

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

April 10, 2012

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7:00 p.m. Meeting called to order.

Attendance: Sami Baghdady, Chair; Michael Battista, Charles Clark, Joseph DeStefano
Jeffrey Wheeler, Staff; Andres Rojas, Liaison to the Board of Selectmen

Absent: Karl Haglund

7:00 p.m. Public Hearing Continued: Cushing Village Application

Mr. Baghdady announced the resignation of Mr. Rojas from the Planning Board and his subsequent appointment as Liaison to the Planning Board for the Board of Selectmen.

Mr. Baghdady reported that the Board interviewed several possible Peer Review Consultants and that the Board expects to hire a team by next week. He reminded the Board that the consultants will review the By-Laws and make recommendations about the Cushing Village development regarding bulk, height, and the impacts on abutters. He added that they will also review other criteria including traffic, infrastructure impacts, economic impacts, etc. He further mentioned that the reports provided by the consultants will be advisory to the Planning Board and not binding on any particular party.

Moved by Charles Clark to continue the Public Hearing to April 17, 2012, at 9:00 am in the Board of Selectmen's Meeting Room. Seconded by Michael Battista.

Motion passed unanimously.

7:05 p.m. Review Solar Energy Systems Zoning Amendment

Michael Battista reported that he and Mr. Wheeler had been meeting with Roger Colton, Co-Chair of the Energy Committee, and have accomplished quite a bit. He stated that the By-Law is almost ready to be considered by the Board. He highlighted the following points in the By-Law:

- The By-Law will refer to both solar energy systems on flat roofs and sloped roofs.
- The Building Commissioner will have the right to remove the Solar Energy System if it is determined to be a hazard.
- Solar energy systems will not be allowed in front yard or in side setbacks.
- The Planning Board will have the authority to grant Special Permits to exceed otherwise dimensional regulations for solar energy systems.
- A one foot clearance will be required around the solar panels at the roof lines (top, bottom and sides for access). The solar panels are not to project past the roof line.
- Mechanical equipment on the roof will not be allowed to exceed 10 feet and they must be appropriately screened.
- Ground mounted systems in commercial districts will be no higher than 10 feet.
- Ground mounted systems in residential districts will be no higher than 8 feet.

7:20 p.m. Discuss Demolition Delay Floor Amendment

Mr. Baghdady reported that he and Mr. DeStefano have been working with representatives of the Historic District Commission (HDC) and that they are in agreement with all items, except one - the age of a structure that would be subject to the Demolition Delay By-Law. The HDC cited 50 years, however, the Planning Board recommends the fixed year of 1921, because that is the year used in the Historic Accessory Building Preservation By-Law or “Barn By-Law”. The Board felt that 50 years encompassed too many structures in Town since eighty-four percent of structures are more than 50 years old.

Mr. Baghdady also mentioned that the parcels that compose Cushing Village, South Pleasant Street and the Waverley Square Triangle would be exempt from the Demolition Delay By-Law.

Mr. Rojas agreed that 50 years embraced too much stock in Town and was onerous on tax payers. Mr. Battista stated that the HDC should develop a list of historic buildings that are significant – these buildings would then be subject to the Demolition Delay By-Law. Both Mr. Baghdady and Mr. DeStefano mentioned that they had already suggested this to the HDC.

7:30 p.m. Committee Updates

Mr. Baghdady reported that Joseph DeStefano has agreed to replace Andy Rojas as Planning Board representative to the Economic Development Advisory Committee, at least on an interim basis.

Joseph DeStefano reported that the Community Preservation Committee will be hiring an administrative assistance to help the Committee organize its affairs. He also mentioned that the Town received an estimated 24% match on its funds, more than what the Committee initially estimated.

Mr. Baghdady announced that the Planning Board’s meeting on April 24, 2012 was rescheduled to April 17th.

Adjournment: 7:50 p.m.

List of Documents Presented:

- Draft of Solar Systems Zoning Amendment – April 10, 2012
- Memo on Differences between the By-Law adopted in January and the current draft
- Demolition Delay By-Law – February 27, 2012
- Memo on Age of Structures to be captured under the Demolition Delay By-Law – April 10, 2012