

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES

May 28, 2008

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TOWN CLERK  
BELMONT, MA.

JUN 27 9 35 AM '08

**7:06 p.m. Meeting Called to Order**

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

Absent: Karl Haglund

Minutes of May 14, 2008 were approved.

**7:15 p.m. Discussion: Historic Accessory Buildings Zoning By-Law Amendment**

Kit Drier and Sally Alcorn presented a power point presentation to the Board on the re-use of accessory buildings. The Board agreed to go forward on the proposed amendment. The Board along with supporters reviewed issues that had blocked the passage of the amendment at the 2006 Town Meeting. Residential use, number of properties affected, appropriate cut-off date (1921?), pre and post assessed value, # of structures in danger of demolition, how non-conforming structures would be handled, and what have other communities done to address their historic accessory structures.

Jay will research these issues and review the language of the previous by-law. Ms. Moynihan will meet with the Belmont Housing Trust to discuss concerns raised regarding accessory structures converted to affordable housing. The Board would also like to meet with the Historic District Commission to review their concerns.

**8:20 p.m. Discussion: Cushing Square Rules and Regulations**

Jay presented proposed rules and regulations governing development in Cushing Square under the overlay district. The Board requested the following additional items be incorporated.

Add section on 53G accounts (project review services)

Consider paying review fees up front

Add section on informal meeting with Planning Board

Add floor plans, sections, and elevations to required plans

Add parking plans

Add signage requirements

Add dumpster locations

Require all submittals be presented allowing adequate time for Board review (1 week prior to mtg)

**8:40 p.m. June 16, 2008 Meeting with Board of Selectmen re. Comprehensive Planning**

The Board briefly discussed what they hoped to accomplish at the meeting. Members agreed that justification for proceeding with a plan is of prime importance and additionally, that the Selectmen needed to be engaged in a conversation to help develop the scope. All the members planned on attending with Ms. Fallon acting as spokesperson.

**8:55 p.m. Discussion – Town Meeting Process**

Ms. Fallon noted that there was support from the chair of the Warrant Committee to discuss the idea of creating a sub-committee on Zoning. The Planning Board will continue to plan on specific invitations to the Warrant Committee to attend a hearing on proposed zoning articles.

**9:05 p.m. Town Planners' Report**

Waverley Square meeting – Jay reported that the meeting was well attended. Concerns were raised on parking and traffic. Residents also noted the different character of Waverley Square depending on which side of Trapelo Road one focused on. The idea of creating a Waverley Village identity was strongly supported.

Parking Workshops – Jay notified the Board that the Planning division would be hosting two workshops on “Solving the Downtown Parking Problem”. The first workshop focuses on perceptions of parking held by business owners, customers, and residents. The second workshop will look at various leading edge approaches to parking utilized throughout the country. Business owners and Selectmen have specifically been invited.

**9:35 p.m. Meeting adjourned**

*6/25/08 Minutes Approved*