

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES  
June 11, 2008

RECEIVED  
TOWN CLERK  
BELMONT, MA.

JUN 27 9 35 AM '08

**7:15 p.m. Meeting Called to Order**

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

Communications:

Letter from Robotham re: 359-363 Pleasant St. - Jay to draft response for Board approval

Letter from Concord Ave. Neighbors – Jay to draft response noting Comprehensive Plan to include Concord Ave.

Letter from Milas re: 26 Harris St. – Jay to draft response, Mr. Haglund to call.

**7:45 p.m. Discussion: Cushing Square Rules and Regulations**

The Board continued its review of the proposed regulations. The Board requested consideration of bicycle parking, submittal of existing conditions plan, submittal of proposed mitigations, discussion of proposed window and roof treatments to be added to the document. Several technical corrections were offered to tree and landscaping requirements on public property and deadline for submittal of documents prior to hearing. Jay to amend document for further discussion at next meeting.

**8:45 p.m. Discussion: Meeting with Board of Selectmen re. Comprehensive Planning and Residential Parking**

The Board reviewed the two documents sent to the Selectmen. Data on parking was presented by Jeffrey and accepted by the Board. Jeffrey was requested to summarize his presentation and to submit to the Selectmen with the parking memo.

**9:25 pm Discussion: Sidewalk Cafes Proposed Zoning Amendment**

Jeffrey briefly outlined the need to address outdoor café parking in the zoning bylaw. Currently outdoor seating is added to indoor to determine number of spaces required. Many communities consider outdoor parking seasonal and do not require additional parking spaces. Jeffrey will conduct further research and propose draft amendment. Board agreed to include such an amendment on the fall special town meeting warrant.

**9:35 p.m. Discussion – Town Meeting Process**

Ms. Fallon spoke with the chair of the Warrant Committee. Mr. Curtis said that he was open to the idea of establishing a “zoning” sub-committee and would raise the topic at the Warrant Committee meeting on June 18<sup>th</sup>.

**9:45 p.m. Town Planners’ Report**

Parking Workshops – These will be held on June 12<sup>th</sup> and June 24<sup>th</sup> from 8 to 10 a.m. in the Art Gallery in the Homer Building.

Our Lady of Mercy property – Jay reported that the Archdiocese has accepted an offer on the property. The bidder has developed property in the Town previously. No formal application has yet been submitted.

**9:55 p.m. Meeting adjourned**

*6/25/08 Minutes Approved*