

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
August 22, 2006**

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6:45 p.m. Meeting called to order by Ms. Fallon

Attendance: Karl Haglund, Chair (arrived 6:55); Andrew McClurg (arrived 6:55); Jennifer Fallon; Sami Baghdady; Andres Rojas; Jay Szklut, Staff; Christine McVay, Consultant

The July 25, 2006 and July 27, 2006 minutes were approved.

Committee Updates

Belmont Center Planning Group (BCPG) - Sami reported that the Committee had not changed their recommendation for Urbanica to redevelop the fire station. However, the Board of Selectmen felt that the disparity in price could not be overlooked. With stringent P&S controls, the Board of Selectmen recommended the Burke Co. proposal. The Committee returned to the Task of completing their final report which they would like to discuss with the Planning Board sometime in September.

Harvard Lawn Fire Station Reuse Committee (Lawn) – The Board of Selectmen has requested a few minor modifications to the RFP. It is anticipated that that bids on the fire station will be due around Oct. 10th.

DISCUSSION - CUSHING SQUARE OVERLAY ZONE

Chris briefly reviewed some of the comments she had received on the draft document created from the last past discussion. Sami asked for clarification on the benefits of developing under the overlay and whether developers could use the overlay to reduce parking requirements without going through a planning board review. It was made clear that any project proposed utilizing the overlay zoning required a special permit from the planning board and could therefore be denied.

Andy McClurg then raised the issue of larger developments and the Town should be encouraging these. Jay noted that he and Chris had discussed including the possibility of encouraging lot consolidation via incentives included in the overlay. However, the purpose of the overlay is not solely to encourage large lot development and encouraging mixed use on smaller lots is also important. The Board agreed that both purposes should be addressed by the zoning and staff will draft language for the next meeting.

The Board discussed parking and specifically parking for residential units. Staff recommended that parking should be 1 space per unit. Concerns were raised whether such a requirement was adequate for 3 or 4 BR units. Jay commented that the history of urban revitalization/mixed use development strongly suggested that the primary users were young professionals and empty nester couples and the demand was for 1 and 2 BR units. Additionally, the Board through the special permit process could control the number of 4 BR units to be allowed.

The boundary of the overlay district and specifically the inclusion of the 2 residential parcels on the Home block were discussed. Karl noted that including both sides of a street in the same zone

tended to promote a more pleasant visual experience. Jay agreed with this view but disagreed that such would be the case in this situation given that only two properties were included and that the street is already divided into different zones.

As the time for the scheduled deliberations on the Senior Center had passed, the Board decided to continue the discussion to September 12. Staff would prepare a revised version of the overlay zone to reflect this evening's discussion.

8:10 CONTINUED PUBLIC HEARING PROPOSED SENIOR CENTER BUILDING

Discussion on the Senior Center proposal continued. The applicant's project manager presented information on building code requirements noting that for the size and use contemplated, the building could be no more than 2 stories high and be wood framed.

A revised landscaping plan was presented. Memoranda from the Director of Community Development on parking requirements, the half story calculation, and ADA requirement for the 2nd means of egress were reviewed. Also included was a memorandum from the Director of Public Works concerning snow removal and storage.

Jay reported that Town Counsel had not made a final determination as to whether the 10' strip of property belonging to the Town could be used for parking. Based on the memo from Community Development, the site was approximately 25 spaces short of the average demand and this shortage would increase if the strip of land were not available for parking.

Motion by Baghdady to continue the hearing to September 12

Second by Rojas.

Motion to Amend original motion to include "for the purpose of allowing more time to determine legal status of property in question and to again consider whether site can be modified to create additional parking."

Second by Baghdady

Amendment Approved Unanimously.

Original Motion as amended Approved Unanimously.

DISCUSSION - OPEN SPACE PLAN UPDATE

Karl agreed to circulate comments on the goals and needs section of the Open Space Plan to other Board members.

Town Planner's Report

40R Smart Growth Zone - Jay will be meeting with Oakley Neighborhood residents to discuss the Our Lady of Mercy - Ch. 40R smart growth zone.

McLean Zone 6 - Issues concerning the zoning on the affordable housing parcel have been raised. A zoning amendment may need to be presented to Town Meeting in November. Zone 6 is within McLean District and zoned General Residential. GR districts do not allow multi-family buildings. Affordable housing in a GR adjacent to McLean district allows multi-family. Wording of by-law never changed to allow what was intended. Jay would

follow up with Town Counsel as to whether the Planning Board can accept an application for a special permit prior to the zoning change being adopted.

Other Business

The Board agreed that in order to accommodate the Cushing Square discussion on September 12, they would review their presentation and discussion for their September 18th meeting with the Board of Selectmen at their September 12th meeting.

10:00 Meeting Adjourned

Next Meeting: Tuesday, September 5, 2006
Town Hall, Conference Room 2
7:00 pm – 10:00 pm

Approved Unanimously 9/5/06