

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES  
November 8, 2011

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**7:05 p.m.** Meeting called to order.

Attendance: Sami Baghdady, Chair; Michael Battista; Andres Rojas; Joseph DeStefano;  
Charles Clark (arrived at 7:20 pm)  
Jeffrey Wheeler (Staff).

Absent: Karl Haglund

Andres Rojas reported that the Chair of the Economic Development Advisory Committee, Bob Mahoney, resigned and that the committee was moving forward.

Joseph DeStefano reported that the Community Preservation Committee was looking for recommendations for projects to fund (to begin in Fiscal Year 2013). Mr. DeStefano stated that approximately \$800,000 would be available and that the State will match it, though the exact percentage of match is not known. Mr. DeStefano added that the Town cannot use the funds to maintain an existing facility, though this issue was before the legislature for further review.

**7:15 pm South Pleasant Street Zoning Proposal**

Sami Baghdady reported that Luis Cetrangelo is putting together more visuals on the South Pleasant Street Zoning Proposal. The Board then proceeded to address a comprehensive checklist of issues, put together by Jeffrey Wheeler, concerning the rezoning of South Pleasant Street.

1. Overlay District vs. Amending Existing By-Law

The first item on the list for discussion was whether or not the committee wanted to draft an overlay zoning district or amend the existing by-laws. A lengthy discussion ensued regarding the zoning district and other options to rezone the area. Sami Baghdady stated that if the Board was going to change the underlying zoning, then possibly it should just do that rather than have two layers. The Board decided tentatively to amend the Local Business II Zoning District and create a South Pleasant Street zoning district, but to keep Shaws, the car wash and the gas station (those properties that front on Trapelo Road) in the LBII zoning district.

2. Subdistricts

The Board raised the issue of Subdistricts and decided that it would revisit the other issues before deciding.

3. Dimensional Regulations

The Board had an in depth discussion regarding dimensional regulations and decided the following:

- a. Front Yard setbacks – 0 minimum  
Side Yard – 15 feet minimum

- Rear – 20 foot minimum
- b. 1<sup>st</sup> floor maximum height – 14 feet
  - 2<sup>nd</sup> floor maximum height – 12 feet
  - 3<sup>rd</sup> floor maximum height – 12 feet
- Maximum height for 3 ½ stories will be 48 feet to the highest point, even if the roof were angled
- Maximum height for 2 ½ stories will be 38 feet, to the highest point

Mr. Battista offered to do some research on an appropriate height per floor. The Board also discussed adopting a lot coverage restriction instead of a floor area ratio. The lot coverage could be 35%, and increased to 45% with structured parking on site.

**9:05 pm Demolition Delay By-law discussion**

Sami Baghdady reported that Joseph DeStefano, Jeffrey Wheeler and he met twice with the Historic District Commission since the Board's last meeting to discuss the Demolition Delay By-law. The Planning Board discussed the criteria that makes a building historically significant, such as the age. The Board felt that it should be a fixed year, and the building should have been built between 1900 and 1936. Also, the Demolition Delay By-law should exclude both commercial and municipal buildings.

**9:50 Solar Energy Systems**

Sami Baghdady reported that the public hearing on the solar energy systems zoning by-law amendment will be held on Tuesday, November 15 at 7:00 pm. Mr. Wheeler reported that the draft by-law was reviewed and approved by Town Counsel. Mr. Battista offered to speak with solar energy system installers about the proposed by-law and the reasonableness of the restrictions.

**10:05 Administrative Issues**

The Planning Board discussed and decided that it would hold its meetings of December 12, 2011 and January 9, 2012 at 8:30 am.

In accordance with State Ethics Law Requirements, Jeffrey Wheeler informed the Board that some members would have to take an online class and print out the certificate indicating that they took the course.

**Adjournment:** 10:30 pm