

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES
September 24, 2008

7:12 p.m. Meeting Called to Order

Attendance: Jennifer Fallon, Chair; Andres Rojas; Sami Baghdady; Karl Haglund (arrived 7:20); and Carla Moynihan (arrived 8:20); Jay Szklut, Staff

Minutes of September 10, 2008 were approved as amended

The Board rescheduled the October 8 meeting to October 14, due to the Jewish Holiday.

The Board also rescheduled both November meetings to accommodate member's availability. The Board will meet on November 5 and November 19.

Committee Updates

Capital Projects Overview Committee – The Committee met with Selectman Firenze to discuss their future role. Selectman Firenze asked that they be available to the Selectmen on an as needed basis to evaluate opportunities as they arise. Mr. Firenze also requested that the committee evaluate the incinerator site and the Purecoat site for potential Town uses.

Belmont Center Planning Group – The group will be meeting to discuss their final presentation to the Board of Selectmen.

**7:32 p.m. PUBLIC HEARING – HOME OCCUPATION USE OF HISTORIC
ACCESSORY STRUCTURE ZONING AMENDMENT**

**PUBLIC HEARING - RESIDENTIAL USE OF HISTORIC
ACCESSORY STRUCTURE ZONING AMENDMENT**

Note: The chairman convened both hearings at the same time.

Mr. Baghdady read the notice on Home Occupation use.

Ms. Fallon read notice on Dwelling Unit use.

Staff presented a brief history of the proposed amendment, explained the purpose and intent of the amendment, and discussed the special permit process and safeguards associated with gaining permission to reuse an historic accessory structure.

Speaking in favor:

Kit Drier, 11 Howells Road – Ms. Drier strongly supports the proposed by-law. She presents a brief history of farming in Belmont and the significance of the accessory structures in Belmont's past.

Sue Bass, 530 Concord Avenue – Also supports the amendment and applauds the Planning Board’s resolve to bring this amendment back to Town Meeting.

Richard Cheek, 4 Pequotset Road – Generally supports the by-law but expresses concerns with limiting the size of the dwelling unit and associated impacts.

Staff responds that controlling impacts is part of the review process and may include conditions that limit usable space of an historic accessory structure. However, due to the diversity of such structures a blanket limitation that affects all structures may defeat the purpose of the bylaw.

Speaking in opposition:

Roger Colton, 34 Warwick Road – Mr. Colton expresses reservations that the bylaw does not explicitly reflect the consideration of housing concerns expressed in the special permit language in the current bylaw. Mr. Colton also suggests that allowing reuse as a dwelling unit should reflect the Town’s need for additional affordable housing.

The Board agrees that the housing language of Section 7.4 of the Zoning By-Law should be repeated in the proposed amendment.

Moved by Sami Baghdady to close the public hearing on home occupation use of historical accessory structures.

Seconded by Carla Moynihan

Motion passed unanimously

Moved by Andy Rojas to close the public hearing on dwelling unit use of historical accessory structures.

Seconded by Karl Haglund

Motion passed unanimously

The Board requested staff to circulate a revised by-law amended to include housing language from Section 7.4 of the existing Zoning By-Law.

Hearing continued to October 14, 2008

8:25 p.m. Discussion – Communications with Warrant Committee

Ms. Fallon will contact the chair of the Warrant Committee to discuss how best to inform the committee of proposed zoning articles.

8:30 p.m. Recessed for 10 minutes

During recess, Sami Baghdady excused himself from the remainder of the meeting.

8:40 p.m. Discussion – Potential Zoning Amendments

Staff presented a list of potential zoning amendments and requested that members review the list for discussion at the next meeting. This is not a priority list but a list of issues/concerns that have been mentioned as needing attention sometime in the future.

9:00 p.m. Town Planners' Report

Residential Parking – The Board of Selectmen requested the Planning Board to bring this issue to the public. At the next meeting, staff would like to discuss with the Board a process to get gather public input on this issue.

Inclusionary Zoning Rules and Regulations – Ms. Moynihan will schedule a meeting with staff to review the BHT's proposed rules.

9:10 p.m. Meeting adjourned