

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

June 10, 2009

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TOWN OF BELMONT
PLANNING BOARD
JUN 25 11 01 AM '09

7:15 p.m. Meeting called to order.

Attendance: Jenny Fallon, Chair; Andres Rojas; Carla Moynihan; Sami Baghdady (arrived 7:35); Karl Haglund (arrived 8:30); Jay Szklut and Jeffrey Wheeler, Staff.

Minutes of May 27, 2009 were approved as presented

Committee Updates

Belmont Housing Trust - Ms. Moynihan reported that the Grand Opening of the Waverley Woods complex was well attended by State and local officials. The complex has won two awards and is under consideration for a third.

7:23 pm Update – Town Meeting

Staff reported that funding for the completion of the Comprehensive Plan was approved. Town Meeting also approved a Prop 2½ debt exclusion for the Wellington School.

7:29 p.m. Discussion – Comprehensive Plan

Copies of the draft Phase 1 report were distributed. Jay requested that members review the report and submit comments as soon as possible. Ms. Fallon recommended that the final report be distributed to the CPC members. The Board considered three possible dates to meet with the consultant to further discuss the draft report and to begin discussions on the scope of work for phases 2 & 3. Ms. Fallon noted that the continuing role, if any, for the CPC and the Technical Committee needs clarification. She also wanted some discussion on how the Town Boards and Committees, especially the Board of Selectmen, would be brought back into the process.

Jay is to contact the consultant to schedule a meeting for June 16th, 18th, or 22nd.

7:55 p.m. Discussion – Inclusionary Housing Amendment

The sub-group had their first meeting. The committee agreed that the goal/purpose of examining the existing by-law is to craft a by-law that promotes development of affordable housing. The committee will examine by-laws of other towns and be sensitive to Belmont's needs and development characteristics/limitations.

8:05 p.m. Waverley Square Rezoning

Jay noted that a public meeting is tentatively planned for June 18th. Board members requested the meeting be moved to June 23rd to allow additional preparation time. Board members then discussed with staff the proposed presentation and goals. Consensus was that the presentation should begin with what has been learned so far, what the community agrees on. Mr. Rojas urged that a built-out model be discussed so people can understand what changes are being proposed.

Comments from the audience focused on the Board explaining why specific changes are needed. For example, if 4 stories are proposed, the community needs to understand why 3 stories by right are not enough.

8:38 p.m. Discussion – Building Set-back lines

Board members agreed that a several public meetings would be required to gain support for removal of the building setback lines. The Board agreed that an amendment should be prepared for the Annual Town Meeting in April 2010.

9:08 p.m. Meeting Adjourns

Next Meeting: Wednesday, June 24, 2009
7:00 p.m., Selectmen's Meeting Room, Town Hall

6/24/09 MINUTES APPROVED