

TOWN OF BELMONT  
PLANNING BOARD

**MEETING MINUTES**  
**October 14, 2008**

**7:10 p.m. Meeting Called to Order**

Attendance: Jennifer Fallon, Chair; Karl Haglund; Sami Baghdady; Carla Moynihan; and Andres Rojas; Jeffrey Wheeler, Staff

Reorganization/Election of Officers:

Chair

**Moved by Karl Haglund to elect Jennifer Fallon as Chair**

**Seconded by Andy Rojas**

**Motion passed unanimously**

Vice Chair/Clerk

**Moved by Carla Moynihan to elect Andy Rojas as Vice Chair**

**Seconded by Karl Haglund**

**Motion passed unanimously**

Jenny Fallon briefly discussed the School Superintendent Search Committee. The committee will have one focus group meeting. Sami Baghdady agreed to represent the Board.

**7:15 p.m. Deliberation – Historic Accessory Buildings Zoning Amendment**

Staff reminded the Board that changes to the text included inserting the Special Permit housing criteria within the housing section of the amendment. Sami Baghdady asked that the housing criteria be moved from the general criteria (Section c) to the housing section (Section e). The Board also discussed whether to include the word “also” in the home occupation and housing sections. The Board agreed to allow the staff to decide if “also” should be included.

The Board acknowledged that a new public hearing will have to be held since more than 6 months will have lapsed between the original public hearing and Town Meeting. A general discussion followed regarding gathering public input on this amendment. Jenny Fallon stressed the need to include the Warrant Committee in these discussions. Karl Haglund suggested meeting with them soon so that the Board can be prepared to address their issues.

**Moved by Carla Moynihan to take no action at this time and to postpone the Board’s decision until the second meeting in January**

**Seconded by Sami Baghdady**

**Motion passed unanimously**

**7:25 p.m. Residential Parking**

Jenny Fallon reviewed how the Board of Selectmen bounced back the parking recommendations to the Planning Board for the Board to gather public input. She suggested that she would sit

down with Staff to discuss how to proceed further. She and the Staff would draft an outline and bring it back for the Board to review. All agreed to this approach.

**7:35 p.m. Potential Zoning Amendments**

Jeffrey distributed a list of potential zoning amendments compiled from previous listings. The Board reviewed the list and discussed the need for some of the amendments and which ones could advance to the Annual Town Meeting. The Board agreed that several were appropriate to be discussed during the Comprehensive Planning study and that several required further review and needed more information. Staff agreed to redraft the list reflecting these categories – Annual Town Meeting, Comprehensive Planning, and need more information.

**7:50 p.m. Re-Zoning 2 Parcels abutting 40 Brighton Street**

Staff presented information on the 2 nonconforming, commercially used, residentially zoned properties abutting 40 Brighton Street, which will be the subject of a citizen's petitioned zoning amendment. The Board discussed the possibility of re-zoning these lots Local Business III (LBIII) and Jeffrey indicated that the current commercial uses would still be nonconforming. The Board discussed what the area will look like in the future and questioned whether this area should be included in the Comprehensive Planning process. The Board discussed the types of use that would be appropriate and how that would be determined. The Board agreed that even if Town Meeting amends 40 Brighton Street that the entire area needs to be looked at under the Comprehensive Plan. The Board agreed to table further discussion on these 2 properties and to include them under the Comprehensive Plan.

**8:10 p.m. Town Planners' Report**

**Comprehensive Plan** – Jeffrey reviewed the briefing meeting and indicated that 4 consultants were present. Questions raised during the meeting included the order of the steps outlined in the RFQ, funding for the first year and second year, and the public participation element.

**Waverley Square** – Jeffrey reminded the Board of the next Waverley Square Study meeting. Jenny Fallon suggested moving the building to the side of the Square as opposed to being in the middle and encouraged building on the sides of the Square. The Board wanted to stress that the Waverley Square Study and the Waverley Square development are 2 separate processes and that the Board is only facilitating meetings for the development and has no stake in its outcome.

**Cushing Square** – Jeffrey updated the status of the potential development. The Board discussed the neighborhood letter recently published in the Belmont Citizen Herald and agreed that the issues raised in it were appropriate for the public hearing process and not for the purchase and sale of the municipal parking lot.

**8:40 p.m. Meeting adjourned**