

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES

January 28, 2009

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BELMONT, MA.

FEB 12 3 01 PM '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.

Also Present: Tom Walsh, Tree Warden (left following public hearing)

Committee Updates:

Belmont Housing Trust – Ms. Fallon reported that she had forwarded the proposed rules and regulations to the Board of Selectmen.

Capital Budget Committee to begin meeting with Department Heads.

Capital Projects Overview Committee – Jay reported that the committee had approved Camp, Dresser, and McKee to survey the incinerator site. The Town has also initiated the process for getting clear title to the property from the State.

7:15 p.m. **PUBLIC HEARING – REMOVAL OF TWO TREES ON SOMERSET STREET (Joint with Tree Warden)**

Ms. Fallon read the Public Hearing Notice.

Mr. Walsh briefly reported that two trees had been damaged from various storms, presented a hazardous situation, and were no longer viable. The Town would like to have them removed before they were in danger of falling and requiring immediate attention.

George and Pamela Christafallo, 105 Somerset Street – spoke in favor of having the trees removed.

The Shade Tree Committee reported that they also support removal of the trees.

No one spoke in opposition.

**Moved by Carla Moynihan to close the public hearing.**

**Seconded by Sami Baghdady**

**Motion passed unanimously**

**Moved by Sami Baghdady to approve removal of the trees.**

**Seconded by Carla Moynihan**

**Motion passed unanimously**

7:25 p.m. Draft Residential Parking Survey Distributed

Jay distributed a draft of the proposed survey. Board members requested that the survey note it was anonymous and for informational purposes only. Questions were raised whether the survey

should include questions on # of bedrooms. Jay responded that the issue being studied was need for additional parking and information of number of vehicles per household was collected. Adding a question on number of bedrooms did not add any additional, relevant information. The Board approved release of the survey.

**7:30 p.m.** Discussion – Use of Church and School Parking Lots

Many of Belmont's Houses of Worship had representatives in attendance and the Board invited these representatives to join in the discussion. The discussion generated several issues and concerns including:

- Temporary parking
- Parking by commercial vehicles
- Parking by employees of nearby establishments
- Resident overnight parking
- Special event parking
- Municipal uses of parking
- Use of special permit to regulate parking
- Resident expectations for parking lot use
- Impacts of changes to current parking practices
- Charging for use of parking lot
- Monitoring illegally parked vehicles/enforcement
- Extent of the "problem"

The Board will continue the discussion at a special planning board meeting scheduled for March 4, 2009, at 7:15 PM in the Selectmen's Meeting Room, Town Hall.

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.

**8:40 p.m.** Comprehensive Plan Kick-Off Meeting

Larry Koff and Chris Kluchman represented the consulting team. They reviewed the Phase I scope including developing a plan/zoning for the area where the Sandler Skate Shop is located. Discussion on the choice of Sandler Skate Shop as a model for demonstrating the need for planning ensued. South Pleasant Street and the Purecoat neighborhood were considered as alternatives. However, staff noted that each of those areas would require more time for analysis.

Ms. Kluchman presented an outline of the public participation portion for Phase I. She also briefly discussed the role and responsibility of a Comprehensive Planning Committee. Ms. Fallon mentioned several persons that she thought would be good to have on the committee. She

noted that the committee should have some individuals that would be recognized throughout the Town and some that have certain interests and/or specializations. She requested that Board Members submit their recommendations to staff as soon as possible. Carla Moynihan and Sami Baghdady volunteered to serve on the committee as Planning Board representatives.

**10:00 p.m.** Meeting adjourned

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

*2/11/09 Minutes Approved*