

MEETING MINUTES
February 9, 2006

Attendance:

Karl Haglund; Andrew McClurg; Jennifer Fallon; Sami Baghdady; Jay Szklut, Staff;

7:05 Meeting called to order

495 Common Street

The Board had a brief discussion on how to proceed with the site plan review on this project. It was noted that the ZBA had requested additional information and plans that would be pertinent to the site plan review and that prior to any ZBA decision, site plan review is premature due to zoning violations. Jay will discuss with Jeffrey the procedure utilized in the past and report back to the Board.

51 Hill Road

This was referred to the Board by the ZBA with a request that the Planning Board submit, in writing, to the ZBA notification that the Board's decision on this property remains valid. Board members agreed that since there was no change to the project, the previous decision of the Board was still valid.

Moved by McClurg

**The Board authorizes Jay to send a letter to the ZBA that the
Planning Board decision on 51 Hill Road remains valid.**

Seconded by Baghdady

Voted unanimously

Committee Updates

Jenny recommended that the agenda contain a permanent item for committee updates. As many members served on other boards/committees as the Planning Board representative, there should be a lot on the agenda for updates. She noted that at the Warrant Committee meeting, the subject of sidewalks was discussed with some sentiment on not including sidewalks with road projects. Jen felt that the Planning Board should have comment on this issue.

Karl raised the issue of the role of the planning board on municipal projects in general. Should such projects go through a site plan review?

The Board requested that committee updates be added to the regular agenda.

Cushing Square Rezoning

Chris Starr and Andrew Bram joined the Board in the discussion on rezoning. The Board would like to move any rezoning effort forward as quickly as possible, and that while an

April Town Meeting may not allow enough time, the possibility of including language for the June special is possible. The Board made clear that mixed use and height increases were fundamental to any change. Other issues include overall design, size of stores and parking. Parking was identified as a critical issue. Mr. Bram noted that if the square was rezoned, development of a parking structure by the private sector in conjunction with the Town becomes possible. Karl stated that the residents surrounding the square need to be invited to a meeting to provide input on “how to make Cushing Square a more attractive place to live next to.” It was agreed that the next step was to have town staff schedule a meeting with residents.

Distinct District Outline

It was agreed to table this discussion and to focus on Cushing Square.

Belmont Uplands 40B comments

Jay presented the Board a draft letter summarizing the comments received from the individual members of the Board. Jenny asked that the comment from Andy regarding the need for access to public transit be included. Karl asked whether the Board should comment on the specific zoning waivers that were requested. Jay noted that many of the requested waivers were addressed through comments on the site design. Sami commented on the number of affordable units being proposed. He noted that while the Town gets credit for all the units, there should still be more affordable units included. Jenny was concerned with the waiver on bicycle racks and considers this an important item to be discussed during the review of transportation issues. The Board approved submitting the letter with the addition of the comment from Andy.

Proposed Zoning Amendments

Split Lots – Non controversial lots notice has been sent to newspaper. Need to send letter to homeowners with legal notice. Hearing set for February 28.

Mansionization – What is status of building permit study? Jay to talk to Office of Community Development Director.

Demolition Delay – Jay received a communication from the Town of Wellesley that they have been unable to pass any demo delay by-law. Staff has been unable to find any Town with a generic (non-historical) demo delay law. Sami noted that Arlington has a demo delay but only for 7 days. The Board will invite the Historic Commission to meet with them to discuss whether a demo delay by-law for historic structures should be developed.

Town Planner’s Report

Olmsted Drive – Still awaiting report on review of proposed temporary detention basin.

Northland Inspections – Contract with Fay, Spofford, and Thorndike are in process. Inspection of storm water systems and road construction to begin within the next 2 to 4 weeks. Project has been under construction for several months with initial occupancy’s planned for June.

ARC Construction – Representatives of ARC met with staff. They are beginning project development and will be requesting permits for temporary sales trailers soon. Prior to placement of trailers, they intend to use the vacant office building and will make some cosmetic improvements on the interior.

9:30 Meeting Adjourned

Next Meeting: Tuesday, February 28, 2006
Town Hall, Room 2
7:00 pm – 9:00 pm

Approved 2/28/2006