

TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
October 28, 2009

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BELMONT, MA.
JAN 28 12 41 PM '10

7:10 p.m. Meeting called to order.

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

Staff presented a draft schedule of Planning Board activities through the November Special Town Meeting for Planning Board review.

7:20 p.m. **PUBLIC HEARING** (cont) – Wellington School Site Plan Review

Staff presented a draft list of conditions. The applicant and Planning Board reviewed and finalized the draft conditions.

Moved by Ms. Moynihan to approve the Wellington site plan subject to the final conditions as negotiated.

Seconded by Mr. Haglund

Motion passed unanimously

7:50 p.m. Town Planners' Report

Comprehensive Plan – Jay reported on the progress of the six committees.

The Housing Committee submitted their report.

Open Space Committee is meeting Nov. 9

The Transportation and Energy Committee is meeting November 9 to develop an outline of goals and strategies.

The Commercial Development Committee is splitting into three sub-groups to discuss parking and transit, development sites and regulatory barriers, and streetscape and management.

Historic Preservation Committee is continuing to meet.

Public Facilities and Finances is currently organizing.

There was a brief discussion on the organization and schedule of the three follow up workshop

8:15 p.m. **PUBLIC HEARING – Inclusionary Housing Zoning Amendment**

Due to an advertising error, the public hearing was readvertised and opened today.

Ms. Fallon read the public notice.

Jay presented an overview of the proposed amendment highlighting the major changes which included: lowering of the affordability percentage, distinguishing ownership from rental projects, establishing a payment in lieu formula, lowering the affordability requirement for large mixed-use projects, and an exempting from the by-law single and two-family ownership units built and occupied by the same individual.

A question was raised whether the amendment would apply to renovations of existing buildings. The by-law applies to new construction.

Moved by Ms. Moynihan to close the Public Hearing.
Seconded by Mr. Rojas
Motion passed unanimously

Moved by Mr. Rojas to recommend favorable action on the amendment.
Seconded by Ms. Moynihan
Motion passed unanimously

8:25 p.m. PUBLIC HEARING – Central/Palfrey Squares Interim Planning Overlay District Zoning Amendment.

Due to an advertising error, the public hearing was readvertised and opened today.

Ms. Fallon read the public notice.

Jay described the use of an Interim Overlay Planning District and provided a description of the proposed overlay amendment. The overlay will expire two years from the April Annual Town meeting. The overlay allows by special permit increased height, lot coverage and floor area ratio. The overlay applies only to sites of 12,000 square feet or greater. The overlay was brought forward at this time to allow consideration of a possible proposal for development that has received favorable comments by local residents.

There were no comments.

Moved by Mr. Haglund to close the Public Hearing.
Seconded by Mr. Baghdady.
Motion passed unanimously

Moved by Ms. Moynihan to recommend favorable action on the amendment.
Seconded by Mr. Rojas
Motion passed unanimously

8:35 p.m. PUBLIC HEARING (cont) – Oakley Neighborhood Proposed 40R Development

The applicant presented revised plans indicating a driveway from Belmont Street to the unit at 2 Oakley Road. The garage in the front of the structure along Oakley was removed and the Board approved of the new design.

The Board requested that a condition be added to reflect the desire to minimize the amount of driveway and turn-around pavement in the rear of the structure on the former parking lot site to the extent possible. The turn around should be large enough for a single car only.

The Board and applicant then reviewed and finalized the draft conditions presented.

With the change in design and the added condition, the Board was satisfied with the project design.

Moved by Mr. Baghdady to approve the application as conditioned.
Seconded by Ms. Moynihan
Motion passed unanimously

9:20 p.m. Meeting Adjourned

Next Meeting: Wednesday, October 28, 2009, 7:00 p.m., Board of Selectmen's Meeting Room,
Town hall

1/27/2010 Minutes Approved