

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
February 11, 2009

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7:04 p.m. Meeting called to order.

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

Minutes of January 28, 2009 were approved as submitted.

Committee Updates:

Capital Budget Committee is discussing proposed budget cuts and effect on proposed capital budget.

Belmont Housing Trust – Ms. Moynihan noted that the Trust was meeting to discuss the recommendations of the CPA Study Committee.

Ms. Fallon distributed a draft of the Board's 2008 Annual Report and asked for comments so it could be submitted prior to Friday.

7:15 p.m. Discussion – Waverley Square Revitalization

The Cecil Group presented a proposed Regulatory Code for Waverley Square. The Code articulated a vision and goal for redevelopment/revitalization of Waverley Square and included several specific objectives including:

- Maintaining the residential neighborhoods
- Maintaining historic building character
- Maintaining the mixed use commercial center
- Enhancing pedestrian and bicycle safety
- Enhancing community spaces
- Enhancing character of development and buildings
- Enhancing sustainable design.

The code identified several steps for achieving the objectives. These included

- Maintaining streets and managing parking
- Improving street-level spaces
- Creating design and performance standards to ensure appropriately designed buildings
- Encouraging structured parking.

Finally, several regulatory and non-regulatory strategies were identified. These included:

- Zoning
- Parking Strategies
- Street Infrastructure
- Design guidelines.

8:40 p.m. Discussion – Use of Church and School Parking Lots

Board members discussed the concerns and issues surrounding the uses of Church parking lots. Members developed a listing of acceptable uses that should be allowed to continue by-right and a list of uses that perhaps should be allowed only by permit or license. This categorization would serve as the outline/agenda for the meeting with church representatives at the next Board meeting. The agenda would be as follows:

By-right uses –

- a. Residential overnight parking for vehicles not considered commercial as defined in the Zoning By-Law not to exceed the number of parking spaces in the lot.
- b. Uses by town departments
- c. Uses for public and private special events
- d. Day time parking for employees and/or customers of local businesses of not more than 30 spaces.
- e. Any temporary, short term (30 days or less) use

Uses by Permit –

- a. Use by commercial trucks, vans and other heavy vehicles for more than 30 days
- b. Long term (more than 30 days) regular use by more than 30 passenger vehicles – (Exception: neighborhood overnight accommodation above)
- c. Potential commercial evening uses (e.g. restaurant valet parking, movie theater parking)
- d. Commuter parking

9:05 p.m. Discussion - Comprehensive Plan

Membership of the Comprehensive Planning Committee is as follows:

Frank French, Bob McLaughlin, Paul Solomon, Jennifer Page, Mark Paolillo, Art Kreiger, Sue Bass, Roger Colton, Carla Moynihan, Sami Baghdady, Mary Power, Peter Boyajian, Dan LeClerc, Anne Paulsen. The first meeting is scheduled for February 27.

The Technical Committee membership includes planning staff Jeffrey Wheeler and Jay Szklut, Planning Board Chair Jenny Fallon, Assistant Town Administrator Jeff Conti, Town Engineer Glenn Clancy, and Light Plant Manager Tim Richardson. They will meet on February 23.

The meeting topic will be economic development.

9:15 p.m. Discussion – Residential Parking

Jeffrey presented a summary of the first parking forum. Approximately 30 persons attended with on street, overnight parking being the most controversial issue. There seemed to be general support to expanding the number of vehicles allowed in the driveway if the driveway met open space and lot coverage requirements.

Jay presented an initial review of the residential parking survey. To date 270 surveys had been returned. 40% of respondents indicated no change in the overnight parking ban and 38% indicated no change in the number of vehicles parked in one's driveway. 66% indicated no change in the front-yard parking regulation.

Jay distributed copies of the comments received on amending the overnight parking ban.

9:45 p.m. Meeting adjourned

Next Meeting: Wednesday, February 25, 2009
7:00 p.m., Board of Selectmen's Meeting Room

3/4/09 Minutes Approved