

**TOWN OF BELMONT
PLANNING BOARD**

MEETING MINUTES

February 7, 2017

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TOWN CLERK
BELMONT, MA

2017 FEB 21 PM 2:51

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

Absent: Karl Haglund

Staff: Jeffrey Wheeler, Office of Community Development Liaison, and Spencer Gober, Staff Planner

1. Meeting called to order at 7:00 PM

2. Continued Public Hearing: 34-36 Worcester Street – Two Dormers (GR)

Ms. Allison noted that ongoing continuations are problematic, since they require the PB to set aside time on the agenda which then, under Open Meeting Laws, cannot be used for new items. She added this this is also unfair to other applicants who are waiting to be heard by the PB.

MOTION made by Mr. Manjikian and seconded by Ms. Fiacco to continue the public hearing to March 21, 2017. Motion passed.

3. Debrief Waverley Square and South Pleasant Street Public Meeting

Ms. Allison distributed a set of draft notes and stated that the meeting was well attended. She noted that the comments were grouped into five sections; criteria, uses, concerns, process and miscellaneous. She asked the PB to review the notes and add to them as they see fit and to have a more substantive conversation at the March 21 meeting.

4. Potential Zoning Amendment to Sign By-Law Amendments

Ms. Fiacco and Mr. DeStefano presented the update and noted the items that the working group was focusing on: reducing the area of window signs, defining prohibited signs, regulating awning and marquees signs, requiring maintenance, and stating when non-conforming signs have to conform. Ms. Fiacco stated that Town Counsel reviewed the draft language and added regulations for non-commercial signs – these are required as a result of a 2015 Supreme Court decision that struck down signs based on content. Mr. Wheeler stated that a 2015 Supreme Court decision addresses the constitutionality of sign laws and noted that all non-commercial signs have to be treated the same way. Ms. Fiacco described the working group draft as conceptual goals turned into by-law language.

Ms. Allison asked about awnings and whether there are height restrictions on awnings and requested language be added to cover the height of awnings. The PB also discussed regulating political signs and contractor's signs. Mr. Wheeler stated that he will follow-up with Town Counsel on these issues and report on February 16.

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

- Mr. Manjikian stated that the Capital Budget Committee met. He noted that the PB should be aware of the possibility of modular buildings being installed at the elementary school and to be prepared for future discussions.
- Mr. DeStefano stated that the High School Building Committee is in the process of selecting an Owner's Project Manager and expects to make a decision by the end of March. He also noted that the Committee started looking at different grade configurations for the school.
- Mr. Wheeler stated that there are no updates available on potential cases. He noted that the library presented three development plans and suggested that the PB review the plans.

9. Preview Agenda for the next meeting – 02/16/17

Ms. Allison asked the PB to have comments prepared regarding the Sign By-Law.

10. Review and Approval of Minutes

MOTION made by Ms. Fiacco and seconded by Mr. Manjikian to approve the minutes from January 5, 2017. Motion passed.

MOTION made by Mr. DeStefano and seconded by Mr. Manjikian to approve the minutes from January 17, 2017. Motion passed.

11. Adjourn 8:20 PM