

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES  
September 23, 2009

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**7:10 p.m.** Meeting called to order.

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

Absent: Sami Baghdady

Minutes of August 26, 2009 and Sept 9, 2009 approved as presented.

Mr. Rojas reports that the landscaping at the Senior Center Building is complete. All plantings are in place.

**7:15 p.m. JOINT PUBLIC HEARING w/ZBA – 40 Brighton St**

Postponed at request of applicant.

**7:15 p.m. PUBLIC HEARING – 395 Trapelo Rd., Standing Sign**

Ms. Fallon reads the notice.

Jay briefly describes that the applicant has requested permission to put a sandwich board sign on the premises during the time his vehicle is on the premises serving food. This business drives to the site and serves food from the vehicle during certain hours and days of the week. The building commissioner has ruled that the sandwich board sign is considered a standing sign under the Town's zoning By-Law. The sign has a printout of the menu and costs and is only on the site during the hours that the business is open.

Jay also comments that the Board may wish to amend the by-law as the sign is temporary and not really a standing sign the by-law intended.

There were no comments from the audience.

**Moved by Ms. Moynihan to close the public hearing.**

**Seconded by Mr. Rojas**

**Motion passed unanimously**

**Moved by Mr. Rojas to approve the application.**

**Seconded by Ms. Moynihan**

**Motion passed unanimously**

**7:25 p.m. Discussion w/Belmont Housing Trust – Inclusionary Housing Amendment**

Jay presented a brief overview of the proposed amendment highlighting the major changes which included a lowering of the affordability percentage, distinguishing the way ownership and rental units are treated, establishment of a payment in lieu formula, lowering the affordability requirement for large mixed-use projects, and an exemption from the by-law for single and two-family ownership units built and occupied by the same individual. He also noted that the bylaw

indirectly creates an affordable housing trust fund to be administered by the Belmont Housing Trust and the preferred monitoring agency is the Belmont Housing Authority

Judy Feins, Chairperson of the Belmont Housing Trust expressed the appreciation of the Trust for the work put in to the amendment and noted that the Trust fully endorsed the amended bylaw.

Chris Starr, owner of property in Cushing Square, thanked the Board for undertaking a review of the Inclusionary Housing By-Law and expressed support for the recommended changes.

The Board authorized staff to post notice of a public hearing on the amendment to be scheduled for October 14, 2009 at 8:15 pm.

**7:50 p.m.** Update – Comprehensive Planning

Ms. Fallon reviews the September 10 Public Meeting and the subsequent meeting with the consultants. The status of the group meetings is as follows:

Greenway/Open Space – still to schedule next meeting

Housing – MS. Moynihan notes that the group has met once and will have 3 additional meetings.

Transportation/Energy – Ms. Fallon is scheduling the next meeting.

Public Facilities/Public Finance – Mr. Rojas is in the process of scheduling the first meeting.

Historic Preservation – Has met once and will be meeting Thursday evenings.

Commercial Development – Jay will schedule the first meeting.

Meetings will continue throughout October and November.

**8:02 p.m.** PUBLIC HEARING (cont) – Wellington School Site Plan Review

Reading of the notice was waived.

3 issues to be considered – setback from St. Joseph's, size of parking space, number of spaces to be required.

Ms. Moynihan asks whether the Church is concerned with the setback.

Christy Lucas from St. Joseph's responds that the church is not concerned however they are concerned with where snow would be placed. What effect would there be on snow removal.

Mark Haley of the building committee notes that there would still be room to plow the snow into the setback areas.

**Moved by Ms. Moynihan to grant a setback waiver to 5 feet.**

**Seconded by Mr. Rojas**

**Motion passed unanimously**

Mr. Haley notes that if the size of the spaces were held to the current guidelines, there would be fewer spaces but the amount of pavement would remain the same. However, staff parking does not require 9 feet wide spaces. Currently, there are no 9' wide spaces.

Ms. Moynihan asks about tandem parking.

Mr. Haley says building committee is looking into that possibility but even if adopted, it would not change the width requirement.

**Moved by Mr. Rojas to allow an 8' 6" width for parking spaces.**

**Seconded by Ms. Moynihan**

**Motion passed unanimously**

Ms. Bruschi notes that the number of parking spaces on the site is now reduced to 75 plus 4 additional ADA compliant spaces.

Mr. Haglund asks whether the Cottage Street lot could be used for satellite parking.

Lucy Pullen, 83 School St. – DPW uses the Cottage St. lot.

Ms. Fallon comments that there is a certain amount of uncertainty on parking spaces using staffing levels.

Mary DeMania, 22 West St. – I park at St. Joseph's. Encourage you to think big.

Malcolm McKenzie, 41 Myrtle St. – There is a space constraint and we need more open space not more parking.

Thomas Battle, 64 Orchard St. – People can park on Orchard Street. Don't need more on-site parking.

John Bowe, Building Committee – No expanded enrollment.

Dan Chartier, 69 School St. – Utilize on-street parking

Bill Eamon, 64 School St. – Utilize on-street parking

Susan Carey, 124 Orchard St. – Utilize on-street parking

??, Peter Road – Need the spaces on site.

Christy Lucas from St. Joseph's supports the Planning Board setting the number of spaces equal to the number of current employees.

Ms. Moynihan comments that using number of employees has been the established practice.

There is considerable discussion concerning preserving open space and keeping parking on site. Several individuals comment on the need for adequate play space for children. Others comment that there are no standards and there is a wide variety among the Town's current schools.

Jonathan Levy, architect – The plan meets the open space requirement and based on an informal survey of schools from comparable Towns, the amount of play space per child is random.

Mr. Haglund and Mr. Rojas both comment that determining the number of required spaces does not complete the site plan review of the parking layout.

Moved by Ms. Moynihan to require 80 parking spaces, 76 regular and 4 ADA compliant, per Section 5.1.1 of the Town's Zoning By-Law.

Seconded by Mr. Rojas

Motion passed unanimously

The Board moved to continue the hearing to 7:15 PM, October 14, in Town Hall, Board of Selectmen's Meeting Room

9:28 p.m. Board recesses for 5 minutes

9:33 pm PUBLIC HEARING (cont) – Oakley Neighborhood Proposed 40R Development

Reading of the notice was waived.

Moved by Ms. Moynihan to close the written record except to allow submission of revised plans.

Seconded by Mr. Rojas

Motion passed unanimously

Ms. Moynihan asks the applicant to comment on why the various options to bringing in a driveway from Belmont St. to the corner lot (current parking lot) were rejected.

Mr. Lopez responds that the various options resulted in increased pavement areas or designs that he felt were not optimal. Additionally, the building set-back lines existing on that parcel prevent reorientation of the buildings that might allow other alternative locations of driveways and buildings.

Mr. Harrington, Attorney for applicant, requests permission to review the memo he submitted to the Board prior to the Board vote to close the written record.

Ms. Fallon allows him to review the memo as none of the Board members had an opportunity to read the memo prior to the evening's meeting.

Following Mr. Harrington's review, the Board continues discussion of the driveways leading to the proposed structure on the corner lot. The Board expresses its concern that two driveways onto Oakley Road detract from the single family appearance of the structure and suggest that the applicant review the alternatives of bringing in a driveway from Belmont Street.

The Board expressed no other concerns with the proposed project. The Board and applicant reviewed a list of concerns/issues raised during departmental reviews. In general, the applicant agreed to address each concern either by making the appropriate revision to the plan or as a condition of approval. Staff will draw up a draft list of conditions.

Applicant requests that the scheduled October 14 meeting be extended to October 28 and the filing of the decision be extended to November 6. The Board agreed.

10:50 p.m. Meeting Adjourns

Next Meeting: Wednesday, October 14, 2009, 7:00 p.m., Board of Selectmen's Meeting Room, Town hall

10/14/2009 MINUTES APPROVED