

TOWN OF BELMONT
PLANNING BOARD

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MEETING MINUTES
April 10, 2012

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8:00 a.m. Meeting called to order.

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

Absent: Joseph DeStefano

8:00 a.m. Interview Peer Review Consultants

Mr. Baghdady introduced the Peer Review Consultants to be interviewed. Ken Schwartz, project manager for Vanasse, Hanglin & Brustlin (VHB), introduced the rest of the team. Mr. Schwartz discussed the various services that VHB would provide to the Planning Board to review the Cushing Village application. He pointed out why VHB was most appropriate to provide peer review services. The Board asked follow-up questions and a brief discussion ensued.

Mr. Baghdady introduced the second Peer Review consultant to be interviewed. Ed Hollingshead, project manager for Fay Spofford & Thorndike (FST), introduced the rest of the team. Mr. Hollingshead presented what his team would offer the Board when reviewing the Cushing Village application. He pointed out why FST was most appropriate to provide peer review services. The Board asked follow-up questions and a brief discussion ensued.

At the conclusion of the second interview, the Board briefly reviewed the merits of both consultant teams and quickly discussed what they wanted the consultant team to provide them when reviewing the Cushing Village application.

Adjournment: 10:10 a.m.

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