

TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
December 12, 2007

7:00 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 November 28, 2007 were approved.

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

Mr. Hamann presented the revised plans showing the travel lane in the rear adjacent to the building and the parking north of the travel lane. A landscape plan developed by Hartney Greymont was also presented.

Abutters requested an increase in the amount of open space on the northern side of the property. Also, abutters requested that all exterior lighting be turned off at 8:30 pm on week days , 6:30 pm on Saturdays and all day Sunday.

The applicant argued that turning off exterior lights would invite kids and others to congregate in the rear of the property.

It was also noted that the open space area shown on the revised plan was exactly the same as that on the previous plan. Abutters argued that the area needed for parking was reduced due to the shifting of the travel lane. Proponents argued that turning radii had not changed and therefore the area needed for paved surfaces did not diminish.

Mr. Cashien from Leader Bank noted that it did not appear the Board would render a decision and therefore wondered whether the Bank could open if the apposite plan review application was withdrawn.

Staff noted that withdrawing the application would mean no reconfiguration of parking was allowed effectively eliminating a drive through window. Mr. Szklut said he would confer with Mr. Wheeler and the zoning enforcement officer and provide an opinion on whether site plan review was required for the bank to open.

Dr. Richardson noted that she had, at her expense, requested a traffic study of the proposed site. She presented the results to the Board.

The Board noted several concerns raised in the report and asked the applicant to prepare a response to those concerns.

Moved by Baghdady to continue hearing to 7:15 PM, December 19, 2007 at Homer Building Art Gallery.

Seconded by Moynihan
Motion passed unanimously.

9:35 p.m. Northlands Performance Bond

Moved by Moynihan to release the performance bond for Zones 1A & 1B of the Northland's McLean Development.

Seconded by Haglund
Motion passed unanimously.

9:45 p.m. Discussion - Other Zoning Amendments

Staff distributed a list of potential zoning amendments for consideration by the Board. The Board noted that one potential amendment was to bring back the banks by special permit criterion. The Board felt that any proposed amendment be limited to banks by special permit with a separate amendment addressing stand-alone ATM machines. The Board might also consider looking at drive through uses but not just for banks.

10:10 p.m. Meeting adjourned

Next Meeting: Wednesday, December 19, 2007
7:00 p.m., Homer Building, 3rd Floor Art Gallery