

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

March 24, 2010

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APR 15 9 05 AM '10

7:06 p.m. Meeting called to order.

Attendance: Jenny Fallon, Chair; Andres Rojas; Sami Baghdady; Carla Moynihan (arrives 8:00 PM); Jay Szklut and Jeffrey Wheeler, Staff.

Absent: Karl Haglund

7:15 p.m. Public Discussion – Removal of Building Setback Lines in Residential Zones

A brief power point presentation is presented by staff explaining what the building setback lines are, where they are located, and why the Board is recommending their removal in the residential zones of the Town.

One audience member suggested that rather than removing the BSL's, perhaps authorizing a waiver by the Planning Board would be a better compromise. The Board strongly feels that the lines are inequitable, redundant, and no longer serve a useful purpose and that they should be removed rather than instituting another layer of review to have one changed.

There was general agreement that removal of the lines is an appropriate action with one individual undecided.

8:00 p.m. Senior Center – Memo from Building Services Manager

The Board was presented with a memo from the Town's Building Services manager recommending that a trash dumpster be placed on-site at the Beech Street Center. At the time of the site plan review the Board had been informed that trash was to be stored within the building and removed on a daily basis. The building services manager explained that daily removal was not possible and storage was creating a problem due to left over food stuff, etc.

Because of the contentiousness of the issue during the review process, Board members strongly felt that a new public hearing be held to deal with location of a dumpster on the site. The Board scheduled the hearing for April 14 and requested staff to notify abutters and advertise the hearing. The Board also requested that the building services manager submit a plan showing the proposed location of the dumpster and the manner by which it would be screened.

8:15 p.m. Discussion – Draft Comprehensive Plan

Selectmen Angelo Firenze joined the Board in the discussion.

Ms. Fallon notes that the purpose of this discussion is to raise any issues or concerns with the language and recommendations of the plan prior to anticipated adoption by the Planning Board and the Board of Selectmen.

Mr. Firenze requested clarification on what was meant by adoption. Does adopting the plan mean that every recommendation and strategy in the plan would be implemented? Ms. Fallon responded that adoption meant that the broad vision and recommendations were recognized as providing the guide to where the Town was going but the specific actions were yet to be determined. As such, Mr. Firenze requested that the language used when referencing specific actions be changed from "adopt" to "consider" the action.

Board members also felt that the discussion on what is meant by adoption should be reflected in the comprehensive plan document itself. That addition would be passed on to the consultant team.

8:40 p.m. Town Planners' Report

Staff reported that an application for conversion of a historic carriage house located at 30 Somerset Street to a dwelling unit had been submitted. The carriage house had recently been renovated and required minor changes to meet building and health code requirements for a dwelling unit. The applicant had been advised that a full set of drawings would probably not be required but she should meet with the Historic District Commission and present a sketch of the anticipated changes to the exterior of the building. The Board asked that the site plan review for the proposed conversion be scheduled for the Board's first meeting in May.

8:45 p.m. Deliberations (cont.) – Cell Tower, Exit 59, Route 2

Jeffrey distributed a draft Site Plan Approval with conditions to the Board. The approval noted the Board's objection to the site. Board members then listed the areas where they felt conditions should be made.

Landscaping – more plants, graded plant material going up to the tower, mix of ornamental and shade trees, deciduous and evergreens

Fencing – stockade with flat rail top, natural wood, 6 feet high

Vehicular access to site – should be diagonal rather than perpendicular.

Mounting of antennae – surface mounted preferred

Tower should be camouflaged – color should be least visually obtrusive

Need to add language on access to site.

The Board agreed to meet on April 7 at 8:00 AM to finalize conditions prior to ZBA meeting.

9:20 p.m. Meeting Adjourned

Next Meeting: Wednesday, April 7, 2010, 8:00 a.m., Board of Selectmen's Meeting Room, Town Hall

4/14/2010 Minutes Approved