

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

January 21, 2009

RECEIVED
TOWN CLERK
BELMONT, MA

JAN 30 8 11 AM '09

7:04 p.m. Meeting called to order.

Attendance: Jenny Fallon, Chair; Sami Baghdady; Andres Rojas; Jay Szklut, Staff; Jeffrey Wheeler, Staff.

Absent: Karl Haglund; Carla Moynihan

Committee Updates:

There were no updates.

7:10 p.m. Discussion – Waverley Square Revitalization

Ken Buckland from the Cecil Group reviewed the public meetings that had been held and presented an overview of the revitalization concepts that were most supported by the neighborhood. This concept included development along the edges of the Square but no development on the triangle that included the train station.

Three alternative zoning proposals were discussed. First, zoning the entire perimeter LB I. Second, creating an overlay district for the area north of Trapelo Road. Third, creating an overlay district north of Trapelo Road with increased height allowed along Pleasant Street.

Several comments from the audience were received. These included:

“nothing on the triangle”

“a 50’ strip along Pleasant Street is ok, especially in light of proximity to Waverley Woods which looks good and may be even higher”

“likes commercial development”

“traffic is an issue”

“why isn’t the vacant car dealership included”

“process is too abstract – want to be able to react to what changes would actually look and feel like”

“like keeping the triangle open”

The Board felt that prospects for development of the Square were really divided into two pieces, and zoning should reflect the distinction of the area north of Trapelo Rd. where there is more potential land for development from the remainder of the Square.

9:00 p.m. Meeting adjourned

Next Meeting: Wednesday, February 11, 2009
7:00 p.m., Board of Selectmen’s Meeting Room

1/28/09 Minutes Approved

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
January 7, 2009

RECEIVED
TOWN CLERK
BELMONT, MA.

JAN 30 8 11 AM '09

7:04 p.m. Meeting called to order.

Attendance: Jenny Fallon, Chair; Sami Baghdady; Andres Rojas; Karl Haglund; Carla Moynihan; Jay Szklut, Staff; Jeffrey Wheeler, Staff.

Minutes of October 14, 2008 and November 24, 2008 were approved as submitted.

Committee Updates:

Belmont Housing Trust – Ms. Moynihan briefly discussed the 5 town consortium in which the Housing Trust participates. She also reported that the Waverley Woods project is currently in the lease up phase. The Trust approved the draft rules and regulations for submittal and approval of the Board of Selectmen. Ms. Moynihan gave to the Chair a draft letter to accompany the proposed rules and regulations for implementing the inclusionary by-law which the Housing Trust requested should be forwarded to the Board of Selectmen.

Capital Budget Committee - Ms. Fallon noted that the committee had begun to meet and its top concern is prioritization of the various capital projects and requests although there may not be much funding available next year.

7:22 p.m. Discussion – Planning Board 2009 Meeting schedule

The Board approved continuing to meet on the 2nd and 4th Wednesdays of the month with the exception that November's meetings would be on the 1st and 3rd Wednesday.

7:28 p.m. Discussion – Planning Board 2009 Workplan

Staff presented a workplan to the Board. The plan included several topic or projects to be undertaken. These include: Residential parking; Church parking lots; Comprehensive Planning; Planning Board Rules and Regulations; Design and Site Plan Review Guidelines; Waverley Square Rezoning; Barn By-Law; research Major Development, General Office/Medical Office Parking Regulations and Removal of Building Setback Lines; and prepare for Cushing Square project review.

Staff also presented a proposed timeline with draft agenda for meetings through June 2009.

Ms. Fallon thought that submitting reports on amending the Major Development by-law, amending the office parking by-law, and removing building setback lines by March 11 left little time to prepare zoning amendments for the annual Town Meeting. Staff would try and have reports prepared at an earlier date.

The Board requested that staff review the Arlington Design and Site Plan Review guidelines.

Staff also noted that the inclusionary by-law should be amended to reference Special Permit Granting Authority and not Zoning Board of Appeals. Ms. Moynihan wondered whether there