

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

March 18, 2014

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2014 SEP -8 PM 2:13

7:15 p.m. Meeting called to order

Present: Michael Battista, Chair; Elisabeth Allison, Vice Chair; Charles Clark; Joseph DeStefano; Karl Haglund, Jeffrey Wheeler, Liaison to Planning Board

Absent: Sami Baghdady

7:15 p.m. Discuss Possible Zoning Amendments Forum and Prepare for Town Meeting

Mr. Wheeler reported to the Board that he put together an outline of the forum and a list of meeting dates. He noted that all dates fall before April school vacation. The Board decided to tentatively schedule the forum for April 14th at 7:00 pm.

Ms. Allison suggested that each presentation of the zoning amendment be displayed on a screen during the forum and at Town Meeting. She also wanted the Board to consider how to publicize the forum and whether or not questions should be taken during the presentations. If the Board decided to take questions, she asked the Board to think about the scope of the questions.

Home Occupation

Mr. Battista stated that this presentation will take about 5 minutes.

Shared Driveways

Mr. Battista suggested that during this presentation, slides of shared driveways as well as the language of the By-Law should be displayed.

Kennels Presentation

Mr. Battista suggested that during this presentation the definitions of the various types of kennels should be shown while the types of kennels were being displayed. Mr. Wheeler suggested a picture of the Zoning map should also be displayed to highlight where kennels would be allowed.

Medical Marijuana

Mr. Wheeler reported that Town Counsel reviewed the Medical Marijuana By-Law and expressed concern that the information that the Board requests in an application could jeopardize the security of a dispensary. He stated that the Board will have to meet in executive session to ensure that the security measures remain private. He added that most communities let the Department of Public Health deal with security measures. Mr. DeStefano suggested that a detailed floor plan of the dispensaries be submitted to the Police Department for its review. Mr. Wheeler suggested that the floor plan could be submitted to the Fire Department as well. It was agreed that a letter from the Police Department, suggesting it had reviewed and approved the

security plan, would be made part of the record of Special Permit Approval and in fact, without it the Planning Board would not approve a Special Permit.

Demolition Moratorium

Ms. Allison felt that the General Residence amendments and the "As Built" should be addressed individually to avoid confusion. By separating the issues, she felt that the audience would have a better understanding of what applied to them and what did not. Mr. Battista suggested that Glen Clancy be present for the "As Built" and shared driveway discussions. Ms. Allison suggested that the flow chart be displayed to keep everyone in attendance from getting bogged down by the language of the amendments. She felt that this would help to keep things moving along as well. Mr. DeStefano felt it important to emphasize that the 5,000 square feet lot size requirement be established as a baseline when discussing the By-Law. He offered to do the presentation. Mr. Battista suggested amending the flow chart to replace "over 7,000 square feet" with "5,000 to 6,999 square feet." He also stated he wanted to keep the closing remarks short.

The Board agreed that Mr. Haglund will do the presentation on shared driveways; Ms. Allison would do the presentation on kennels; Mr. Battista will do the presentation on home occupations; Mr. Clark and Mr. Baghdady will do the presentation on Medical Marijuana; and Mr. DeStefano and Mr. Battista will do the presentation on the "As Built" and the General Residence amendments.

Publicizing the April 14, 2014 meeting of the Planning Board was then discussed. Mr. Battista suggested sending an invitation to all Town Meeting members with the suggestion they submit questions in advance. It was also suggested that the event be publicized in the newspaper and on the Town's website as well.

Mr. Wheeler suggested that it might be helpful to provide the attendees with a brief written report on the article and what the Board's recommendation was.

8:35 p.m. Update/Discussion of Planning Board Projects

Cushing Village

Mr. Wheeler reported that the developer extended the Purchase and Sale agreement for the municipal parking lot by submitting a payment to the Board of Selectmen at their meeting last night.

Adjourned – 8:45 p.m.