

**TOWN OF BELMONT  
PLANNING BOARD**

**MEETING MINUTES  
September 26, 2006**

**7:08 p.m.** Meeting called to order.

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

The minutes of September 5, 2006 and September 12, 2006 were approved by unanimous vote.

Committee Updates

Belmont Center Planning Group (BCPG) - Mr. Baghdady reported that the Committee is available to meet with the Planning Board on October 24.

Harvard Lawn Fire Station Reuse Committee (Lawn) – The RFP has been issued and is due back October 31. Creative proposals will be entertained.

**7:15 PUBLIC HEARING: WAVERLY WOODS: MCLEAN ZONE 6, PROPOSED AFFORDABLE HOUSING DEVELOPMENT.**

The plans for the proposed affordable housing development on Zone 6 of the former McLean Hospital property were presented. Nancy Marsh, Secretary to the Belmont Housing Trust introduced the developer, Affirmative Investments Incorporated (AI). David Ennis, President of AI presented an overview of the proposed project. They are proposing 40 units, all affordable in a townhouse style development. The site is 1.34 acres and will include 60 parking spaces. On site will also be parking reserved for residents of the Waverly Oaks elderly housing.

Waivers of front setbacks, side setbacks, and building height were requested. The building would be designed to the extent possible using green building design. Buildings would also have sloped roofs and 2.5 stories in height. There would be a recycling room on site and dumpsters would also be on site. Developers also submitted proposed storm water management plans.

Mr. Rojas suggested that shade trees be added along Trapelo Rd. and Mr. McClurg suggested putting stairways from Trapelo Rd to the project which would break up the stone wall in front of the project. There was then discussion between the Board and the applicant to increase the set back waivers allowing building to be moved back and extending the space in front of the development which would allow for new tree planting along Trapelo.

The Board expressed their support for the plans presented and requested that the applicant return with revised plans reflecting the substance of this evening's conversations.

**Motion by McClurg to continue the hearing to October 10 @ 8:30 pm**  
**Second by Rojas**  
**Approved Unanimously**

**8:30 p.m. DISCUSSION - 334 TRAPELO ROAD**

Dr. Leo DeNatale, owner of property at 334 Trapelo Road, met with the Board to discuss extending the LB III zone to include his property and the two abutting properties on either side

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of his. The Board raised no concerns or objections to the proposed change. Dr. DeNatale will be submitting a Citizen's Petition for the proposed zoning change.

**8:45 p.m. DISCUSSION - BELMONT CENTER PLANNING GROUP** (postponed to 10/24/06)

**8:50 p.m. DISCUSSION - TRAPELO ROAD CORRIDOR IMPROVEMENTS IN CUSHING SQUARE**

Mr. McClurg presented the most recent plans for traffic flow through Cushing Square. He noted that travel lanes along Trapelo Road on either side of the Square had been removed, that dedicated left turn lanes had been added, that a painted median/divider had been added on Trapelo Rd. and that a right turn lane from Common to Trapelo had been added. He also noted that the plan continued to show bicycle accommodation lanes along Trapelo Road.

Considerable discussion ensued with whether the proposed improvements encouraged and supported the more pedestrian oriented square promoted through the overlay district. In general, though supportive and appreciative of the work done related to traffic management, the Board hoped that more could be done to encourage pedestrian activity. Specifically, the Board suggested that: (a) the proposed medians be eliminated and the area added to the sidewalks on either side of Trapelo, (b) crosswalks delineating the square be added, (c) a diagonal crosswalk from Common/Trapelo to Cushing/Trapelo and/or a perpendicular crosswalk from the southern side of Trapelo at Common to the northern side of Trapelo be considered, and (d) whether the island at the northern side of the 5-street intersection could be enlarged or reconfigured.

Mr. McClurg was asked to draft a letter to the Traffic Advisory Committee expressing the Board's concerns.

**9:45 p.m. Potential Zoning Amendments for November Town meeting**

Jeffrey presented two proposed zoning amendments for action at the Nov 13 special Town Meeting. These amendments include reduction of size restriction on Standing Signs in Commercial areas and rezoning one remaining Split Lot.

**Motion by Baghdady to advertise hearings on the proposed amendments  
Second by Rojas  
Approved Unanimously**

Jay and Jeffrey presented information on the recently passed State legislation allowing members of various Town Boards who miss one meeting to still be able to vote provided they review tapes or transcripts of the missed meeting. The Board was in favor of the Town adopting such a law and requested that staff notify the Town Administrator of the Board's support to include adoption on the Town meeting warrant.

#### Town Planner's Report

Jay briefly reviewed progress on the 40R Our Lady of mercy Discussions. The neighborhood was in support of a 40R overlay. Jay would be working with neighbors and will present a proposed overlay to the Planning Board for consideration for the Spring Town meeting.

The fire station P&S has been signed.

To be eligible for funding under the CDBG program, the Town must have developed a community development strategy. Jay will be scheduling public meetings to present a strategy and to solicit Town support.

10:45 Meeting Adjourned

Next Meeting: Tuesday, October 10, 2006  
Town Hall, Board of Selectmen's Meeting Room  
7:00 pm – 10:00 pm

*Approved Unanimously*