

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

April 14, 2010

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BELMONT, MA.

MAY 13 9 15 AM '10

7:10 p.m. Meeting called to order.

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

Minutes of January 13, 2010, February 24, 2010 March 10, 2010, March 22, 2010, and March 24, 2010 were approved as presented.

7:13 p.m. Comprehensive Plan

Ms. Fallon reported on the April 12th meeting with the Board of Selectmen noting their vote to approve the Plan and to accept responsibility along with the Planning Board for implementation. Since two members of the Planning Board were unable to attend on the 12th she asked for a vote of the whole Board for approval of the Plan.

Moved by Mr. Rojas to adopt for the Town of Belmont the Comprehensive Plan: A Vision for Belmont, Mapping a Sustainable Future, as presented in the April 8, 2010 version "Final for Adoption", and further moved, that the Planning Board in collaboration with the Board of Selectmen shall lead the discussion within the community on the Comprehensive Plan and its implementation.

**Seconded by Ms. Moynihan
Motion passed unanimously**

There followed a brief discussion on the Board's understanding of the scope of discussion allowed on Article 27, the Comprehensive Plan Resolution, to be presented to Town Meeting for endorsement.

7:23 p.m. PUBLIC HEARING – FLOODPLAIN ZONING AMENDMENT

Staff presented an overview of the proposed amendment. The floodplain maps of 1982 have been revised by FEMA and municipalities are required to adopt in their zoning references to the new maps in order for individuals living in areas affected by the flood plain to acquire flood plain insurance.

There were no comments from the public.

**Moved by Mr. Rojas to recommend favorable action on the amendment.
Seconded by Ms. Moynihan
Motion passed unanimously**

7:23 p.m. PUBLIC HEARING – OUTDOOR SEATING AND PARKING REQUIREMENTS ZONING AMENDMENT

This proposed zoning amendment eliminates the parking requirement should a restaurant desire to add outdoor seasonal seating. Parking requirements would be eliminated for up to 20 outdoor seats. The intent is to encourage outdoor seating to add to the vibrancy of the Town's commercial areas.

There were no comments from the public.

Moved by Mr. Rojas to recommend favorable action on the amendment.

Seconded by Ms. Moynihan

Motion passed unanimously

7:42 p.m. Deliberations (cont.) – Cell Tower, Exit 59, Route 2 (Note: Ms. Moynihan recused herself from this matter)

Staff reported that Verizon had appealed the decision by the State to terminate the lease. Should the appeal be upheld, and the Planning Board has not issued a site plan review, the time period will have expired and they may not be able to provide input on mitigating the impact of the cell tower. Therefore, the Board agreed to meet on April 22 to finalize the SPR decision with conditions.

7:49 p.m. PUBLIC HEARING – AMENDMENT OF SITE PLAN REVIEW DECISION TO ALLOW A DUMPSTER ON SITE AT THE BEECH STREET CENTER

Building Services Department Manager, Kevin Looney, presents to the Board a description of the issue that has developed over garbage and trash in the Beech Street Center. Storing trash in the building has resulted in unsanitary conditions and significant time demands on staff. The Health Department has submitted a letter strongly encouraging use of a dumpster on the site. Mr. Looney submits plans identifying a preferred location for the dumpster and operation plan for trash collection and removal.

Mr. Haglund asked whether the caterers that service the Center can be made to pick up their own trash?

Mr. Baghdady requested information on how rodents and odors would be controlled at a dumpster location? Mr. Looney noted that the dumpster and operations would be subject to Board of Health regulations just as any restaurant is. These regulations address odors and rodent control.

Mr. Baghdady also wondered whether the dumpster enclosure could be roofed. Mr. Looney noted safety and temperature concerns.

Judith Sarno, 30 Waverley Terrace – How is trash dealt with at other sites and how is the RFP for catering worded?

Sheila Flewelling, 36 Sycamore St. – Do schools have dumpsters? What are the arrangements for picking up at the schools and can the Center be worked into that arrangement?

John O'Connor, 28 Waverley St. – How is trash at pool handled?

The Board requested information on how trash is managed at the schools, recreation fields, the pool, etc.

Martin Cohen, 21 Dunbarton Rd. – Can we reverse direction of traffic flow?

Mike Sullivan, 30 "C" St. – Can you actually drive a truck in there? Is there any liability because it is next to the field,

Mary Nobile-King, 26 Harris St. – Can you charge extra to take out the trash? Why is there a concern with the front of the building".

There could be an option for charging as part of rental fee.

? Ehret, 143 Waverley St. – Questions on need for lighting for the dumpster location.

John Murphy, 168 Beech St. – Could need for dumpster be reduced if recycling and composting encouraged?

Mr. Baghdady also asked for specifications on the size of the dumpster.

Mike Sullivan, 30 'C' St. – What is the cost difference between daily pickup and weekly pick up?

Brian Hitchcock, 18 Harris St. – Could the trash go out at night. Would a dumpster invite kids to throw trash over the fence.

Sheila Flewelling, 36 Sycamore St. – Who empties the barrels at the playgrounds.

Mary Kennedy, 11 Lorimar Rd. – Does kitchen have a compactor.

Andy Knight, 7 Henry St. – opposed to a dumpster.

? Ehret, 143 Waverley St. – Opposed to dumpster. Does not believe it can be managed efficiently.

Mary Kennedy, 11 Lorimar Rd. – Look at event schedule and try a solution for a period of time.

Moved by Ms. Moynihan to continue the hearing to May 12 at 7:15 PM

Seconded by Mr. Rojas

Motion passed unanimously

The Board discussed inviting the Senior Center building Committee, the Council on Aging, Board of Health, Board of Selectmen, and the Dept of Public Works to attend the meeting. The Board requested staff to contact the Town Administrator to request the Board of Selectmen to

hold a meeting with the groups identified to insure someone would take responsibility for the operation of the Beech Street Center.

9:05 p.m. Discussion

Staff recommended that the process for developing and proposing substantive zoning amendments should be revisited. Most recently, proposed amendments have been brought to the public for discussion prior to the Board reaching a consensus on the purpose of the amendment. With no clear consensus by the Board on purpose, amendments have languished. As the Board begins consideration of the Comprehensive Plan and possible zoning initiatives, a more rigorous process will be needed.

Staff also notes that the first special permit for conversion of a historic accessory structure to a dwelling unit has been filed. The Board approves May 12 as the date for the public hearing.

Staff has also been informed that an application under the Scenic Roads Bylaw is also to be filed. If filed on time, the Board approved May 12 as the initial date of the public hearing.

9:40 p.m. Meeting Adjourned

Next Meeting: Thursday, April 22, 2010, 7:00 p.m., Board of Selectmen's Meeting Room, Town Hall

5/12/10 MINUTES Approved as amended