

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
May 5, 2014**

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6:45 p.m. Meeting called to order

Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Charles Clark; Joseph DeStefano; Karl Haglund; Jeffrey Wheeler, Liaison to Planning Board

6:45 p.m. Discussion and Vote on Warrant Articles and Amendments

Mr. Battista briefly discussed the possibility of moving Articles 8 and 9 to the June Session of Town Meeting.

Article 8 Amendment 1

Moved by Ms. Allison to recommend favorable action by Town Meeting on amendment 1 to Article 8. Seconded by Mr. Clark. Motion passes.

Article 8 Amendment 2

Ms. Allison stated that amendment 2 will be dismissed since it creates further inconsistencies with the state law.

Article 8 as Amended

Moved by Ms. Allison to recommend favorable action by Town Meeting on Article 8 as amended. Seconded by Mr. Clark. Motion passes.

Article 9 Amendment 1

The Board previously voted to recommend favorable action on this amendment.

Article 9 Amendment 2

The Board briefly discussed why kennels should be allowed within the Local Business II Zoning District. The Board agreed that it is not good planning policy to prohibit a use if it is allowed in a more restricted zoning district.

Moved by Mr. Clark to not recommend favorable action by Town Meeting on amendment 2 to Article 9. Seconded by Ms. Allison. Motion passes.

Article 9 Amendment 3

Mr. Battista explained the reason for this amendment. Ms. Allison suggested that either the Board should vote 'no' position or against it. She stated that there are two reasons to vote against it: (1) not enough time to research potential impacts of the amendment and (2) the Board should be free to use its own judgment. For example, 9 King Edward Spaniels take up

significantly less room than 9 Anatolian Sheep dogs. She added that this limitation would not apply to dogs that have litters since the dog's owner would have 3 months to remove the puppies. Mr. Battista questioned why an upper dog limit on personal kennels since such a limit is not set for the commercial kennels. Ms. Allison agreed and stated that there was no good reason for a limitation on 8 dogs. Mr. Bauer, the sponsor of this amendment, tried to explain the reason for his amendment. He stated that it made sense to impose a limit.

**Moved by Mr. Clark to recommend that Town Meeting table the vote on this amendment.
Seconded by Ms. Allison. Motion passes.**

Adjourned – 7:05 p.m.