

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
April 6, 2016**

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Present: Elisabeth Allison, Chair; Barbara Fiacco, Vice Chair; Charles Clark; Joseph DeStefano; Karl Haglund; Raffi Manjikian

Staff: Jeffrey Wheeler, Office of Community Development

7:00 p.m. Meeting called to order

1. Cushing Village: Deliberate and Vote: Request for modification and extension previously granted

Mr. DeStefano recused himself from the discussion.

Ms. Allison explained that the discussion before the Board will be narrow since it is only with regards to the modification to the extension.

Bill Lovitt, representing Toll Brothers' apartment subsidiary, provided an overview of Toll Brothers and their recent entrance into the Massachusetts apartment market. Mark Donahue, agent for Smith Legacy, reviewed the modification to the one-year extension.

Ms. Fiacco requested ongoing communication between the developers and the Planning Board. Mr. Lovitt agreed that communication is valuable and noted that a lot will be occurring behind the scenes and it will be important to keep the Town apprised. Ms. Allison concurred that regular updates would be most helpful once Toll Brothers has done its due diligence.

Ms. Allison read an e-mail from George Hall, Town Counsel, stating that the modification of the extension was satisfactory based on the closing date of August 26. Mr. Wheeler reviewed the milestone dates with the Board.

MOTION made by Ms. Fiacco to modify the extension on the Special Permit for Cushing Village. Seconded by Mr. Clark. Motion passed.

2. Discussion with Permanent Building Committee re High School Building Project

Discussion moved to April 26, 2016.

3. Preparation for Zoning Forum on SR-C Zoning Amendments

Mr. Wheeler reviewed the status of the PowerPoint presentation. Ms. Allison reviewed the schedule for the public presentations. Ms. Allison noted that the zoning education briefing for newly elected Town Meeting Members will be postponed to a later date. (note: The briefing was ultimately held on April 28.)

4. Deliberate and Vote on One-Year Extension Amendment to the Demolition Delay Bylaw

Mr. Manjikian and Mr. Clark both stated that they support the one-year extension of the Demolition Delay Bylaw. Mr. Clark added that there are 2 questions to consider next year: 1) whether more time is needed for the delay period and 2) if delay is imposed, do we need to have incentives to keep the structure. Mr. Haglund and Mr. DeStefano agreed and stressed that this is simply a delay and that incentives are needed to preserve the structures. Ms. Allison noted that the Planning Board will need to review the forthcoming list of preferably preserved buildings prior to any consideration of incentives.

MOTION made by Ms. Fiacco to recommend favorable action on the one-year extension to Town Meeting. Seconded by Mr. Clark. Motion passed.

5. Review Planning Board Report to Town Meeting

The report was reviewed.

MOTION made by Ms. Fiacco to approve the Planning Board's Town Meeting Report. Seconded by Mr. Manjikian. Motion passed.

6. Updates on Potential Cases and Planning Board Projects, and Committee Reports

Committee Reports

Mr. Manjikian reported that the AirBNB sub group had a successful first meeting and they are moving forward.

Meetings

Mr. Wheeler reviewed the cases and briefly discussed the zoning amendment process.

Planning Board Projects

Ms. Allison stated that she will have a discussion with Eric Smith, Chair of the Zoning Board of Appeals, to discuss whether the Planning Board needs to take up zoning for an extended stay hotel. She also mentioned that the Board has to look at the revitalization of Town squares.

Preview of April 26 Agenda Items

The Board briefly reviewed the agenda items.

7. Review and approval of Minutes

MOTION made by Ms. Fiacco to accept the minutes of March 15 and March 22 (part 1). Seconded by Mr. Manjikian. Motion passed. (Mr. Clark abstained from March 15 and Mr. DeStefano and Mr. Haglund abstained from March 22.)

Adjourn: 8:05 p.m.