropriate renovations and improvements increase property values, provide improved energy efficiency, and a broader range of housing to meet the needs of twenty-first century households;*
- Historic properties and aspects of the Town are valued and are complemented by new buildings which sustain the unique character of each neighborhood, while serving the needs of new generations; and*

*ENDORSES some of the goals recommended by the Planning Board's "A Vision of Belmont" document as steps to achieving the vision, including:*

- Enhance connections through open space, pedestrian and bicycle infrastructure;*
- Improve, support and promote public transit;*
- Expand housing choices for Belmont's various and changing demographic groups;*
- Reinforce Belmont's neighborhoods and centers through natural and historic resource protection;*
- Clarify the land use vision for each commercial district;*
- Allow economically viable development which complements the Town's existing character;*
- Revitalize commercial centers through public and private improvements;*
- Link public facilities and financial planning to land use priorities; and*

*WOULD SUPPORT a decision of the Board of Selectmen and the Planning Board to adopt the document, "A Vision for Belmont: Mapping a Sustainable Future," as a working draft toward a Comprehensive Plan for the Town pursuant to Chapter 41, Section 81D of the Massachusetts General Laws, subject to an "interactive public process" as specified in subsection (1) of that statute, and any other review deemed appropriate by the affected bodies."*

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Dear Ms. O'Brien Cushman,

I am writing to propose several amendments to the Articles of the Warrant for the 2010 Annual Town Meeting. This is the second proposal.

**Proposal #2**

I would like

*To see if the Town will vote to amend Article 27 by removing the following text in its entirety:*

*" • Refocus control of future development on design guidelines and review process to supplement traditional zoning; "*

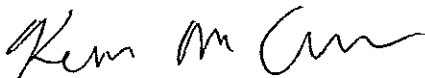
*, or in any way act thereon.*

Note: When I say "Article 27" above, I mean the Proposed Amended Language to Article 27, as sent to Town Meeting members recently, and *not* the original language of Article 27 as included in the overall Warrant sent earlier (they are slightly different). The Town Moderator informed me that the newer language would be put forward for consideration at Town Meeting, so my proposals refer to that version. (If I need to adjust my proposals to reflect the earlier version of Article 27, please let me know.)

Thanks you for your consideration.

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Kevin Cunningham



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Dear Ms. O'Brien Cushman,

I am writing to propose several amendments to the Articles of the Warrant for the 2010 Annual Town Meeting. This is the third proposal.

**Proposal #3**

I would like

*To see if the Town will vote to amend Article 27 by removing the following text in its entirety:*

*... "and;*

*SUPPORTS the decision of the Board of Selectmen and the Planning Board to adopt the Comprehensive Plan, "A Vision for Belmont: Mapping a Sustainable Future," for the Town pursuant to Chapter 41, Section 81D of the Massachusetts General Laws."*

*, or in any way act thereon.*

Note: When I say "Article 27" above, I mean the Proposed Amended Language to Article 27, as sent to Town Meeting members recently, and *not* the original language of Article 27 as included in the overall Warrant sent earlier (they are slightly different). The Town Moderator informed me that the newer language would be put forward for consideration at Town Meeting, so my proposals refer to that version. (If I need to adjust my proposals to reflect the earlier version of Article 27, please let me know.)

Thanks you for your consideration.

Sincerely,

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