

PLANNING BOARD MEETING

Minutes, November 26, 2002

Members present: Joseph Barrell, Deborah Emello, Karl Haglund, James Heigham, Andrew McClurg

Also present: Jeffrey Wheeler, Planning Coordinator

7:00 p.m. All being present, the Chairman called the meeting to order.

7:10 p.m. Public Hearing to rezone the former Volkswagen site from GR to LBIII

James Heigham read the public hearing notice.

Roberta Sydney updated the Board on the status of the zoning petition. She stated that the Kendalls are disappointed that the Town has not made a deal to buy the property and explained that the Kendalls are proceeding with option "B". The Kendalls are not withdrawing the Zoning Petition but will proceed on a parallel track. Roberta Sydney requested a continuation on the public hearing in order to allow more time for the Town to decide on how it wants to proceed.

James Heigham made a motion, seconded by Deborah Emello, to continue the Public Hearing to Wednesday, December 18, 2002.

Andrew McClurg continued the discussion on option "B". He asked the Board to think of other zoning options that could be developed in order to make a better commercial development. He questioned whether it was possible to get more on the site while being acceptable to the Bartlett Avenue neighborhood. He requested that everyone take time and look at the property – he did not want to lose any opportunity.

Roberta Sydney reminded everyone that as she understood it, Option "B" was a by-right development.

Joseph Barrell pointed out the Board has relied on Andrew's wisdom to develop a proposal that is more acceptable to the community. Mr. McClurg suggested that maybe the Cecil Group, as part of the Corridor Study, could review this property. Mr. Barrell asked Ms. Sydney and Mr. McClurg to continue discussing this development. Ms. Sydney would like to include some of the neighbors in these discussions especially with regard to buffers and elevations. Mr. McClurg cautioned her to be careful, no one person speaks for the neighborhood. Ms. Sydney asked for suggestions on how to satisfy the neighborhood. Mr. McClurg assured her that the Town would hold public meetings on this development that will include the neighborhood.

Karl Haglund requested clarification from Thomas Gatzunis, Building Commissioner, on Site Plan Review and parking – to what extent does this process effect parking. He thought Mr. Gatzunis stated that if changing parking then need to have Site Plan Review.

CORRIDOR STUDY

Jeffrey Wheeler gave an overview of the Corridor Study.

Ken Buckland of the Cecil Group presented the draft of land use and housing maps. He explained the purpose of each map; each identifies development opportunities. He discussed further requirements of the Corridor Study and that he expects to have his work completed within 6 months. This will allow the

community time to review the study and recommendations.

Mr. McClurg inquired about narrowing Trapelo Road and how this would affect the trackless trolley. Mr. Buckland responded that the Traffic consultant, Abend Associates, will look at this. Mr. Barrell requested a discussion/presentation on traffic calming. Mr. Buckland cautioned that such measures depend on how and what your vision is for the corridor. There are many nodes and different streets throughout this corridor. Mr. Wheeler stated that staff is examining Massachusetts Avenue in Arlington Heights and Arlington Center as an example.

8:05 p.m. Public hearing to amendment the side yard setback requirements in Local Business II and III Zoning Districts.

James Heigham read the public hearing notice. He reviewed the history of the amendment and explained why this second public hearing was necessary. Mr. Wheeler emphasized that the setbacks required when a commercial building abuts a residential district will remain the same.

Mr. Heigham made a motion, seconded by Mr. Haglund, to recommend favorable action on the proposed amendment (voted 5:0).

GENERAL BUSINESS

Mr. Barrell led a discussion on the Board's representation at Belmont Economic Development Planning Group. Mr. McClurg agreed to participate. Mr. Heigham attended the Vision 21 business meetings and stated that most people thought that the biggest obstacle was the permitting process. Mr. Wheeler explained that the 1988 Zoning By-law gives strict deference to residences and requires special permits for almost everything. Deborah Emello cautioned that the Board does not want to lose complete input from abutting neighborhoods.

Mr. Heigham made a motion, seconded by Mr. McClurg, to accept the minutes of October 28, 2002 (voted 5:0).

Mr. Heigham made a motion, seconded by Ms. Emello, to accept the minutes of the October 28, 2002 Executive Session stressing that the reason for it was pending litigation (voted 5:0).

Mr. Haglund made a motion, seconded by Ms. Emello, to approve the minutes of October 21, 2002.

ARC APPEAL

Mr. Barrell stated that Joan Langsam, Esquire will send a letter to the Zoning Board of Appeals by Monday, December 9, 2002.

8:25 p.m. Meeting adjourned.