

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

December 9, 2009

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BELMONT, MA.

JAN 28 12 41 PM '10

7:09 p.m. Meeting called to order.

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

Absent: Sami Baghdady

Minutes of October 14, 2009 approved as presented.

Ms. Fallon reported that the reports of the various Comprehensive Plan Committees would be available on line at the Larry Koff website and that Town Department Heads should be made aware of this so they have the opportunity to comment.

Benton Library Committee – Mr. Rojas noted that the Town would be issuing an RFP for the lease of the building. Potential uses would comply with the allowed uses in that zoning district.

7:18 p.m. **JOINT PUBLIC HEARING W/ZBA** – application for a cell tower near the off ramp for exit 59 (near the intersection of Pleasant Street and Route 2)

Meeting was postponed at request of applicant.

7:23 p.m. Special Town Meeting - Debriefing

The Board was pleased that both Zoning Articles were strongly supported by Town Meeting. Generally, members felt that the presentations and subsequent explanations were very professional, clearly stated the concerns and rationale and important in ultimately garnering the support of Town meeting. Board members felt that the message from Town meeting was that most members recognize the need for change in the community. However, that change must be well crafted, clearly articulated and impacts addressed.

7:30 p.m. South Pleasant Street Rezoning

Staff recommended that the Board place on its agenda a rezoning of South Pleasant Street. It was noted that a rezoning proposal had been developed in the past but not moved forward. The Board was requested and agreed to invite the owners of the vacant car dealership to appear before the Board to discuss some of their issues with the sale and redevelopment of their property. The owners were requested to appear at the January 13th meeting of the Board. Ms. Moynihan requested a copy of the previous zoning recommendation.

7:37 p.m. Comprehensive Plan Development and Status

Board members were reminded that the first Phase II Workshop would be held December 17. The topic of this workshop is Neighborhoods, Open Space and Connections. Ms. Fallon noted that there seemed to emerge 4 central themes that frame the development of the Comprehensive Plan. These themes are: Density, Parking, Connections, and Gateways.

Ms. Fallon also reminded the Board that it is imperative for a successful planning process that the Board of Selectmen be involved. She would like to hold a joint meeting with the Board of Selectmen with the agenda to be a review/summation of the Comprehensive Planning process to date.

The Board also discussed holding a joint meeting with the consultant to review recommendations and development of plan to date.

Both meeting should be scheduled following the final workshop on January 26.

7:50 p.m. Town Planners' Report

Planning Board Meeting Schedule – The Board agreed to continue meeting on the 2nd and 4th Wednesday of the month throughout the 2010 year. The December 22, 2010 meeting was removed from the schedule.

Planning Board Work Schedule – A draft work schedule through the Annual Town Meeting was distributed. Three zoning initiatives (Major Development amendment, South Pleasant Street rezoning, and Outdoor Café seating) and elimination of building set-back lines were incorporated. Also, the Comprehensive Plan meetings schedule was incorporated.

8:02 p.m. Cushing Square Informal Discussion

At the request of the Board of Selectmen, the Planning Board invited the Cushing Square development team to discuss an informal process for eliciting concerns and issues the Board and residents may have about future development of the Square. Gwendolyn Noyes of Oaktree Development submitted a draft document including guiding principles and goals for a series of meetings through March 24. After discussion with Board members, it was determined that the informal process could be concluded after three meetings which were scheduled for January 6, January 27, and February 10, 2010. The Board cautioned the Developer and neighborhood residents that this was an informal process designed to identify general issues and concerns but not specifics of a project application. The process established allows broad input from any and all parties interested in the development and also requests the developer to provide information that relates to economic constraints and feasibility that drives development decisions.

Ms. Fallon will appear at the Selectmen's meeting on December 21st to report on the Board's process and meeting with the Development team.

9:20 p.m. Meeting Adjourned

Next Meeting: Wednesday, January 6, 2010, 7:00 p.m., Board of Selectmen's Meeting Room, Town hall

1/27/2010 MINUTES Approved