

TOWN OF BELMONT

PLANNING BOARD WORKING GROUP: McLEAN ZONE 3 OVERLAY DISTRICT

MEETING MINUTES

February 10, 2020

Present: Steve Pinkerton, Thayer Donham, Matt Lowrie

Staff: Jeffrey Wheeler, Senior Planner

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: August 6, 2020

TIME: 12:16 PM

1. Meeting Called to Order at 8:10 AM

Steve Pinkerton began the discussion by stating that he wanted to make sure that the project gets built as a whole so that the apartment buildings are built at the same time as the townhouses; he does want to see one built and not the other.

Mr. Pinkerton raised the issue of the size of the townhouse units and the mix of housing types and sizes. He noted that he does not want to see another luxury townhouse development. The PB discussed the size of the units and mix of housing types and agreed with Mr. Pinkerton's comment. The PB compared the proposed development with the existing McLean Zoning By-Law and noted that they preferred stating an average and a maximum in the draft Zoning By-Law. The PB agreed to use the McLean Zoning By-Law text but want to use an average and maximum for the size of the units.

The PB discussed drafting a zoning by-law that was clear and explicit, though they did not want it to be too directed toward one project. Mr. Lowrie stated that he was fine if the Zoning By-Law was tailored toward one project but noted it was a fine balance.

The PB discussed shuttle bus service and agreed that it would be part of the objectives of Design and Site Plan Review. The PB agreed that it would be beneficial if the shuttle bus could pass between Zones. The PB also agreed that this topic needed more discussion.

The PB discussed snow removal and its impact on Zone 2. Residents of Zone 2 noted that there is not enough room to store snow within their Zone and expressed concern that snow from Zone 3 would be dumped in Zone 2 – they stressed that they did not want this to occur.

The PB agreed that they wanted a list of issues that will be addressed in the Zone 3 Zoning By-Law. Mr. Wheeler agreed to start putting together such a list. The PB noted several issues that should be on the list, including traffic and cost of services.

The PB agreed that they wanted to hear from a land use consultant as to why a continuing care retirement community (CCRC) would not happen at this location. The existing Zone 3 was specifically drafted for this use and the PB want to make sure that the proposed use of

this property is the best use of it. The PB agreed to get the Housing Trust's consultant's presentation on this issue and agreed to have him come to a meeting to talk with the PB.

Ms. Donham questioned whether zoning can explicitly state that an allowed use is 'rental apartments' or 'for sale townhouse.' The PB agreed that if this is not allowed that it should be part of a memorandum of understanding.

Mr. Pinkerton noted that Subdistricts A and B should be consistently labeled throughout the Zoning By-Law.

The PB discussed whether the townhouses must be owner-occupied. It was noted that there is no restriction in the existing McLean Zoning By-Law requiring owner occupancy – the Zoning By-Law is silent on this issue. The PB discussed whether it was ok to buy more than one unit. The PB tentatively agreed that it was ok to buy more than one unit, though did not want to explicitly state that in the Zoning By-Law. The PB also agreed to discuss this at a later date.

The PB discussed whether affordable units can be age-restricted. It was noted that affordable units may not count toward the Subsidized Housing Inventory (SHI) if the units are age-restricted. The PB discussed tenancy limitations in age-restricted units. The PB agreed that the age-restriction provisions of the Zoning By-Law needed a term for 'qualified occupant'. The PB agreed that this provision needed to be discuss at a later date.

The PB agreed that each of the apartment buildings within Subdistrict B should have equal access to any and all of the amenities provided within that Subdistrict. The PB felt that this was especially true for the affordable units.

The PB was reminded that its next meeting would be Thursday, March 5, and not Tuesday, March 3. March 3 was the Presidential Primary and public meetings are not allowed to occur when an election is taking place.

2. Adjourn 9:30 AM