

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

March 10, 2010

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TOWN CLERK
BELMONT, MA.

APR 15 9 05 AM '10

7:06 p.m. Meeting called to order.

Attendance: Jenny Fallon, Chair; Andres Rojas; Sami Baghdady; Jay Szklut and Jeffrey Wheeler, Staff.

Absent: Karl Haglund; Carla Moynihan

Minutes of January 27, 2010 approved as presented.

Committee Updates

Shade Tree Committee – Mr. Rojas reported that the committee had drafted a letter to the Wellington Building Committee regarding the removal of trees at the site.

Capital Budget Committee – Ms. Fallon noted that the committee was discussing a mention of the Comprehensive Plan as part of their report to the Annual Town Meeting.

7:12 p.m. Deliberations – Cell Tower, Exit 59 Route 2

Ms. Fallon discusses the roles and responsibility of the Planning Board and specifically notes that the board is not the permit granting authority.

Staff presents a summary of issues and concerns recommend using the Belmont Hill Tower application as a template for a decision on this site.

Ms. Fallon briefly lists some of her concerns. These include landscape/buffering of the site; entrance to the site; tower height (would prefer a single 100 ft tower over two 70 ft towers.

Mr. Baghdady is concerned with the height issues and notes that only a 100 ft tower was given to the Board to review.

Mr. Rojas does not believe this is a good site it will forever detract from the view of the Boston skyline.

Board members generally felt that their recommendation to the ZBA was to not approve the proposed site. However, they did agree to draft a set of conditions should the ZBA approve the site,

Board members discussed colors, screening and landscaping.

Board requested staff to present a draft site plan review decision at the next meeting.

Deliberations were continued to March 24.

7:50 p.m. Discussion – Building Set-back Lines

Staff presented a draft Town meeting article for removal of the building setback lines in the residential districts of the Town. The Board approved the language and set March 24 for a public discussion on the proposed article.

8:00 p.m. Discussion – Outdoor Café Parking Amendment

The Board approved the language of the proposed amendment and set April 14 for the public hearing.

8:05 p.m. Discussion – Zoning Floodplain Amendment

Staff notified the Board that the new flood plain maps had been issued and would require amending the Town's Floodplain Zoning Amendment to reflect the new boundaries. A draft of the suggested wording of the amendment was approved and a public hearing scheduled for April 14.

8:10 p.m. Planning Board Schedule

Jay distributed an updated Planning Board schedule through the April Annual Town Meeting. The Board will need to hold several meetings on their own and with the Board of Selectmen to discuss and approve the Comprehensive Plan. Cell Site Plan Review decision will need to be drafted and forwarded to the ZBA and discussions/public hearings on two zoning amendments and one town meeting article have been scheduled.

8:30 p.m. Discussion - South Pleasant Street Rezoning

The Board and staff continued their discussion on the South Pleasant Street area. Discussion included whether the area should be pedestrian oriented or not. Staff felt that because the district was linear and along one street only that a pedestrian orientation should not guide approved uses. With the recent reconstruction of Pleasant Street and not having a pedestrian focus, Staff did not believe the Board should look at how to slow traffic. Finally, there was discussion of whether restaurants should be encouraged. General consensus was that while not discouraged, restaurant use would not be a focus of a rezoning.

9:00 p.m. Comprehensive Plan Discussion

Copies of the recommendations from the Executive Summary were distributed to Board members. Members were requested to submit comments to staff to be forwarded to the consultant team.

Copies of a letter from a Channing Road resident objecting to the Plans showing a bike trail along that road were also distributed.

9:10 p.m. Meeting Adjourned

Next Meeting: Monday, March 22, 2010, 7:00 p.m., 3rd Floor Art Gallery, Homer Municipal Building

4/14/2010 MINUTES APPROVED