

Vision21 Implementation Committee (VIC or “the Committee”) minutes

March 8, 2023

In attendance: Aaron Pikilingis, Amy Kirsh, Daniel Barry, Max Colice, Taylor Yates, Elizabeth Dionne

Call to order at 7:07PM

Approve previous meeting's minutes

Taylor Yates moves to approve previous meeting's minutes

Seconded by Aaron Pickilingis

Motion passes unanimously

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: June 22, 2023
TIME: 2:28 PM

Zoning Bylaw Reform Introduction

Due to lack of funding and staffing for Master Plan, VIC may be asked to review zoning bylaws for reform opportunities

There are many possible ways to do this, including but not limited to

- Complete rewrite
 - Significant undertaking
 - Uncertain support from residents
- Audit or “red line” entire bylaw
 - Significant undertaking
 - VIC volunteers may lack required expertise
- Focus on one area of the zoning bylaw in need of reform
 - Digestible amount of work
 - Probably doable

Committee Discussion: Top-of-Mind Ideas to Improve Zoning

- Switch from “use-based” to “form based” bylaws, i.e. regulate how buildings must look but not how they are used
 - Could promote mixed-used development, which is considered best practice
- Switching to e-code, a digital and searchable format
 - Brings Belmont in line with other towns
 - Brings zoning bylaws in line with General bylaws

Committee Discussion: Why Are Zoning Bylaws in Need of Reform?

- Clarity
 - Current bylaws are difficult for average citizens, and even experts, to understand
- Fiscal health

- Zoning changes could encourage develop that has a net-positive impact on Belmont revenues
- Inconvenience to property owners
 - There may be some zoning bylaws that put unreasonable restrictions on how property owners could use their own property
- Inconsistencies / Rationalization
 - Due to the “amended over time” nature of the zoning bylaws, there may be parts that conflict with each other and no way for an average citizen to understand which bylaw supercedes another

How to Form an Actionable Project

- Go to those committees that are kind of working on this
 - Economic Development Committee
 - Housing Trust
- What are the things we want to enable by right?
- VIC members to email Taylor with their ideas / brainstorm of zoning law changes, Taylor to present collated ideas at our next meeting

Move to adjourn at 8:11PM