

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

May 12, 2010

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JUN 10 3 05 PM '10

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

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

Absent: Karl Haglund

Minutes of April 14, 2010 were approved as presented.

Minutes of April 22, 2010 were approved as amended.

Mr. Rojas requests that the Wellington Building Committee submit landscape plans as they are revised to the Planning Board. Staff will forward request to Building Committee.

Staff informs the Board that Sustainable Belmont is pursuing the possibility of installing solar panels along the Payson Reservoir and has requested information on possible zoning considerations. Staff is working on potential zoning implications.

7:18 p.m. PUBLIC HEARING – 30 Somerset Street Special Permit

Staff explained to the Board that the owner of the property at 30 Somerset Street had approached the department several months ago to apply for a special permit to convert an existing carriage house into a dwelling unit under the Town's Historic Accessory Building By-Law. The owner noted that the building had been completely renovated in 1987 and it was her intent to now simply get a permit for use as a dwelling unit. Staff requested that the owner meet with representatives of the building and health departments to determine whether what work needed to be done to insure the building could be issued a certificate of occupancy as a dwelling unit. It was determined that some exterior work would be required and the applicant subsequently submitted an application including plans for the exterior work. The applicant has appeared before the Historic District Commission and received their approval of her project with several recommended conditions.

Ms. Fallon opened the public hearing by reading the notice.

Mr. Edward Bing, architect, presented the project. To convert the building into a dwelling unit, a rear exit must be cut into the building and a stairway to the ground constructed. There will be landscaping of the property at the landing point. No additional parking spaces are required as the space for the dwelling unit already exists and is specified on the plan. The unit itself will be a 1 bedroom/1 bath unit on the 2nd floor of the carriage house.

Elizabeth Pew, 27 Wellington Lane – spoke in favor of the project.

Staff entered into the record a communication from Bob and Lauren Corning of 20 Somerset Street, in support of the project subject to the applicant assisting the Cornings with the cost of a buffer planting and discussing drainage improvements with them.

There were no other comments from the public.

Mr. Baghdady asked whether the building met the historical requirements as outlined in the bylaw. Staff will verify with the historic district commission that it does and will ask for a revised letter.

There was no further discussion.

Moved by Mr. Moynihan to close the public hearing.

Seconded by Mr. Rojas

Motion passed unanimously

The Board delayed deliberations until after the next scheduled public hearing.

**7:37 p.m. PUBLIC HEARING (cont) – AMENDMENT OF SITE PLAN REVIEW
DECISION TO ALLOW A DUMPSTER ON SITE AT THE BEECH
STREET CENTER**

Ms. Fallon informed the public that operational issues at the Center are the responsibility of other Boards and not the Planning Board. Currently, the Board of Selectmen are reviewing the trash disposal questions. Should the Selectmen determine that no other solution, other than locating a dumpster onsite, be feasible, the Planning Board will reopen the hearing to determine the best location.

Judith Sarno, 30 Waverley Terrace – Questions concerning the cost of a dumpster.

Mary Noble-King, 26 Harris Street – How does one communicate with the Board of Selectmen and who is in charge?

John O'Connor, 28 Waverley Street – Is the BOS the final decision?

Joe White, 14 Maple Terrace – What is the chain of command?

Bob Sarno, 30 Waverley Terrace – What would be the role of the Planning Board if the dumpster issue comes back?

Ms. Fallon responded that should the issue come back because of no other feasible solution, the Board would need to decide on the least objectionable location for a dumpster, the type of screening required and any other details of the installation as necessary.

Moved by Ms. Moynihan to continue the public hearing to June 23rd at 7:15 PM.

Seconded by Mr. Rojas

Motion passed unanimously

8:05 p.m. Deliberations – 30 Somerset Street Special Permit

Staff presented draft conditions to be considered by the Board. The Board reviewed and revised the draft conditions. Staff will prepare and have reviewed by Town Counsel a draft perpetual preservation agreement and a draft covenant prohibiting subdividing of the lot. The draft documents will be submitted to the applicant for her review.

Deliberations were continued to June 9th.

8:25 p.m. Town Meeting Debriefing

The Board discussed proceeding with the Planning Board's implementation items as shown on the Comprehensive Plan.

Mr. Rojas noted that many residents were concerned that the Plan had used terms or noted strategies with which they were uncomfortable. For example, many residents are concerned with overnight parking. Although no specific strategy related to overnight parking is mentioned in the plan, Mr. Rojas felt that it is important for the planning board to allay fears of the public over some of the strategies posed by having the Board move forward on some of the plans recommendations and using this to exemplify what the plan is promoting. Another example is the use of the term "light industrial". The planning board should look at the South Pleasant area and propose uses that would give the public a better understanding of what is meant by a light industrial zone. Mr. Rojas also noted that some residents thought the plan had an overemphasis on affordable housing.

Ms. Fallon recommended that the Board should make a statement at the May 25th Town Meeting acknowledging some of the confusion regarding the plan and restating the input and public process from which the goal and broad recommendations emerged and which guide not only the Planning Board but other Town Boards as well. Ms. Fallon will draft a statement for Board comment prior to the Town Meeting.

Further discussion on beginning the implementation of the plan to be scheduled June 9th.

8:54 p.m. Planning Board Summer/Fall Schedule

Staff distributed a draft schedule of Board meetings and topics to be considered prior to the anticipated fall Special Town meeting. There was a brief discussion and the Board agreed to move any consideration of the Major Development bylaw until after the fall Special Town meeting.

9:11 p.m. Meeting Adjourned

Next Meeting: Wednesday, May 19, 2010, 7:00 p.m., Board of Selectmen's Meeting Room, Town Hall

6/9/2010 Minutes Approved