

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES

October 14, 2009

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TOWN CLERK  
BELMONT

Dec 15 10 50 AM '09

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

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

Absent: Sami Baghdady

Minutes of September 23, 2009 approved as presented.

7:16 p.m. **PUBLIC HEARING** (cont) – Wellington School Site Plan Review

Reading of the notice was waived.

Mr. Levi, project architect, reviews the current site plan.

Several items from the list of issues compiled by staff are reviewed.

Snow removal – will be stored on site in designated locations.

Storm Water – waiting for final report from the Town Engineer

Fencing to be used – will be wood and specified on final plans.

Number of shrubs – competing interests and concerns. Maintenance and police concern for visibility.

List of existing trees should be shown on plans and a prescribed plan for maintenance developed.

Mr. Rojas recommends adding foundation shrubbery along school street side.

Lighting plan to be reviewed by police.

Traffic conditions to be added to decision.

The Project Traffic Engineer notes that the recent traffic counts were lower than previous counts therefore concerns that the previous counts were too low seem unjustified.

Mr. Haglund urges that tree spacing be revisited.

Rob Mobilo, 116 Orchard Street, Questions amount of paving required for fire access. Is the ladder truck absolutely required for this location? Would it be possible to have slant curbing rather than an open driveway?

John Kerry, 124 Orchard Street – Emergency vehicles cannot traverse Orchard Street during AM and PM school pick up hours.

Pat Brush, building committee, responds to a question over the need for 3 entrances. Every surrounding community would be responding and each is assigned an entrance.

Susan Kerry, 124 Orchard Street – Could a reinforced surface be used rather than a paved surface?

Rob Mobilo, 116 Orchard Street – If tandem parking were utilized could you reduce the number of spaces?

Margaret Waters, 106 Orchard Street – Most traffic comes down Orchard Street and leaves on School Street.

Malcolm McKenzie, 41 Myrtle Street – comments on children lining up.

There were no further comments.

**Moved by Mr. Rojas to close the Public Hearing.**

**Seconded by Ms. Moynihan.**

**Motion passed unanimously**

Staff will provide a draft of suggested conditions and deliberation will begin October 28, 2009.

**9:10 p.m. PUBLIC HEARING – Inclusionary Housing Zoning Amendment**

Ms. Fallon reads the public notice.

Jay presents an overview of the proposed amendment highlighting the major changes which include: lowering of the affordability percentage, distinguishing ownership from rental projects, establishing a payment in lieu formula, lowering the affordability requirement for large mixed-use projects, and an exempting from the by-law single and two-family ownership units built and occupied by the same individual.

Jeanne Mooney, 60 Oak Avenue - questions the impact on McLean projects by this change.

Sue Bass, 530 Concord Avenue - What might be the impact on builders that construct single speculative housing units.

Chris Starr, owner of property in Cushing Square, supports the amendment although remains concerned that 12.5% affordability requirement for larger mixed use projects may still be fiscally unfeasible.

Sami Baghdady raises concerns that the amendment may impose too harsh a penalty on builders of isolated single and two family projects. Project of up to 3 buildings should be exempted regardless of whether they are owner occupied or not.

Chris McVay, 109 Brookside Avenue – agrees with Mr. Baghdady.

**Moved by Mr. Baghdady to exempt scattered site single and 2-family home construction projects from the proposed by-law, formal language to be drafted by staff and incorporated into by-law.**

**Seconded by Mr. Rojas**

**Motion passed unanimously**

**Moved by Ms. Moynihan to close the Public Hearing.**

**Seconded by Mr. Baghdady.**

**Motion passed unanimously**

Continued to October 28, 2009.

**10:05 p.m. PUBLIC HEARING – Central/Palfrey Squares Interim Planning Overlay District Zoning Amendment.**

Ms. Fallon reads the public notice.

Jay describes the use of an Interim Overlay Planning District and provides a description of the proposed overlay amendment. The overlay will expire two years from the April Annual Town meeting. The overlay allows by special permit increased height, lot coverage and floor area ratio. The overlay applies only to sites of 12,000 square feet or greater. The overlay is brought forward at this time to allow consideration of a possible proposal for development that has received favorable comments by local residents.

Sue Bass, 530 Concord Avenue – supports the amendment so long as mixed use is defined as residential above retail.

Mr. Haglund is unclear what impact a 20 foot rear setback from residential areas would have on FAR. He also wonders whether the Board has addressed any areas of Central/Palfrey that should not be developed.

Staff note that no project can move forward without a special permit at which time the questions raised would be addressed.

Jeanne Mooney, 60 Oak Avenue – remains concerned with why this amendment is being proposed now, rather than waiting to the conclusion of the comprehensive planning process.

**Moved by Ms. Moynihan to close the Public Hearing.**

**Seconded by Mr. Rojas.**

**Motion passed unanimously**

Deliberations and recommendations to be made at next meeting, October 28, 2009.

**10:55 p.m. Discussion – Waverley Square Zoning Amendment**

Consideration of moving forward with a zoning amendment will be reviewed in January 2010.

**11:00 p.m. Election of officers**

Ms. Fallon is nominated and elected to remain as Chair.

Mr. Rojas is nominated and elected as Vice-Chair and Clerk of the Board.

**11:10 pm Town Planners' Report**

South Pleasant Street Rezoning – Jay notified the Board that owners of property along South Pleasant Street had contacted the office regarding amending the zoning. Jay will provide background on this district at the next meeting.

**11:20 p.m. Meeting Adjourns**

Next Meeting: Wednesday, October 28, 2009, 7:00 p.m., Board of Selectmen's Meeting Room, Town hall

*12/9/09 Minutes Approved*