

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES  
January 5, 2011

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BELMONT, MA.  
JAN 27 2 10 PM '11

**7:07 p.m.** Meeting called to order.

Attendance: Sami Baghdady, Chair, Michael Battista, Jenny Fallon, Andres Rojas, Karl Haglund; Jay Szklut and Jeffrey Wheeler, Staff.

Minutes of December 8, 2010 were unanimously approved.

**Committee Updates**

Megagroup Meeting – Mr. Baghdady noted that several good suggestions were offered at the meeting. Ms. Fallon reported that a particular concern noted was the need to establish criteria or a process for assigning priority to the various projects. There also needs to be a clearer process for determining whether renovation or new construction is a preferred alternative. Lastly, it was noted the Library Trustees were opposed to incorporating the Town Library as part of the High School.

Belmont Housing Trust – Mike Battista reported that the Trust was its discussion on obtaining and developing the Moraine Street property. They are considering a “friendly” Chapter 40B project.

Transportation Advisory Committee – Mr. Haglund reported on the 3<sup>rd</sup> Belmont Center Forum noting that several very detailed options were discussed and that the discussion seemed to focus more on the details than the overall concept or rationale for the details. The next forum is scheduled for January 13, 2011.

Mr. Baghdady noted that the Board of Selectmen is establishing an Economic Development Committee. The Committee will have a member from the Planning Board. Mr. Baghdady asked Mr. Rojas whether he would be willing to serve as a member of the committee. Mr. Rojas has accepted. Staff person, Jay Szklut, will also serve on the committee as a non-voting member.

**7:20 p.m.** Town Planners’ Report

Mr. Szklut updated the Board on several potential projects in the Town.

Cushing Square – Negotiations between developer and Board of Selectmen continuing.

307 Trapelo Road – Still waiting for plans to be submitted.

Sandler Skate Shop – Property sold but no contact from the new owner on plans to develop the property.

**7:3 p.m.** Discussion – Proposed Library Site

The Belmont Municipal Library Trustees presented the most recent site selection with conceptual drawings to the Planning Board. The Trustee’s noted that the newest site was favored by the Board of Selectmen and by the School Committee although awaiting a final vote from the School

Committee. The site, adjacent to the gasoline station on the western edge of the high school property was also generally supported by the Planning Board. One problem with the site is a shortage of parking spaces to meet zoning and State Library standards. However, the State will accept and consider the Town's application for funding if the Planning Board generally supports fewer spaces at this new site.

**Moved by Ms. Fallon to approve the concept of 92 parking spaces for the proposed library as presented.**

**Seconded by Mr. Haglund**

**Motion passed unanimously**

Staff will draft a letter to the Library Trustees for submittal with the grant application indicating the Planning Board's support of the new site and reduced parking requirement.

**8:10 p.m.** Discussion – South Pleasant Street Forum

Staff distributed an outline for a series of forums concerning possible use/rezoning of the South Pleasant Street area and an agenda for the first forum on January 20. Board members discussed both handouts, switched agenda items around and assigned particular members to discuss specific elements on the agenda. Questions that arose during the Board's discussion included the boundary of the South Pleasant Street area and specifically should the Shaw's lot be included as part of South Pleasant or Waverley? Also, the Board requested that all business and property owners along this section of South Pleasant Street be sent an invitation to the forum.

**9:30 p.m. Meeting Adjourned**

**Next Meeting:** Thursday, January 20, 2011, 7:30 p.m.,  
Beech Street Center, Main Room

Wednesday, January 26, 2011, 7:00 p.m.  
Board of Selectmen's Meeting Room, Town Hall

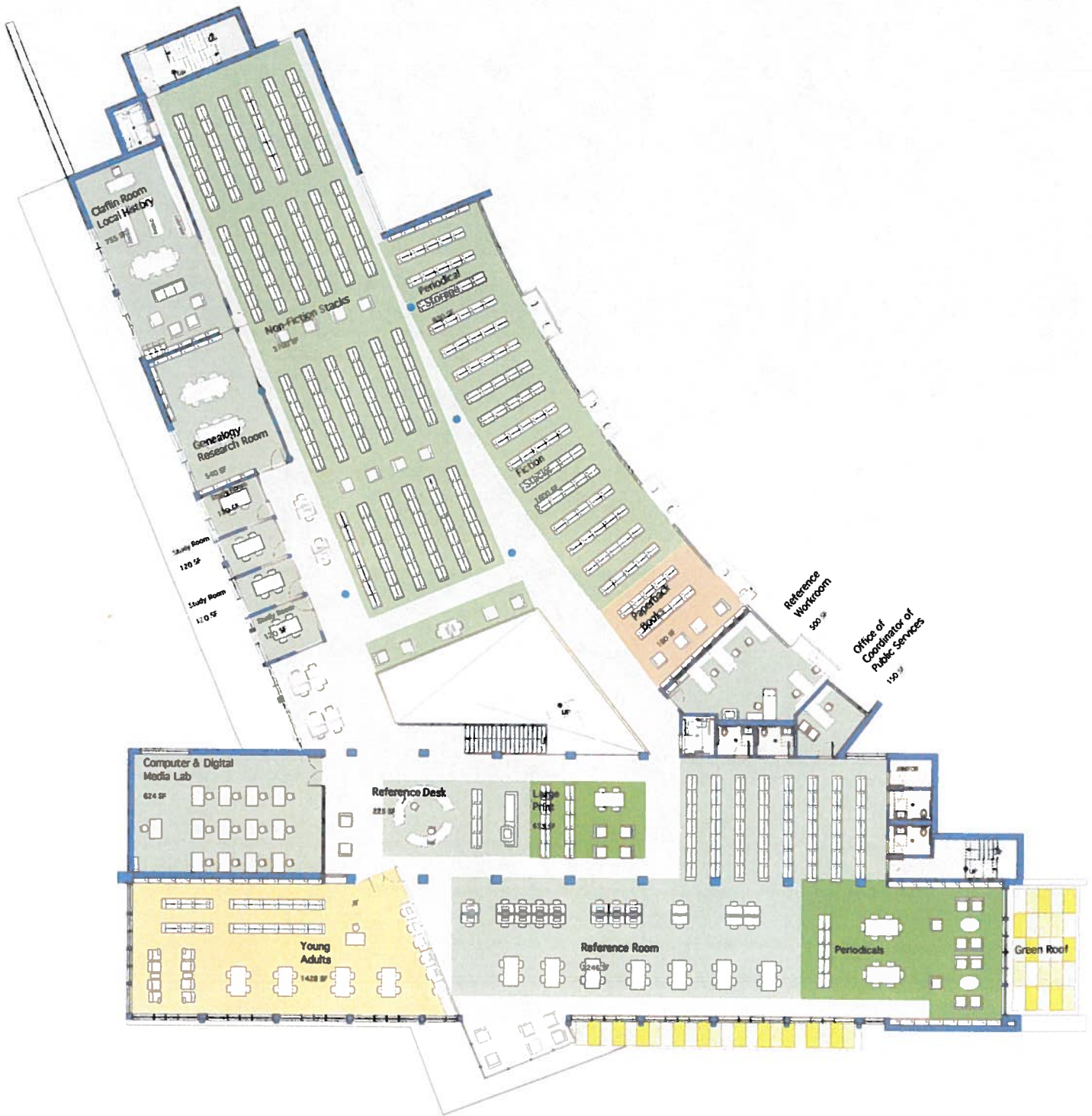
List of Documents presented:

- Conceptual Library Site Plan, First and Second Floor Plans
- Preliminary Outline for South Pleasant Street Process
- Preliminary Outline for South Pleasant Street Forum 1

*1/26/11 Minutes Approved*







**Belmont Memorial Library**  
 Belmont, Massachusetts  
 Second Floor Plan



**Belmont Memorial Library**  
 Belmont, Massachusetts  
 First Floor Plan

**Preliminary Outline/Dates for South Pleasant Street Process**  
(As of January 3, 2011)

- I. Public Input –
  - Forum I – January 20, 2011
    - a. Review Existing Conditions
    - b. Gather Suggestions from Public
  
- II. Synthesize Suggestions
  - Planning Board Meetings – February 9 and February 23, 2011
  
- III. Bring Back a Handful of Suggestions
  - Forum II – March 17, 2011
    - a. Discuss Suggestions
    - b. Narrow Suggestions Down Further
    - c. Develop a Short List
  
- IV. Review Short List
  - Planning Board Meeting – April 13 and May 11, 2011
  
- V. Final List of Suggestions
  - Forum III (if necessary) – May 19, 2011
  
- VI. Begin to Draft Zoning Amendments (if suggestions warrant zoning amendments)
  - Planning Board Meeting – June 22, 2011

**Preliminary Outline for South Pleasant Street Forum I**  
(As of January 3, 2011)

January 20, 2011  
7:30 – 9:00 (Set-up 7:00 – 7:30)

- I. Introduce Planning Board
  - a. Sami to moderate
  - b. All Planning Board members to participate
  
- II. Discuss Agenda for the Evening

What do we want to accomplish tonight?
  
- III. Review Purpose (reason/need) for Looking at South Pleasant Street
  - a. Why is the Planning Board looking at South Pleasant Street now?
  - b. Began looking at area in 1996 – SPLUSC
  - c. Committed to looking at area last year
  - d. Change in ownership in significant parcel of land
  
- IV. Review Proposed Outline of the Process
  - a. See separate attached outline for further discussion
  - b. Fluid/flexible process – will respond to the needs of the process
  
- V. Define the Area –Where is South Pleasant Street?
  - a. Show GIS map of the area – from Clark Street Bridge to Waverley Square
  - b. What to do with the Shaw's site – LBI or LBII?
  - c. Ask the audience if they agree with the map?
  
- VI. Review History of the Area
  
- VII. Review Existing Development
  - a. Uses –
    - i. Automobile influenced