TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
March 18, 2009

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

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

Moved by Ms. Moynihan to approve the minutes of February 25 and March 4, 2009.
Seconded by Mr. Rojas
Motion passed unanimously

7:14 p.m. Discussion – Waverley Square Rezoning

Ms. Iglesias from the Cecil Group presented the firm's latest revision on a proposed zoning district. Discussion revolved around setbacks from Trapelo Road and Stepbacks for upper stories. Board members were urged to submit comments on the draft regulations so that the consultant should submit a revised zoning amendment outline for discussion at a public meeting tentatively scheduled for April 9.

8:24 p.m. Discussion – Residential Parking Draft Report & Recommendations

Jay presented to the Board draft recommendations (document attached) based on his analysis of public input including survey results. Concerns were raised on recommendations 3 and 5 and Jay was directed to revise those two recommendations. A complete report will be prepared for the next Board meeting.

9:07 p.m. Discussion – Draft Zoning Amendment re: Church and Schools Parking Lots

The Board reviewed the proposed amendment and approved scheduling a public hearing for April 16.

The Board also reviewed a letter received from Ms. Mary Manganelli in which she expressed concern over lack of enforcement. Mr. Haglund will draft a response from the Board.

9:14 p.m. Actions on Proposed Zoning Amendments

Moved by Mr. Baghday to recommend favorable action on the proposed bylaw allowing reuse of an accessory historic structure as a home occupation
Seconded by Mr. Rojas
Motion passed unanimously

Moved by Ms. Moynihan to recommend favorable action on the proposed bylaw amending the Accessory Historic Structure by-law to also allow reuse of an accessory historic structure as a dwelling unit
Seconded by Mr. Rojas
Motion passed unanimously

Moved by Mr. Rojas to recommend favorable action on the proposed bylaw amending the language of the standing sign bylaw by replacing the word 'or' with the word 'and'
Seconded by Mr. Rojas
Motion passed unanimously

Moved by Mr. Haglund to recommend favorable action on the proposed bylaw amending the language of the inclusionary housing bylaw by replacing 'zoning board of appeals' with 'special permit granting authority'
Seconded by Mr. Rojas
Motion passed unanimously

9:20 p.m. Town Planners' Report

Jay reported that the building commissioner on the advice of Town Counsel held the opinion that porches would be allowed in the building setback area. A project application is expected within the next few weeks.

9:37 p.m. Meeting Adjourns

Next Meeting: Wednesday, March 18, 2009
7:00 p.m., Board of Selectmen's Meeting Room

RESIDENTIAL PARKING RECOMMENDATIONS

1. Regulations governing the number of parked vehicles allowed on a residentially zoned lot are tenuously supported by the purposes justifying the establishment of the Town's Zoning By-Laws (attached). The Planning Board therefore recommends that such regulations be promulgated by the Board of Selectmen and be amended to the Town's General By-Laws. The Planning Board encourages the Board of Selectmen to hold public meetings soliciting the input of residents in developing parking regulations.

2. Automobile use and ownership is an integral part of 21st Century life. The Planning Board recognizes the environmental concerns associated with the automobile and certainly encourages families to be sensitive to those concerns. Nevertheless, the households of today are minimally two automobile families (one for the husband and one for the wife) and add automobiles as children become of legal driving age. The Planning Board therefore recommends that the allowed number of parked vehicles on driveways on single family lots be equal to three except that any family may apply for and be given parking stickers to allow parking for family owned vehicles equal to the number of bedrooms plus one. An upper limit on numbers of parked vehicles may deserve some consideration. Further, for two and three dwelling unit buildings, the number of vehicles allowed to be parked on site be two. Owners may apply for increased allowed vehicle parking subject to a hearing and decision by the Board.

3. The Board of Selectmen to identify the locations of all properties with no space for on-site parking. Streets on which those properties are located and which create no public safety hazards should be posted as "Resident Parking Allowed" including overnight parking. A snow-emergency or winter parking ban should be imposed. Where a street is not suitable for parking, the closest suitable street should be posted as "Resident Parking Allowed".

4. The Planning Board recognizes that the success of any parking policy is dependent upon an effective enforcement/implementation program. The Board of Selectmen should review and institute such a program concurrent with the establishment of the policy.

5. The results of the Residential Parking Survey indicate that residents of the Harvard Lawn and Winn Brook areas of the support removal of the overnight, on-street parking ban, the Selectmen should allow such parking on selected streets in those two areas. Parking should be limited to residents of those areas. Selectmen should request a list of appropriate streets along with specific guidelines from the Office of Community Development, the Department of Public Works, and the Belmont Police Department.

6. Comments from the public forums and from the surveys indicate that the overnight guest parking regulations/policies are not consistently interpreted. The Chief of Police has stated that anyone calling the Department is informed that overnight guest parking is allowed if certain procedures are followed. Residents claim that they are sometimes told that overnight guest parking may or may not result in the issuance of a ticket. The Board of Selectmen in consultation with the Belmont Police Department should promulgate a simple and enforceable overnight guest parking policy that is uniformly applied throughout the Town.