

MEETING MINUTES
February 28, 2006

Attendance:

Karl Haglund, Andrew McClurg, Jennifer Fallon, Andres Rojas, Jay Szklut, Staff; Jeffrey Wheeler, Staff

7:00 Meeting called to order

Karl welcomed Andres Rojas as the newest member of the Planning Board.

The minutes of February 9, 2006 were approved as submitted.

Jay introduced Christine McVay to the Board. Ms. McVay has been brought on to lead the Planning Board effort to implement zoning changes for Cushing Square. Ms. McVay's first task will be to coordinate a meeting with residents surrounding Cushing Square to gather input on their vision of a Cushing Square they would want to live next to.

7:15 PUBLIC HEARING – Housekeeping Amendments to the Zoning By-Law

Karl opened the public hearing. Andy McClurg read the public hearing notice. Karl noted that the intent of this amendment was to clarify the existing by-law by removing redundancies and moving sections to a more appropriate location within the by-law. The amendment proposes no substantive changes to the existing by-law.

A question regarding wording within the satellite antennae portion of Section 4.3.5 was raised. The Board responded that the question entailed a proposed substantive change to the by-law and was therefore beyond the scope of the proposed amendment.

A question was raised regarding the deletion of “defined by 780 CMR”. The Board noted that this phrase appeared as part of the definition of several terms and could be referenced once in a general statement thereby decreasing the length of the by-law.

There was no further discussion and the hearing was closed.

Moved by McClurg

**The Board recommends that Town meeting approves the
housekeeping amendments to the Zoning By-Law.**

Seconded by Fallon

Voted unanimously

The Board then requested that staff provide a description of the proposed changes to be included with the warrant. A draft of the description, is to be reviewed at the last planning board meeting in March.

Committee Updates

Jenny reported that the Capital Budget Committee had met and that, at this time, there were no outstanding items that required the attention of the Planning Board.

Andy McClurg noted that there were no reports from the Traffic Advisory Committee and the Housing Trust.

Karl reported on a meeting he had attended with Paul Solomon, Roger Colton, Dave Johnson and Jay on utilizing Smart Growth Zoning in Belmont with special reference to the Our Lady of Mercy site. He noted that the group will continue to investigate the possibility and if recommended by the Selectmen the Planning Board may be asked to work on an appropriate zoning amendment.

Jay had no update on the 145-150 Common St. site plan review.

The ARC development at McLean is ramping up and they expect to open a sales office in early April

8:00 PUBLIC HEARING – Non-Controversial Split Zoned Lots Zoning Amendment

Karl opened the hearing. Jenny read the public hearing notice.

Prior to a review of the individual properties affected by this amendment, Karl entertained general comments for the audience. There were several comments regarding the intent of the amendment and the impacts it would have. Karl then requested that Jenny read each individual property and that the owner note his/her concern with the proposed change. The Board would return to those properties for a more detailed discussion at their next meeting. Concerns were raised over the following properties: 143-145 Belmont St.; 9 Ericsson St.; 27 Waverly Terrace; 5 Marlboro St.; 475 Belmont St.; 9 Hull St.; 15-17 Hull St.; 67-71 Concord Ave.; 81-85 Concord Avenue.

Moved by Fallon

Continue the hearing to March 15th at 9:00 pm for the purpose of discussing the properties identified by owners as concerned with the proposed zoning changes.

Seconded by McClurg

Voted unanimously

Request for Support of Local Wetlands By-Law

Nancy Davis and Carolyn Bishop of the Conservation Commission presented their proposed local wetlands by-law. They discussed how the local by-law differed from the State's Wetlands Protection Act and the impact it would have on Belmont properties. The Commission is requesting that the Planning Board lend its support to the proposed by-law. The Board requested additional time to review the by-law and took it under advisement.

Town Planner's Report

Demolition Delay – Jay presented a draft of a letter inviting the Historic Commission to a Planning Board meeting to discuss a demolition delay by-law. The Board noted that an appropriate meeting date would be April 25.

10:00 Meeting Adjourned

Next Meeting: Wednesday, March 15, 2006
Town Hall, Room 2
7:00 pm – 10:00 pm