

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES

January 7, 2009

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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 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of the month with the exception that November's meetings would be on the 1<sup>st</sup> and 3<sup>rd</sup> 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

were other instances in the by-law where the ZBA might not be the SPGA and therefore that language should also be amended. She recommended that staff search the by-law and that an amendment changing all such references be drafted.

The Board spent several minutes outlining a proposed agenda for their meeting with the Belmont Religious Council. The Board discussed current uses of parking lots and noted that ending all such uses may not be in the best interests of the Town. The meeting is scheduled for the January 28, Board meeting.

**8:32 p.m.** Meeting adjourned

Next Meeting: Wednesday, January 21, 2009 (to discuss Waverley Revitalization Plan)

7:00 p.m., Board of Selectmen's Meeting Room

Wednesday, January 28, 2009

7:00 p.m., Board of Selectmen's Meeting Room

*1/28/09 Minutes Approved*