

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
March 15, 2006**

7:00 Meeting called to order

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

Absent: None

The minutes of February 28, 2006 were approved as submitted.

Committee Updates

Jenny reported no outstanding items that required the attention of the Planning Board were discussed at the recent Capital Budget Committee meeting.

Andy McClurg noted that he had attended a meeting of the Oakley Neighborhood Association.

Jenny requested that the Conservation Committee's Local Wetlands By law be on the next Planning Board agenda as the Commission had requested the Board take an action to support the article on the warrant.

7:15 PUBLIC HEARING: HISTORIC ACCESSORY STRUCTURES AMENDMENT TO THE ZONING BY-LAW

Karl opened the public hearing. Andy McClurg read the public hearing notice. Karl noted that the intent of this amendment was to attempt to preserve historic barns, carriage houses, etc. that existed in the community. By allowing uses of the structures that would ordinarily not be allowed by zoning, it would provide an incentive for owners to not demolish such historic structures. Specific uses allowed included detached residential unit and detached home occupation.

Sami asked for clarification on the ability to turn the property into condominiums and subsequently divide the property. Jeffrey noted that the language stated that the residential use of the detached structure must be accessory to the main structure and that Town Counsel indicated that such language precluded the ability to create condominium units.

Under Section 6.11.6, final paragraph, Jenny questioned whether the word 'shall' should be replaced by 'may'. In essence, the section as worded implied that the Historic District Commission was dictating conditions to the Planning Board. Additionally, several concerns were raised about the use of a "Perpetual Preservation Restriction" and whether such a restriction ran with the property, the current owners, or the permit.

The Board moved to continue the hearing to April 18 at 7:15 to allow staff to research the issues raised with Town Counsel.

RECORDED
TOWN CLERK
BETH A. TULLOCH
MAR 30 2 13 PM '06

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8:15 PUBLIC HEARING: CONTROVERSIAL SPLIT ZONED LOTS ZONING AMENDMENT

Karl opened the hearing and the public hearing notice was read. Karl noted that the intent of this amendment was identical to that of the amendment for non-controversial lots.

Properties located at 6 Willow St and 14 Cushing Ave generated considerable discussion with the respective owners. Both property owners requested additional time to comment on the proposed zoning change.

As there was limited time to discuss the remaining properties, the Board felt that a continuation for all 8 properties was in order.

Moved by Fallon

Continue the hearing to March 28th at 8:15 pm.

Seconded by McClurg

Voted unanimously

**9:15 CONTINUED PUBLIC HEARING: NON-CONTROVERSIAL SPLIT ZONED LOTS
ZONING AMENDMENT**

Karl re-opened the hearing. In support of their original recommendations the following actions were taken:

143-145 Belmont St	Change to LB III
9 Hull St.	Change to General Residence
15-17 Hull St	Change to General Residence
67-73 Concord Ave	Change to LB III
81-85 Concord Ave	Change to LB III
27 Waverly Terrace	Change to General Residence
475 Belmont St., Parcel 144	Change to General Residence
475 Belmont St., Parcel 145	Change to LB III

The Board moved to continue the hearing to April 18, 2006 at 7:30 pm for the purpose of continued discussion of the following properties: 9 Ericsson St.; 5 Marlboro St.; and 91 Baker St.

Town Planner's Report

495 Common Street – Jay notified the Board that the Site Plan Review hearing had been opened at the joint meeting with the ZBA on February 7th. The ZBA had closed their hearing but was waiting for the Planning Board to complete site plan review prior to rendering a decision and therefore the Board needs to reopen the site plan review hearing. The Board voted to continue the hearing to March 28, 2006 at 7:30. Jay and Jeffrey will outline the issues that are included within the Site Plan review process.

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Cushing Square Rezoning – Jay passed around a postcard that will be mailed to the residents abutting the square informing them of the upcoming meeting. The meeting is scheduled for Mar 30 at 7:30 at the Library.

Our Lady of Mercy Update – Jay will be attending a meeting of the Oakley Neighborhood Association on Mar. 21. Discussions are continuing on the review of potential financial benefits of utilizing Ch 40R – Smart Growth Zoning.

Concord Avenue Corridor – Jay presented a letter from residents along this corridor. He informed the Board that residents would like the Planning Board to begin to look at this corridor and to consider future planning goals and objectives.

Citizen's Zoning Petition – A citizen's petition for a zoning change was received by the Board of Selectmen and forwarded to the Planning Board. The Board needs to schedule a public hearing on the petition. The Board voted to schedule the hearing for April 18, 2006 at 7:45 pm in the Selectmen's room, 2nd floor of Town Hall.

Cambridge Rezoning – Finally, Jay presented the Board a communication from the City of Cambridge concerning proposed zoning changes in the commercial and industrial Concord Alewife area of Cambridge.

10:15 Meeting Adjourned

Next Meeting: Tuesday March 28, 2006
Town Hall, Selectmen's Meeting Room
7:00 pm – 10:00 pm

Minutes Approved by Unanimous Vote, 3/28/06