

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
February 23, 2011

7:08 p.m. Meeting called to order.

Attendance: Sami Baghdady, Chair, Michael Battista, Jenny Fallon, Andres Rojas, Charles Clark, Associate Member; Jay Szklut and Jeffrey Wheeler, Staff.

Absent: Karl Haglund

Minutes of February 9, 2011 were approved as submitted.

Committee Updates

Belmont Housing Trust – Mr. Battista reported that the Trust is seeking two new appointees. Projects on Thayer and Moraine Streets are still under discussion.

Warrant Committee – Mr. Baghdady reported that the Town Moderator asked Mr. Baghdady to serve on the Warrant Committee and that he will accept the appointment if the meeting schedules of the Warrant Committee and Planning Board do not conflict.

Planning Board Meetings – Change in Schedule

The Warrant Committee meets on Wednesday nights, as does the Planning Board. Due to a conflict with Warrant Committee meetings and Mr. Baghdady's appointment to the Warrant Committee, the Board agreed to revise their regularly scheduled meeting dates. Beginning in March, the Board will now meet on the 2nd and 4th Tuesdays of the month. Time and location will remain the same.

7:16 p.m. Discussion – South Pleasant Street Forum II

Board members agreed that an end of March date for the second forum would be appropriate.

During discussion several points were noted:

- Substantial development will require underground parking.
- Streetscape should be addressed as part of a rezoning effort. Should Planning Board take the lead?
- Mr. Baghdady supports commercial uses but has reservations with residential uses for this area of Town.
- Should restaurant use be in the mix?

At the next meeting, the Board shall consider how to organize their discussion into a second forum.

8:45 p.m. Discussion – Belmont Center Design

Mr. Baghdady reported that at the TAC meeting, members expressed support for the Planning Board recommendations and hoped that both Boards would support the final recommended design when presented to the Board of Selectmen.

8:52 p.m. Discussion – Vendor By-Law

Mr. Baghdady summarized a conversation he had with the Chair of the Board of Selectmen at which Mr. Jones volunteered to attend a Planning Board meeting to discuss the Selectmen's interest in a vendor by-law. Mr. Jones also noted that the Selectmen had not expected a by-law to be presented at the April Town Meeting.

8:55 p.m. Town Planners' Report

Sandler Skate Shop – Mr. Szklut reported that the meeting between the new owner and neighborhood residents went very well. He also briefly described the proposed project. Mr. Rojas noted that the project should not look like a strip mall and hoped that the owner had hired an architect to develop an interesting building. Ms. Fallon noted that the Board should consider the streetscape and perhaps begin drafting some general guidelines to assist in the review of the project. Mr. Baghdady requested Ms. Fallon to prepare a draft outline of considerations and process for creating streetscape guidelines.

9:05 p.m. Meeting Adjourned

Next Meeting: Tuesday, March 8, 2011, 7:00 p.m.
Board of Selectmen's Meeting Room, Town Hall

List of Documents presented: None