

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

March 11, 2009

RECEIVED
TOWN OF BELMONT
PLANNING BOARD
APR 13 9 10 AM '09

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

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

Absent: Carla Moynihan

Committee Updates:

No updates were presented.

Staff reported that Town Counsel gave the opinion that the building setback lines should be interpreted as recorded in the registry. This opinion would allow the construction of porches within the building setback area but no closer than 12 feet to the street line.

7:18 p.m. **PUBLIC HEARING – CHANGE ZBA TO SPGA IN INCLUSIONARY ZONING BY-LAW, AND CHANGE “OR” TO “AND” IN STANDING SIGN BY-LAW.**

Ms. Fallon reads the notice.

No one in attendance to speak on the proposed amendment.

Moved by Sami Baghdady to close the public hearing.

Seconded by Karl Haglund

Motion passed unanimously

Moved by Sami Baghdady to continue deliberations to March 18, 2009.

Seconded by Andy Rojas

Motion passed unanimously

7:25 p.m. Discussion – Residential Parking Draft Report & Recommendations

Staff apologized for not having a draft report available. Jay noted two issues that might be incorporated in the report – clear policy on guest parking and guidelines for hardship. The Board also advised that the report be circulated to DPW and Police Departments.

8:15 p.m. Discussion – Draft Zoning Amendment re: Church and Schools Parking Lots

Mr. Wheeler presented a draft zoning amendment patterned after the amendment proposed to allow businesses to count spaces in other lots towards meeting zoning requirements. After considerable discussion the Board recommended that the by law not create an ancillary use class but rather the table of uses be expanded to allow increased uses for church parking lots. Mr. Baghdady also questioned whether the Board could issue a license and urged the Board to

approve uses via a special permit process. After some discussion, the Board agreed to permit certain parking uses via special permit. These uses include:

- a. Use by commercial trucks, vans and other heavy vehicles for more than 30 days
- b. Long term (more than 30 days) regular use by more than 30 passenger vehicles – (Exception: neighborhood overnight accommodation above)
- c. Potential commercial evening uses (e.g. restaurant valet parking, movie theater parking)
- d. Commuter parking

The Board also recommended that the amendment be renamed as “Use of Institutional Parking Lots.” Staff will rewrite proposed amendment and present at next planning board meeting.

9:00 p.m. Town Planners’ Report

Jay reported that the survey responses had been coded by geographic area and preliminary results were made available. The Town was divided into the Harvard Lawn area, the Chenery area, the Winn Brook area, the Waverley area, and the Belmont Hill area. There was a brief discussion on the preliminary results and what might be some of the reasons for significant differences between the areas of the Town.

9:20 p.m. Meeting Adjourns

Next Meeting: Wednesday, March 18, 2009
7:00 p.m., Board of Selectmen’s Meeting Room

4/7/09 MINUTES Approved