

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

December 17, 2019

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BELMONT, MA

2020 JAN 22 AM 10:00

Present: Steve Pinkerton, Chair; Matt Lowrie, Thayer Donham, Ed Starzec; Karl Haglund; Renee Guo

Staff: Jeffrey Wheeler, Senior Planner

1. Meeting Called to Order at 7:00 PM

2. Public Hearing:

25 Hurley Street – 3 Special Permits: Second Story and Rear Addition – SR- C

Mr. Pinkerton read the public hearing notice. He noted that there were general concerns that the PB had with the application and rather than go through all of that in a public setting, suggested that they postpone the review and that the Applicant come to a Working Group meeting (Mr. Pinkerton and Ms. Donham would be the Working Group members). The Applicant agreed to meet with the Working Group.

MOTION to continue the public hearing until January 14, 2020 was made by Mr. Pinkerton and seconded by Mr. Lowrie. Motion passed.

3. Proposed McLean Zone 3 Redevelopment

a. Update on re-zoning process

Mr. Wheeler explained that the PB will move forward with a regular zoning amendment. He noted that he would begin to draft a zoning by-law and post it online for the public to see. He noted that they would be heading towards Town Meeting in March.

b. Discuss draft overlay zoning-by-law.

Mr. Wheeler explained that it would be a stand-alone by-law as an overlay district and the underlying zoning would stay in place. He reviewed the outline of the draft by-law.

Mr. Starzec noted that this was tailored to the proposal on the table and wondered if the zoning map was actually going to show the new subdistricts. He noted that it would be smart to plan for flexibility. It was possible that the geotechnical borings could cause a shift of the site plan. Wheeler noted that Town Meeting was not usually favorable to flexibility as they would like to know what they are voting on and what they are going to

get. Mr. Pinkerton suggested that the process allows the PB room to make changes and build in flexibility. Ms. Donham suggested that they use a range or a density rather than a specific number of units. The PB discussed different ideas for how to include the specifics to the overlay district and perhaps consider a separate document to include many of the details related to the McLean project.

The PB members agreed to send questions, comments and edits to the draft by-law to Mr. Wheeler by January 9, 2020.

Jack Dawley, Northland Residential Corporation, noted that his team will review the draft by-law and will provide comments to Mr. Wheeler by January 7, 2020.

Sue Bass, Town Meeting Member, Precinct 3, reminded the PB that instead of doing an overlay district, she would prefer to replace the existing zoning in its entirety. She would like to see the underlying zoning gone forever.

Mr. Wheeler noted that it would be incredibly complicated to get rid of the current zoning and it will be important to keep the current zoning in place should the proposal fall through.

Jack Dawley, Northland Residential Corporation, noted that if he were the Seller, he would not support deleting the underlying zoning. A downzoning or reduction in potential value to occur before closing would be a risk that a Seller should not accept, if it goes in that direction the proposal will be withdrawn.

4. Updates on Cases and Planning Board Projects, and Committee Reports

a. Neighborhood Determination: 181 Common Street

The PB reviewed the neighborhood and asked to have changes made to it.

5. Minutes Review and Approval

MOTION to approve meeting minutes for September 10, 2019 (with minor edits from Mr. Pinkerton) and September 17, 2019 (with minor edits from Ms. Donham) was made by Pinkerton and seconded by Ms. Donham. Motion passed.

6. Meeting Adjourn 8:10 PM