

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
November 24, 2008

7:05 p.m. Meeting Called to Order

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

Minutes of November 5, 2008 were approved

Committee Updates

None

7:15 p.m. PUBLIC HEARING – CITIZEN’S PETITION ZONING AMENDMENT

Extend GB district to include 40 Brighton Street parcel.

Ms. Fallon read the meeting notice and introduced Frank French, co-sponsor of the proposed amendment. Mr. French presented a brief overview. The amendment proposes to include the 40 Brighton Street in the abutting General Business district thereby removing it from the Single Family C district. Mr. French is proposing construction of a vehicle storage structure on the site which is currently not allowed under the SF-C zoning.

Speaking in Favor:

Cindy Taylor, 315 Channing Road – supports the rezoning and the proposed use as a better use of the property that a residential structure.

Donald Mercier, 96 Cross Street. – Asked if any direct abutter was present and if ts would they give their opinion.

Maureen Bruce, 321 Channing Road – Concerned with potential noise but in favor of rezoning.

Demetrios Manolis, 301 Channing Road – supports rezoning

Mr. Haglund from the planning board requested staff to briefly describe the zoning regulation in the GB district.

Ms. Fallon read a letter from the Belmont Citizens Forum in support of the rezoning.

Thomas McGovern, 248 Channing Road – Appreciates the outreach efforts of the zoning amendment sponsors and support the rezoning.

Kevin Cunningham 20 Chandler St. – asked what is currently on the property?

The property is currently vacant.

Kevin Shea, 97 Channing Road – In favor

Anne Marie Lambert, 79 Chilton St. – Supports the rezoning

Mike Crowley, 215 Channing Road – In favor

Caroline Noone, 271 Channing Road – In favor

Speaking in opposition:

None

Mr. Baghdady asked how many vehicles would be stored. Approximately 10 to 12.

Moved by Carla Moynihan to close the public hearing.

Seconded by Andy Rojas

Motion passed unanimously

During deliberation Mr. Baghdady expressed a concern to rezoning individual parcels as the Town begins a comprehensive planning process.

Mr. Haglund noted that given the amount of support it would appear that a similar rezoning would be a recommendation of the comprehensive planning process.

Moved by Carla Moynihan to recommend favorable action on the proposed zoning amendment.

Seconded by Andy Rojas

Motion passed 4 – 0 with one abstention (Mr. Baghdady).

7:50 pm Mr. Baghdady leaves due to a previous engagement.

7:50 p.m. Discussion – Inclusionary Housing Rules and Regulations

Ms. Moynihan reviews changes recommended from Belmont Housing Trust.

Jay asks why there is a definition of comparable unit under definitions and also a section on comparable units. Jay also notes that it should be clear under the accessible units section that this refers to accessible, affordable units. Finally, there is a question whether the rules and regulations should include criteria for granting a payment in lieu of providing units.

8:25 p.m. Discussion – Residential Parking

The Board the draft power point presentation for Town Meeting

8:35 p.m. Discussion – Church Parking Lots

Ms. Fallon noted that the Selectmen had requested the Planning Board to study use of church and school parking lot issues and was unclear whether school lots referred to public and private schools.

The Board requested that Staff schedule a meeting with members of the Houses of Worship that had parking lots. There needs to be a common understanding of the problem to be solved.

Staff was requested to set up a meeting for the last Board meeting in January and to also provide a map showing the location of the houses of worship with parking lots.

8:55 p.m. Town Planners' Report

Waverley Square – Jay informed the Board that the next Waverley Sq Revitalization Planning meeting has been rescheduled from December 4 to Dec 16 at the Butler School

9:05 p.m. Meeting adjourned