

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
October 11, 2018**

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2018 NOV 13 PM 2:46

Present: Charles Clark, Chair; Steve Pinkerton, Vice Chair; Karl Haglund; Ed Starzec;
Thayer Donham; Bulent Gurel

Staff: Jeffrey Wheeler, Senior Planner

1. Meeting Called to Order at 7:00 PM

2. Continued Zoning Amendments Public Hearings for November Special Town Meeting:

a. Section 6F: Adult Use Marijuana Overlay District

Mr. Clark reviewed the history of the adult use marijuana regulation process and explained the PB's role in determining the zoning overlay. He noted that the concern was the location of the overlay district. He stated that the PB had been transparent in the public process and there had been no hidden deals. At the last meeting, concern was raised about limiting the overlay to one district in Town. Mr. Clark read a letter from George Hall, Town Counsel, and stated that the Town may approve one zoning area if the size of the area was large enough for two establishments. The PB concurred that the South Pleasant Street area was large enough for two marijuana retail establishments. Ms. Donham noted that restricting to one location was not good planning and if they were going to pick just one part of Town the South Pleasant Street location could potentially work. The PB agreed to allow only South Pleasant Street to be included in the overlay district.

The PB reviewed the zoning By-Law language and made minor edits to the document.

MOTION to close the public hearing was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

MOTION to recommend adoption of the Adult Use Marijuana Overlay District by Town Meeting was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

b. Section 6G: South Pleasant Street Overlay District

Mr. Clark noted changes to the overlay district language. He passed out copies of the recommended additions to the PB. He noted that he felt that it would be better to go with the 55 and not 62 because it will open more possibilities. The PB concurred.

The PB reviewed the draft and made minor edits to it. They agreed on the language for the architectural details for the Significant Historical Buildings List.

Comments from the public:

1. Judith Ananian Sarno, Town Meeting Member, Precinct 3, noted that she was concerned about the height of structures being 40-feet without the caveat of the mechanicals needing to be located inside the building. The PB adjusted the language to account for her comments. She noted that she was in support of the overlay district and the 55 and above age restriction. She urged the PB to include storage and boutique hotel uses.
2. Gloria Leipzig, Belmont Housing Authority, thanked the PB for adopting the Housing Production Plan. She would like to see a change to the Inclusionary By-Law to 15%. She was concerned about the 40-foot maximum height and assumed that the requirement of the mechanicals on the inside would reduce the interior size of the building and reduce the number of units. She asked the PB to consider that the units will be too small. Mr. Clark noted that architects will make this work. She also asked the PB to be sure that services in the assisted living community are affordable. She asked that retail within the assisted living community could not be called mix-use because then only 10% of units will be required to be affordable under the Inclusionary By-Law. The PB included language to be included in the By-Law to restrict mix-use within the assisted living community.
3. Bonnie Friedman, Affordable Housing Trust, received comments at the Farmer's Market from people who noted that they would like to stay in Belmont if they could afford to.

The PB made non-substantive changes to section 6G Overlay District.

MOTION to close the public hearing was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

MOTION to recommend adoption of the South Pleasant Street Overlay District by Town Meeting was made by Mr. Clark and seconded by Mr. Pinkerton. Motion passed.

3. Adjourn 10:10 PM