

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

February 13, 2008

RECEIVED
TOWN CLERK
BELMONT, MA.

FEB 29 8 43 AM '08

7:00 p.m. Meeting called to order.

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

Absent: Carla Moynihan

Minutes of January 23, 2008 were approved

Revision to Waverley Woods Development - Jay reported that Affirmative Investments is proposing installation of a lift to replace the ramp system initially proposed for handicapped access to the site from Trapelo Road. Removal of the ramp would add open space and improve the overall look of the project. The lift would be incorporated into one of the existing buildings and be finished to match the building exterior. The Housing Trust, the Disabilities Access Commission, and the Housing Authority support the change.

Moved by Rojas to approve as a minor change removal of ramp and installation of lift.

Seconded by Haglund

Motion passed unanimously

Memo from OCD Director - The Board reviewed a memo regarding enforcement of the window signs zoning regulations. In particular, the memo noted a loophole in the bylaw where signs obscuring the window could be placed inside the window but not attached to the window. The Board agreed that clarification should be provided and also raised several concerns regarding the language of the bylaw and specifically how temporary signs were defined. The Board requested staff to move forward with a zoning amendment for the April Town Meeting addressing the issues raised by the OCD Director and would revisit the overall sign bylaw during the summer.

7:40 p.m. Senior Center Update

An email from Karen Pressey, Chair of the Senior Center Building Committee, was presented to the Board. The email stated that the photometrics for the exterior building lighting could not be provided as requested.

Moved by Rojas to approve the Senior Center project subject to the additional condition that the Planning Board has the authority to request lowering the lighting level if lighting level is too high for neighborhood and the Council on Aging shall comply.

Seconded by Haglund

Motion passed unanimously

7:50 p.m. SITE PLAN REVIEW, 50 LEONARD STREET (DELIBERATIONS)

The Board reviewed the initial draft of conditions and the draft memo to be sent to the Board of Selectmen. Staff would revise documents for final review at next meeting.

Deliberations were continued to February 27, 2008

8:15 p.m. Discussion: Barn bylaw

Kit Drier and members of the Historic District Commission joined the Board to discuss revisiting the idea of an accessory historic buildings zoning bylaw. The Board requested that Ms. Drier and the HDC provide information on other communities with a similar bylaw. The Board agreed to consider the amendment for the Fall Special Town Meeting but would continue discussions on the amendment through the spring and summer.

9:05 p.m. Cushing Square

Chris Starr discussed his concept for development of the Horne Block area of Cushing Square. Mr. Starr has control over all the properties from the former CVS down to Trapelo Road and to the municipal parking lot. He would like to incorporate the lot into his development. Architectural renderings were shown that included a large public area on the corner of Trapelo and Common Streets. Current public parking and parking for the development would be underground. The development would feature ground floor retail and a ~20,000 sq ft upscale grocery store on the 2nd story. Residential would occupy the top stories. The Board looks forward to the actual project submission and requested that the application include a 3-D model, several cross-section plans of the proposed development and several plans showing the proposed development in the context of the Square and neighboring properties.

10:10 p.m. Discussion - Zoning Articles Discussion

Board members expressed some confusion over the Church Parking Lots Zoning Language. In particular, the Board questioned the creation of an "Ancillary Use" category. Jay explained that the definition proposed was that used by the Boston zoning code. In crafting the amendment, two issues need to be addressed. First, was to allow parking on church lots that is not related to the religious function of the principal use. The 2nd issue is that the parking is related to a business and not an additional use initiated by the church. For these reasons, the bylaw defines ancillary use as a use related to a business but not on the same site as the business and that the use is allowed in a residential district which is where the church lots are located.

There were no comments on the Banks by Special Permit proposed language.

10:45 p.m. Discussion - Comprehensive Planning

Continued to next meeting.

10:50 p.m. Meeting adjourned

Next Meeting: Wednesday, February 27, 2008

7:00 p.m., Town Hall, Board of Selectmen's meeting Room

2/27/08 MINUTES Approved as Amended.