

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
February 21, 2007**

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

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

Absent: Andrew McClurg

Minutes of January 30 were approved unanimously.

**7:05 p.m.** Update: Senior Center Building Decision

The Director of Community Development is in the process of finalizing contracts with the BSC Group to review the parking and traffic circulation plans as recommended by the Planning Board in their approval. Board members asked what would happen if the review agrees with the concerns raised by the architect. Mr. Haglund thought that the project may have to come back to the Board for further review and may require input from the Board of Selectmen.

**7:15 p.m.** Discussion - Planning Board Rules and Regulations

Jay presented an outline version of a set of rules and regulations. The Board felt that the rules should also include Board elections, composition, etc. Jay will revise and submit a more comprehensive version for the March 13 meeting.

**7:45 p.m.** Discussion (continued) - Open Lot Storage of Multiple Vehicles

Copies of the memorandum to the Selectmen requesting an enforcement moratorium on multiple vehicle parking was distributed. Jay brought to the Board's attention that there was also a parking committee looking at various parking issues and that perhaps the Board should meet with the committee to insure no overlap in work. Jay was asked to coordinate a meeting with the Board, the committee, and possibly the Board of Selectmen.

**8:15 p.m.** Discussion (continued) - Zoning for Transitional Areas

Staff reported that pictures of properties from the Assessor's database were accessible for developing a visual presentation of the three transition areas under discussion. Due to time constraints, Jay requested that the Board prioritize the three zones so that staff can minimally move forward on one of the zones. The Board unanimously felt that the Concord Avenue corridor should be the highest priority followed by Benton Square.

Other

Ms. Fallon commented that the rental business in Waverley Square was for sale and wondered whether this presented an opportunity for the Board to look at redevelopment of that Square. There was some discussion about whether the Board should now begin to focus on Waverley Square. Mr. Haglund felt that given the amount of work before the Board, perhaps a more

RECEIVED  
TOWN CLERK  
BELMONT, MA.  
MAR 14 4 24 PM '07

fruitful strategy would be to focus on the specific block on which the rental store is located. Staff was requested to present material on that block at the February 28 meeting of the Board.

#### Committee Updates

Belmont Center Planning Group - The committee will be presenting their draft plan at the February 26 meeting of the Board of Selectmen. Following this presentation, the committee intends on holding a series of public meetings to get input and to revise the draft plan. The Committee has targeted June for presentation of the final plan.

#### Town Planner's Report

442 Common Street - Due to staff error, the outdoor seating at this location had never been approved. There is a pending change of ownership of the restaurant and therefore a public Design and Site Plan Review public hearing on the proposed outdoor seating and parking requirements has been advertised for February 28.

Smart Growth Zoning District - Expect decision on grant application shortly after the 1<sup>st</sup> of March. Karl reported that he had spoken with the Chairman of the Belmont Housing Trust and having a joint meeting with the Oakley Neighborhood Association made sense. The Trust Chairman would wait to hear from the Board as to when that meeting would be scheduled.

Uplands Decision - The decision (approved with conditions) was filed February 16 with the Town Clerk. Appeals must be filed within 20 days of the decision date.

**9:05 p.m. Meeting Adjourned**

Next Meeting: Wednesday, February 28, 2007  
Town Hall, Conference Room 2

*5/13/07 Approved Unanimously*