

**TOWN OF BELMONT
PLANNING BOARD**

**JOINT MEETING WITH THE PLANNING BOARD
MEETING MINUTES
March 22, 2016**

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2016 JUN -3 PM 2: 33

Present: Elisabeth Allison, Chair; Barbara Fiacco, Vice Chair; Charles Clark; Raffi Manjikian

Absent: Joseph DeStefano; Karl Haglund

Staff: Jeffrey Wheeler, Office of Community Development

7:05 p.m. Meeting called to order

1. Update on Cushing Village

Mr. Donahue, representing the Applicant, requested an extension and amendment to the P & S agreement for the municipal parking lot. He reviewed the history of the permitting and financing for Cushing Village. He stated that the financing that was in place fell apart on January 2016 and that Smith Legacy looked for a residential developer to take over the project. He stated that Toll Brothers, a national upscale home builder, signed a P&S agreement for the project on March 14 and added that they hope to close on the parking lot by August 26. He noted that this allows sufficient time for due diligence, but that all involved hope for an earlier closing date.

Bill Lovit, representing Toll Brothers, provided an overview of the company. He stated that Toll Brothers holds its assets and looks for opportunities that aren't replicable, such as Cushing Village. To questions from the Board of Selectmen he responded that Toll Brothers will:

- Buy out Smith Legacy Partners,
- Hire a General Contractor to do the work,
- Manage the development,
- Accept the project as is and not reconfigure the plans, and
- Not flip the development, though he could not promise that they would never sell it in the future.

The Planning Board did not have any comments or questions.

To questions from the audience, Mr. Lovit stated:

- the local office is located in Westborough and the corporate headquarters are located in Pennsylvania,
- the project will take less than 30 months to construct,
- they feel confident with the retail component, though another manager may be brought in to help oversee it,
- they pride themselves on the product that they build,
- they expect empty nesters to rent units and that students will not be attracted to the development because the rents will be too high, and
- they will work harder at providing more communication to the Town.

Mr. Donahue reviewed the terms of the sale for the municipal parking lot proposed by Toll

Brothers. Mr. Hall, the Town's Counsel, reviewed additional agreements that Toll had requested. The BOS also requested that the rodent extermination plan be brought up to date and that the site be made more presentable (shore up fencing and clean up the site).

The BOS voted to approve the amendment to the P&S agreement to extend the closing date to August 26.

Both Boards took a brief recess.

2. Presentation and Discussion on Single Residence C Zoning Districts Amendment

Ms. Allison reviewed the Single Residence C Zoning Districts amendment. She summarized the key points of it and stressed that the Board tried to strike a balance. She noted that the Board did not want to capture small additions but wanted to review large ones. As a result, she stated that the amendment contains various parts that achieve that goal. Ms. Fiacco noted that the one-year moratorium gave the Board sufficient time to collect and review data necessary to draft this amendment and, as a result, this gives the Board comfort with the amendment as it moves forward. Ms. Allison highlighted the changes to the nonconforming section of the amendment. Mr. Wheeler explained that this section is now a 2-tier structure, the first, as currently exists, for small additions goes to the Zoning Board of Appeals, and the second, which the Board is proposing, is for large additions and new homes will go to the Planning Board.

Steve Pinkerton, co-leader of the Citizen Petitioners, stated that his group is quite pleased with the amendment. He noted that this amendment will bring forward only those projects that are too large.

Adjourn: 8:45 p.m.