

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
July 30, 2008

7:10 p.m. Meeting Called to Order

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

Absent: Sami Baghdady

7:15 p.m. Discussion: Request to install non-retractable awning, 359-363 Pleasant St

The Board had previously noted that the fire department had expressed a concern over access and the applicant had therefore proposed a retractable awning. The fire dept. submitted a letter stating that access was not dependent upon a retractable awning but only that the applicant certified that sufficient width existed for access purposes.

The Board discussed their concerns with compliance issues and staff brought the Board up-to-date. Mr. Rojas volunteered to visit the site and to report to the Board. Mr. Haglund was still concerned with landscaping compliance issues. Ms. Fallon noted that until the Bank had installed the VAT system, the project would not be completed and final compliance could not be determined.

Moved by Carla Moynihan to approve as a minor plan change, installation of a permanent, non-retractable awning above the VAT location.

Seconded by Andy Rojas

Motion passed unanimously

7:30 p.m. Discussion: Comprehensive Planning

Jay presented to the Board an incomplete draft of a Request for Proposals. Board members noted that the Climate Action Plan should be listed under recently completed reports and that the Cushing Square overlay District should also be noted. Recognizing that the Board had not had an opportunity to review the draft, Jay asked members to email comments to him prior to the next meeting.

7:45 pm Discussion: Open Space and Recreation Plan Update

The Board offered several comments on the draft Plan. These included:

- * There should be mention that there is a trail that offers public access to Little Pond.
- * The properties in Belmont Center, alongside the railroad tracks, should receive some attention in the report.
- * Waverley Trail is not shown on the Plan. This is a significant open space trail in the Town.
- * Concerned with how the proposed action items will be implemented. What strategy should be adopted to inform departments, boards, and commissions of their roles and

responsibilities in implementing various action items. How should progress be monitored?

**Moved by Karl Haglund to approve the draft Open Space and Recreation Plan Update.
Seconded by Andy Rojas
Motion passed unanimously**

8:20 p.m. Discussion – Historic Accessory Structures Zoning Amendment

Jeffrey presented two draft zoning amendments. The major amendment would allow use of an historic accessory structure for a home occupation. The second zoning amendment adds residential use as a second allowed use for a historic accessory structure.

The Board requested staff to schedule the 4th week of September for the public hearing on the proposed by-laws.

8:55 p.m. Town Planners' Report

Cushing Square – Jay reported that the appraisal on the parking lot had been received and that notice of the RFP would be in the August 6th Central Register and advertised in the Belmont Citizen-Herald on the 7th. Proposals would be due September 5, 2008.

Waverley Square Update – Approximately 75 persons attended the 2nd Waverley Square meeting, more than triple the number from the first meeting. Ms. Moynihan and Ms. Fallon offered brief observations. They noted that a proposed development of the triangle including air rights over the train station had been presented at the meeting. Further discussion of the proposed development was encouraged. The Town's consultants conducted a visual preferences survey with those attending. Jay will meet with the consultant's to discuss next steps.

9:10 p.m. Meeting adjourned