

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
January 10, 2007**

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TOWN CLERK  
BELMONT, MA.  
FEB 9 11 28 AM '07

**7:00 p.m.** Meeting called to order.

Attendance: Karl Haglund, Chair; Andrew McClurg; Jennifer Fallon; Sami Baghdady; Andres Rojas; Jay Szklut, Staff; Jeffrey Wheeler, Staff

Committee Updates

Belmont-Lexington-Waltham Sub-Area Transportation Study - Andy McClurg reported that MAPC had presented results of a full build out analysis of the area. General feeling was that this presented an unrealistic future scenario. MAPC will schedule meetings with individual Towns and refine the analysis with a more realistic buildout.

Communications

A letter from MassDevelopment, regarding proposed bond for construction at Belmont Hill School was presented to the Board. The Board agreed that there was no apparent conflict with any existing plans for the area and that no response was necessary.

**7:20 p.m.** Update: Senior Center Building Decision

No update was presented. Mr. Haglund volunteered to contact Karen Pressey, Chair of the Sr. Center Building Committee, to determine status of Building Committee's compliance with conditions.

**7:30 p.m.** Discussion - Zoning Articles for April Town Meeting

1. Town Planners presented two documents to the Board. The first was a comprehensive list of issues for Planning Board attention. The second was a recommended work plan for 2007. The Board was asked to review the documents and to approve a proposed work plan to enable staff to prepare for the various items. (Deadline for proposed work plan should be established.)

Jeffrey noted that several items on the work plan did not require direct action by the Board but only support or recommendation. For example, support by the Board for the Town's adoption of the "Mullin Rule." Ms. Fallon mentioned that the Board had previously supported adoption. Jeffrey commented that the Board had supported adoption but that the article had not been brought to Town Meeting. He also mentioned that the Zoning Board of Appeals had just voted to recommend adoption of this provision at its last meeting on January 8.

**Moved by Fallon To formally recommend to the Board of Selectmen that the Mullin Rule allowing a member that was absent from a public hearing to still participate and vote in the decision provided the member reviewed audio, video, or transcript of the missed meeting and that the Mullin Rule be in effect for the Planning Board and other Boards as determined by the Board of Selectmen.**

Second by Rojas

**Motion passed unanimously.**

- Jay to inform Board of Selectmen of Planning Board's recommendation.
- 2. Jeffrey then requested that the Board place on the agenda for immediate action, driveway and front yard parking requirements. Jeffrey commented on how this issue has come to the forefront – the Building Department recently began a code enforcement program and through this it was discovered that a significant majority of these violations involved parking and most occurred within the GR districts. Several members of the public who were in attendance discussed their parking problem and the issues raised by the Zoning Board of Appeals. The most pressing issue seems to be the allowable number of cars parked in the driveway of the residence. The by-law imposes a hardship on households with adult children, etc. Jeffrey noted that the ZBA has requested the Planning Board review the by-law and make recommendations and that the ZBA will reserve final action on cases before their Board until after the April Town Meeting.
  - The Board requested that staff prepare recommendations and draft language and that the item be place on the January 30th agenda.
- 3. Mark Tapper of 5 Marlboro Street appeared before the Board and requested clarification on why his property, formerly a split zoned parcel, had been rezoned to General Residence. There was a brief discussion and Mr. Tapper was asked to clarify with staff issues of lot lines and his feeling that the parcel should be zoned commercial.
  - Staff agreed to meet Mark to clarify his issues
- 4. Staff presented a brief power point presentation on transitional areas/commercial areas not within the recognized boundaries of the three major Town Squares/Centers. Recognizing the complexity and diversity of the areas, the Board requested staff to present at the January 30th meeting more detailed information on the following areas: the former Sandler Skate Shop along Concord Avenue, the area beginning with the Waverly Fire Station and extending to Slade Street, and the area adjacent to Cushing Square know as Benton Square. The Board would like to begin analysis of these areas and prepare any zoning recommendations for the April Town Meeting.
  - The Board requested that staff prepare a timeline of steps needed and likely dates if article is to be presented to Town Meeting in April.

Town Planner's Report

40R status - PDF Application - To date, no proposal for the sale of the Church property has been issued. Jay and the neighborhood association have had discussions with a non-profit developer that is interested in developing the property under a 40R zone and believes that an ~18 unit development would work. However, until the developer can get site control they are unwilling to spend time and money crafting the 40R zoning language. The neighbors however would like to move forward and the Town will be submitting a Priority Development Fund grant application to bring a consultant onboard to draft an amendment and guide the amendment through the approval process.

Trapelo Road Corridor Design - The BSC Group has requested a meeting with the Planning Board to discuss concerns and issues raised by the Planning Board with the Cushing Square

designs. They would like to meet soon as the plan must be submitted in February for inclusion on the Transportation Improvement Plan. Note: Board approved a meeting for the January 30<sup>th</sup> agenda.

Possible Friendly 40B - Jay received an inquiry from a property owner wondering whether the Town would be interested in a denser development along Dante Avenue in exchange for some affordable units. Jay discussed the possibility of a friendly 40B and noted that the property owner would need to get the support of neighbors. The owner should initiate the process by meeting with the Housing Trust.

Residences at Acorn Park (40B) - The ZBA closed the public hearing and began deliberations on the project. A decision must be filed by February 12 unless an extension is approved by the developer. First session of deliberations is Jan. 17 with meetings scheduled for Jan 24 and Jan 30.

CDBG Update - The Office of Community Development will be holding two public meetings to discuss the Community Development Strategy to be included in the grant application. The grant will include a request for funds for the installation of an elevator at the Waverly Woods apartments and for funds to repair streets and sidewalks within the Belmont Village complex.

**9:35 p.m. Meeting Adjourned**

Next Meeting: Tuesday, January 30, 2007  
Town Hall, Conference Room 2

*2/8/07 - Approved Unanimously*