

MEETING MINUTES
July 10, 2007

7:00 p.m. Meeting called to order.

Attendance: Karl Haglund, Chair; Andrew McClurg; Jennifer Fallon; Sami Baghdady; Andres Rojas; Jay Szklut, Staff; Jeffrey Wheeler, Staff

Moved by Baghdady to strike the words "Public Hearing" from the Waverley Woods item title and to also amend the first sentence to reflect this change in the June 26, 2007.

Second by Jenny

Motion Passed Unanimously

Minutes of June 26, 2007 as Amended Approved Unanimously

Committee Updates

Belmont Center Planning Group - Mr. Baghdady reported that the committee would next meet on July 27 to discuss subjects raised by the Planning Board and to develop an RFP to hire a consultant to develop a 3D sketch plan of the Center. Ms. Fallon noted that the Board should encourage additional discussion with BCPG as their process moves forward.

Capital Projects Overview Committee - The Committee will be interviewing the Director of Public Works, members of the Library Trustees, and the Chair of the Permanent Building Committee at their next meeting.

7:50 p.m. Update - Senior Center Site Plans (no update presented)

7:55 p.m. Discussion - Residential Parking

Jay is preparing a 'working paper' outlining the various aspects of the residential parking problem. The paper could serve as the basis of a memo to the Board of Selectmen with recommendations on addressing the concerns that have arisen due to the recent enforcement actions.

8:10 p.m. Discussion - Next Meetings

The Board agreed to schedule meetings for July 24 and August 28, 2007. Regular meetings to begin again in September.

8:15 p.m. Discussion - Waverley Square

The Planning Board discussed various issues dealing with a potential rezoning of the square. Members discussed the pedestrian nature of the square and the historic character of the square. Staff noted that a pharmacy development is under discussion by a land developer and that he has discussed with staff preliminary concepts. The Board asked staff whether traffic counts at the existing CVS on Trapelo Road were available as they

would probably be relevant to a discussion on a pharmacy locating in Waverley Square. The Board agreed to schedule a meeting with Waverley Square residents, including businesses, to begin to look at potential future scenarios for rezoning. Karl will provide photographs examining the history of the Square. Staff will schedule a meeting for September.

9:00 p.m. Discussion - Housekeeping Amendments

Staff prepared a list of potential housekeeping amendments to be considered for the October Town Meeting. Included were:

- Outdoor cafes by-right
- Use of Church parking lots
- Parking on 'side' yards of corner lots now considered front yards
- Front yard setbacks for accessory structures
- None or 6 ft rear and side setbacks in LB1
- Historic accessory barn By-law

Mr. Haglund suggested that the Board also consider allowing banks by special permit only.

The Board directed staff to proceed on Use of Church parking lots, Front yard setbacks for accessory structures, None or 6 ft rear and side setbacks in LB1, and banks by special permit only.

9:40 p.m. Meeting Adjourned

Next Meeting: July 24, 2007

7:00 PM

Town Hall