

TOWN OF BELMONT

PLANNING BOARD

MEETING MINUTES

June 24, 2020

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: July 15, 2020

TIME: 3:02 PM

Present: Steve Pinkerton, Chair; Matt Lowrie, Thayer Donham, Karl Haglund

Absent: Ed Starzec; Renee Guo

Staff: Jeffrey Wheeler, Senior Planner

1. Meeting Called to Order at 7:00 PM

2. Continued Zoning Amendment Public Hearing, McLean Zone 3 Overlay District Amendment:

a. Recap Select Board Traffic Vote

Mr. Pinkerton reviewed the revised proposal that meets the 1999 Traffic Monitoring and Mitigation Agreement (TMMA). He stated that the Select Board confirmed that Northland's revised proposal of June 6, 2020 met the requirements of the TMMA. He added that the BSC Group reviewed the traffic calculations on behalf of the Town and concluded that they concurred with the overall trip generation methodology - a copy of the letter was made available on the PB's website. He noted that the Housing Trust Co-chairs challenged the methodology used to estimate the traffic and that the Select Board will be discussing this further at its next meeting. The PB will be waiting for guidance from the Select Board from this meeting.

b. Review Revised Proposal

Mr. Pinkerton reviewed the revised proposal, including the total number of units and the change of composition for age-restricted vs. non-age restricted units. He noted that there will still be 28 affordable units plus two potential units in the chapel.

Ms. Donham pointed out that the total unit number was 152 units including the units in the chapel. She asked if the two units might be designated as Subdistrict B and age-restricted. Mr. Dawley, developer, noted that it allowed for 40 units in one district and 110 in the other and then one or two units to be added to either district. He stated that the language as constructed worked but he noted that it was a little confusing. Mr. Lowrie noted that if these units were in Subdistrict B, they would be non-age restricted unless there was a problem with the traffic study.

Mr. Pinkerton suggested to break Subdistrict B into two parts: B.1 and B.2, one building would be age-restricted and the other would be non-age restricted. Mr. Lowrie and Ms.

Donham suggested changes to the draft By-Law. The PB decided to add language in section 6.H.4.4 to explain that the square footage in the bonus units would not count towards the limitations on the floor space. Mr. Wheeler made real time changes in the document as the PB members suggested additional changes. Mr. Pinkerton noted that the two density-bonus units still needed to be addressed and there would need to be one final scrub through the By-Law but that it was pretty close to being done.

c. Outline Text in Zoning Amendment to be Revised

The PB reviewed the Affordability Requirements section and made minor updates.

Mr. Dawley stated that in order for this to get through DHCD that he needed to start with the assumption that at least 25% of the total rental units were affordable. He noted that the language will have to be tweaked, but Mr. Pinkerton stated that the PB needed to focus on the totals for now and then parse it out later. Mr. Dawley offered to rewrite the language on this.

d. Discuss Energy Committee Comments

Mr. Lowrie noted that he thought the energy section of the By-Law should be guidelines instead of standards. Ms. Donham suggested that a new section could be added under Special Regulations that require all developments over a certain size should be LEED Silver certifiable and that this should be a Town-wide requirement. Mr. Pinkerton noted that there could be a couple of approaches to incorporating the Energy Committee comments: (1) pick pieces of the Energy Committee comments and put them in the relevant sections of the By-Law; (2) keep the comments all together in the same place.

[Mr. Lowrie left the meeting at 7:55 PM.]

Tracy Marquis, Consultant to the Energy Committee, noted that she agreed with Ms. Donham's comments to make it a Town-wide regulation at some point in the future. The PB discussed the comments from the Energy Committee and decided where to best place the items within the zoning amendment. The PB agreed that many of the comments could be included as part of the Design Site Plan Review. Ms. Marquis agreed to send a copy of a sample by-law to share with the PB.

e. Discuss Possible Shuttle Service to Zone 3

Mr. Pinkerton noted that the legal impetus for requiring a shuttle service would be to mitigate traffic impacts under the TMMA but it may have been rendered moot under the revised proposal. He noted that Zone 3 was less than a ten-minute walk from the

Waverley Square public transit hub and that the potential effectiveness of a shuttle service as a traffic mitigation tool seemed questionable.

Sue Bass, Town Meeting Member, agreed that it was a short walk down the hill and was almost a Transit Oriented Development but carrying groceries up the hill would be the problem. Mr. Pinkerton noted that he felt that the people living within the development could hold a forum and make a plan for the shuttle as they would end up paying for it. Ms. Bass noted that the shuttle was part of planning just as much as solar panels, landscaping, etc. Mr. Pinkerton noted that this would probably not be a part of this zoning amendment. Mr. Wheeler noted that there was a provision in the By-Law that would allow the shuttle to go between the zones and that each respective HOA would need to allow easements as these zones are private property. Mr. Pinkerton noted that this was the prerogative and responsibilities of the homeowners. Ms. Bass stated that this was a necessary ingredient that it should be part of the Site Plan Review. Ms. Bass noted that there was an obligation by both Northland Residential and the PB to work this out. Mr. Haglund noted that it was important not to set up a division between the “haves” and “have-nots” as some of the residents may own cars and some of them may not and suggested bringing the residents together to make a decision. Mr. Pinkerton noted that this topic of the shuttle service could be taken up again at the next meeting.

f. Review Calendar for September 21 Special Town Meeting

The PB reviewed the calendar and Mr. Wheeler highlighted several important dates.

g. Confirm Board’s Attendance at July 7 Meeting

Mr. Wheeler will pole the PB to see who was available to attend the meeting.

h. Review Draft Zoning By-Law

Mr. Wheeler noted that some of the redline issues were related to the program for the site and will likely go away with the revised program and that some of them were for Jack Dawley to review and confirm. The PB made some additions and minor changes to the definitions of “dependent”. Mr. Pinkerton noted that they would need to address the issue of protection from eviction and allow a child to be able to live in the house for a one-year grace period with an adult in the event of a deceased caregiver.

3. Adjourn 9:10 PM