

TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
November 14, 2007

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

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

Meeting minutes of September 26, 2007 and October 3, 2007 were approved.

Committee Updates

Carla Moynihan volunteered to serve as the Board's representative to the Belmont Housing Trust

Karl Haglund volunteered to serve as the Board's representative to the Traffic Advisory Committee.

7:15 p.m. PUBLIC HEARING (cont.): Site Plan Review - 359-363 Pleasant St.

Mr. Hamaan, attorney for the applicant briefly described the applicant's response to the concerns raised by the neighbors. He submitted his list of proposed conditions. He also presented a brief history of the right of way, noting that it was given to the Town along with a small piece of landlocked property as compensation for a tax debt owed to the Town.

Mr. Baghdady asked whether a title abstract had been obtained to clarify the right of way shown on the plan.

No abstract or surveyor's record had been obtained.

Avis Brenner, 19 Simmons Ave - concerned that the fence abutting their property as shown on the site plan is in the wrong location. She also requested that if the drive through is permitted, that the applicant erect a solid, 8' high fence along their common boundary. This fence would then act to lessen the noise and pollution impacts of the project.

The Board requested that the applicant and the Brenner's have their respective surveyors come to an agreed upon location of the existing fence. However, as there is no planting or other activity proposed on the Brenner's side of the fence, the fence location is not germane to the site plan review.

John Robotham, 19 Scott Road presented a power point show detailing concerns of the residents and their hoped for compromises.

Fred Paulsen, attorney for Robotham, presented the specific conditions requested by the residents. Residents are very concerned with enforcement provisions and therefore developed a Memorandum of Understanding to be incorporated as a deed rider.

Several comments concerning traffic circulation and parking as shown on the site plan were raised. The Board requested the Town Engineer review the site plan and respond to these concerns.

Tara Misuchi, 5 Scott Road expressed concerns over the project.

Ellen Cushman, TMM, concerned with open area in rear of property.

Ms. Fallon summarized the comments and requested the following information be provided at the next hearing -

- Letter from Fire Department
- Comments from Town Engineer
- Information on possible fence materials
- Clarification of right-of-way issue
- Dimensions of drive-thru device.

Moved by Baghdady to continue hearing to 7:15 PM, December 12, 2007 at Homer Building Art Gallery.

Seconded by Haglund

Motion passed unanimously.

9:10 p.m. PUBLIC HEARING: Free Standing Sign - 7 Channing Road

The Board had reviewed the application and had no questions. There were no comments from the public.

Moved by Moynihan to approve the application as presented.

Seconded by Baghdady

Motion passed unanimously.

9:15 p.m. Discussion - October 2007 Special Town Meeting

Use of Church Parking Lots - The board would like to meet with representatives of the Churches to discuss their concerns with expanding the use of parking lots.

For April 2008 Town Meeting, the Board would like to consider placing Church Parking Lots, Banks by Special Permit and Historic Accessory Structures on the warrant.

Staff will present a draft workplan/schedule at the November 28 Board meeting.

9:40 p.m. Discussion - Comprehensive Plan

Mr. Wheeler distributed several hand-outs concerning the structure of comprehensive plans and the issues for developing a Belmont Comprehensive Plan. The Board will discuss these items along with potential funding sources at their November 28th meeting.

10:00 p.m. Meeting adjourned

Next Meeting: Wednesday, November 28, 2007
7:00 p.m., Homer Building, 3rd Floor Art Gallery