

**TOWN OF BELMONT
PLANNING BOARD**

2016 JUL -6 PM 2: 25

**MEETING MINUTES
May 23, 2016**

Present: Elisabeth Allison, Chair; Barbara Fiacco, Vice Chair; Joseph DeStefano;
Charles Clark; Karl Haglund; Raffi Manjikian

Staff: Jeffrey Wheeler, Office of Community Development Liaison

7:00 p.m. Meeting called to order

1. Public Hearing - Citizens Petition Zoning Amendment Regarding Interior Wireless Telecommunications Facilities

Ms. Fiacco read the public hearing notice and then recused herself from the public hearing.

Judith Ananian Sarno, Co-Sponsor of the Citizens Petition, gave a presentation on how the amendment came about stating that the Citizens were concerned about the installation of cell phone antennae in residential neighborhoods. She explained that this amendment would close a loophole so that residents can be heard and that it would create consistency within the Zoning By-Laws. She stated that this amendment would only change the application process for interior cell phone antennas and make it consistent with exterior cell phone antennae, which currently require a Special Permit. She added that the Special Permit process would not prevent installation of the antennae but would give the abutters a voice in the process.

Comments from the Audience:

1. Edwin Wright, 73 Claflin Street, asked why the town has not allowed the phone company to install a cell tower. Ms. Allison responded that the Board would look into this question but did not have the information now.
2. Martin Stephen, 31 School Street, stated that the Special Permit is a good idea and submitted an article from the World Health Organization that stated cell phones were a possible carcinogen. He felt that it would show due diligence on the part of the Town, as well as protect it should a lawsuit arise.
3. Joe Greene, Moderator for the Plymouth Congregational Church, stated that the existing Zoning By-Law is working and that it produced a good outcome for the Town.
4. John Carey, 124 Orchard Street, felt the amendment would be an added safeguard.
5. Paul Marzocchi, Waverley Terrace, spoke in support of the amendment.
6. Ron Haska, 182 Lewis Road, stated that health issues cannot be used to deny an application. He added that all exposure was within limits and that the Board should not

deny Verizon on the basis of unsubstantiated health risks. He argued that there will be an increase in exterior antenna since interior installations are more expensive to install.

7. Rachel Vander Voort, 5 Somerset Street, spoke in support of the amendment.
8. Karnig Ostayan, 35 Lantern Road, stated that that the amendment was not unreasonable.

MOTION made by Mr. Haglund to close the public hearing. Seconded by Mr. Manjikian. Motion passed.

Mr. Manjikian inquired about the review process for the Plymouth Church. Mr. DeStefano emphasized that this is about the zoning amendment and not the Church. Mr. Clark stated that this was a continuation of other uses that have been classified as requiring a Special Permit. Mr. DeStefano added that creating a business in a residential district should be thoroughly vetted by the Town. Ms. Allison stated that this was about balancing equities and existing rights and questioned the community benefit. Mr. Manjikian stated that this allows public comment. Mr. Haglund inquired about other locations in Town. Mr. Wheeler stated that the antenna has to be above the tree line and that the only existing location is the cupola of Belmont Savings Bank.

MOTION made by Mr. Clark to continue deliberations to June 2, 2016. Seconded by Mr. Manjikian. Motion passed.

2. Discuss and Deliberate on Potential Amendments to SR-C Zoning Article

Ms. Allison reviewed the revised amendment emphasizing that it contained no substantive changes. She clarified when a Special Permit would be required and hoped that the changes would provide clarity on how the By-Law would work. The Board discussed the changes to the amendment. Mr. Manjikian stated that the task to clarify the flow was accomplished. Mr. DeStefano stated that the amendment needs to clarify that when a house is torn down that the volume cannot be increased without a Special Permit. The Board discussed the cover letter for the revised amendment. Ms. Fiacco felt it was important to offer a roadmap for structural changes and to emphasize that no substantive changes were made.

MOTION made by Mr. Clark to approved the revised amendment to the SR-C Zoning. Seconded by Ms. Fiacco. The motion passed.

3. Updates on Potential Cases and Planning Board Projects, and Committee Reports

Ms. Allison noted that Mr. Manjikian, Mr. DeStefano, and Mr. Wheeler will work with the developers of 9 Westlund Road prior to its continued public hearing.

4. Review and Approval of Minutes

MOTION made by Ms. Fiacco to approve the April 6th, 12th, 26th and 27th minutes. Seconded by Mr. Manjikian. Motion passed.

Adjourn: 8:35 p.m.