

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

June 9, 2010

RECEIVED
TOWN CLERK
BELMONT, MA.

JUN 24 2 30 PM '10

7:06 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 May 12, 2010 were approved as presented.

Board members discussed the summer Board meeting schedule. The July meetings would be held as scheduled. Several members will be away during the final two weeks in August. At this time it appears that there would not be a quorum for the 2nd half of August. If necessary, a meeting could be held the first Wednesday in August and there would probably be a quorum available for the regularly scheduled 2nd Wednesday meeting.

Committee Updates

Wellington Building Committee – Mr. Rojas reports that the updated landscape plans have been received.

7:15 p.m. PUBLIC HEARING (cont) – 395 Trapelo Road, Site Plan Review

Members of the development team discussed changes incorporated in the plans in response to the Board's concerns with design, lighting, and fencing. John Cavanaro, Civil Engineer, addressed issues about the retaining wall noting that its visibility to Trapelo Road and abutters.

Mr. Rojas requested that the landscaping plan be more precise. He was also concerned that the applicant should use a heartier species of "pear" than the Bradford called for on the plan. He also recommended that shrubs to be planted should be 2½ to 3 feet in height staggered 8" on center. Larger plants should be staggered 12" on center.

Mr. Baghdady raised a concern with the 3 lanes shown to be exiting on Trapelo Road and requested a review by the Town's Traffic Advisory Committee.

The applicant noted that they had been in contact with the Town's consultant working on the Trapelo/Belmont Corridor plans. The plans currently call for an expansion of the sidewalk at the project location which would probably result in additional trees being planted at the site.

Mr. Rojas requests additional clarification on the heights of the acorn lights. He is concerned that the 15' height shown may be too high and result in a less attractive site and more light spillover.

The drainage plan has been submitted to the Town Engineer and comments will be forthcoming.

Staff raised the issue of whether pervious pavement material had been considered in the design of the project.

The applicant said that due to cost and that the site is a developed site, it had not been considered.

Ms. Fallon asks if there are any comments from the public.

There were none.

Moved by Mr. Baghdady to continue the public hearing to June 23, 2010 at 7:45 PM at the Town Hall, Selectmen's Meeting Room.

Seconded by Mr. Rojas

Motion passed unanimously

8:00 p.m. Deliberations – 30 Somerset Street Special Permit

Staff informed the Board that questions concerning ownership of the property and the language of the By-Law had been discovered. Specifically, the property was placed in a Trust and now belongs to the children of the applicant. The By-Law stipulates that the owner of the property must reside in the principal structure or the accessory dwelling unit. The Board recognizes that the applicant pays all bills related to the property, was the former legal owner of the property and certainly meets the intent of the by-law. The Board requests staff seek an opinion from Town Counsel.

Moved by Mr. Baghdady to continue deliberations to June 23, 2010.

Seconded by Ms. Moynihan

Motion passed unanimously

8:18 p.m. Discussion – South Pleasant Street Draft Zoning Amendment

Staff presented a preliminary version of a recommended uses and dimensional considerations table for a proposed light industrial zoning district to replace the existing Local Business II district. The Board discussed whether auto oriented uses should be encouraged or eliminated from the district. Also discussed were possible residential and restaurant/dining uses. Staff noted that traffic impact and economic impacts on Waverley Square and Belmont Center need to be considered in any rezoning of the Pleasant Street District.

Ms. Fallon asked what could the Board do to move the conversation on rezoning forward. The Board agreed to review the materials and to submit questions to staff to be discussed at later meetings.

The Board also engaged in a discussion on what information might be helpful in understanding the appropriate zoning for the area. Several members wondered whether there was information on existing light industrial districts in terms of size and scope and whether those districts were successful.

9:00 p.m. June 21 Meeting with BOS.

Staff reported that the Board of Selectmen has invited the Planning Board to their June 21 meeting to discuss plans and vision of Belmont Center. This meeting was prompted by the need

to repave Leonard Street and the Community Development Director's desire to coordinate paving and possible streetscape improvements with potential plans (traffic circulation changes, parking management, etc.) for the revitalization of the Square.

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

9:10 p.m. Incorporating Design Standards

Staff recommended that one of the first actions implementing the Comprehensive Plan should be to focus on how best to incorporate a stronger design component into the zoning bylaws. The Office of Community Development will hire an outside consultant to help guide the Board through this process.

Ms. Moynihan also noted that it would be helpful to have staff and members of the Board review the Comprehensive Plan and to summarize the action items recommended or identified. She and Ms. Fallon agreed to meet to make a first pass at identifying and organizing action items from the plan.

9:35 p.m. Meeting Adjourned

Next Meeting: Wednesday, June 23, 2010, 7:00 p.m., Board of Selectmen's Meeting Room, Town Hall

6/23/10 Minutes Approved