

## **PLANNING BOARD MEETING**

Minutes, April 30, 2003

Belmont High School, Room 110

**Members present:** Joseph Barrell, Deborah Emello, Karl Haglund, James Heigham, Andrew McClurg

**Also present:** Tim Higgins, Senior Planner  
Stephen Corridan – O’Neill Properties  
John Driscoll, Esquire (O’Neill Properties)

**6:45 p.m.** Joseph Barrell opened the emergency meeting and noted that O’Neill wants to rezone the Belmont Uplands property to allow for multi-family residential development. The Inclusionary Zoning By-Law may adversely impact the petition and force a 40B application. The By-Law is up for consideration by Town Meeting later this evening. Mr. Corridan has spoken extensively to Roger Colton on the issue.

Roger Colton noted that the two issues should be separate and distinct. Affordable housing should be addressed specifically through any proposal O’Neill makes for the Uplands to be re-zoned. He has conversed with Mr. Corridan and has agreed to work cooperatively toward this end. He does not support any amendments to the proposal to be considered this evening. If the Inclusionary Housing By-Law passes, it would apply to any multi-family project proposed by O’Neill. The By-Law could be revised at the time and as a part of the O’Neill proposal. Town Meeting will make the eventual decision. It doesn’t matter if this is done in June or later.

The question of housing being developed on the site was discussed briefly. Mr. Corridan noted that they have aggressively marketed the site for an office building and an “R & D” office. However the market for this is now long gone. Andrew McClurg believes it is an excellent site for an office building.

After a brief discussion it was agreed that James Heigham will still report that the Planning Board unanimously supports the Inclusionary Housing zoning By-Law Article.

Andrew McClurg provided a brief report on the first Church (Concord Avenue) application. They want it considered during the May 13<sup>th</sup> Planning Board meeting. It is already a very busy evening according to Tim Higgins. Therefore Andrew McClurg discussed it with Karl Haglund and Deborah Emello as those acting on the petition. They agreed on the following:

The grass strip will be expanded and provide for a sitting area.  
There is also room for several trees.

There is a reduction of 2 parking spaces but this should not be problematic as people park elsewhere and it allows for more land-scaping. Two street trees at 4" caliper are recommended.

Office of Community Development staff will draft the decision with Karl Haglund.