

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES

March 4, 2009

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

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

Absent: Sami Baghdady

Minutes of February 11, 2009 approved as submitted.

Committee Updates:

Belmont Housing Trust – The Trust is preparing a response to concerns raised by the Selectmen regarding the proposed rules and regulations.

**7:15 p.m.** Discussion – Use of Church and School Parking Lots

In attendance were representatives of many of the institutions affected by any regulatory changes. In addition, the Chief of Police was present.

Ms. Fallon presented the outline drafted by the Board at the previous meeting. Most of the discussion focused on clarification of various proposed uses and on the process for allowing uses requiring review by the Planning Board. In general those in attendance were comfortable with the delineation of uses as proposed by the Board. The Board directed staff to prepare a zoning amendment to codify the uses to be allowed by right and those allowed through review and permit/license.

- I. Uses the Planning Board supports allowing houses of worship and schools to agree to by right of the owner:
  - a. Residential overnight parking for vehicles not considered commercial as defined in the Zoning By-Law not to exceed the number of parking spaces in the lot.
  - b. Uses by town departments
  - c. Uses for public and private special events
  - d. Day time parking for employees and/or customers of local businesses of not more than 50% of a lot or 30 spaces whichever is greater.
  - e. Any temporary, short term (30 days or less) use.
  - f. Any drop off/pick-up arrangements with parking for vehicles for 30 minutes or less.
- II. Uses the Planning Board feels may require some regulation and/or oversight (license including a public hearing before the Planning Board as the licensing authority with possible annual review):
  - 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
- III. Application for any license or permit required for such uses (II. Above) could be the responsibility of the user or the owner. A written agreement between the parties would be required as part of the documentation for the license/permit. Any conditions for such use would to be included as part of any such license/permit and agreed to by both parties. Planning Board to endeavor to render a decision on the same night application is heard.

**8:00 p.m.** Discussion – Summary of 2<sup>nd</sup> Residential Parking Forum

A brief power point presenting preliminary survey results was shown to those attending. Most conversation centered on the overnight on-street parking ban with most of those attending not wanting any change to the overnight parking ban. The police chief was in attendance and noted that on-street, overnight parking was a safety concern. Those in attendance did feel some exemptions were appropriate but no consensus was reached on criteria for an exemption. Similarly, most in attendance felt that there could be changes to the number of vehicles allowed to park in a driveway but no consensus was reached on how to make that determination.

**8:15 p.m.** PUBLIC HEARING – HOME OCCUPATION USE OF HISTORIC ACCESSORY STRUCTURES

Mr. Haglund reads the public hearing notice. Ms. Fallon describes the reasoning for why this amendment was split into two amendments but would be discussed together.

**8:30 p.m.** PUBLIC HEARING – ACCESSORY DWELLING USE OF HISTORIC ACCESSORY STRUCTURES

At the appointed hour, Mr. Haglund reads the public hearing notice. Ms. Fallon notes that the Board will not entertain comments on either of the amendments.

Those in favor:

Michael Smith, 40 Warwick Road and Chairman of the Historic District Commission – Reads a prepared statement supporting the by-law. On behalf of the Board submits two minor housekeeping changes.

Donald Stewart, 26 Cushing Avenue – In support of amendment but requested that where “single-family” appears the phrase be changed to “principal structure”.

Anne Elvins, 710 Pleasant Street – What is meant by the term “incidental”.

Staff responded that in a zoning context the term means that the proposed accessory use must be connected to some feature of the principal use. In this case, the accessory use is connected to the ownership of the principal use and therefore the accessory use cannot exist under separate ownership.

Kit Drier, 11 Howell’s Road – read a prepared statement in support of the proposed by-law.

Jeanne Mooney, 60 Oak Avenue – raised several procedural questions and asked what were the objections raised to the amendment when previously brought before Town Meeting.

Staff and Board members responded to her questions.

Sally Alcorn, 568 Pleasant Street – supports the amendment.

Those opposed:

None

**Moved by Carla Moynihan to close the public hearing.**

**Seconded by Karl Haglund**

**Motion passed unanimously**

The Board agreed to vote on a decision at a subsequent meeting after Mr. Baghdady has had the opportunity to review the audio tape of the meeting.

**9:30 p.m.** Discussion – Summary of Comprehensive Planning TC and CPC meetings

Both staff and Board members felt that the meetings had been useful and got the comprehensive plan development off to a good start. At both meetings committee members and consultants engaged in productive discussion and dialogues. Major conclusions of the meetings were:

- Maximum build-out of commercial areas would increase tax base by ~1%.
- Economic development is needed to maintain the existing commercial areas – it is a quality of life concern not just a fiscal concern.

**10:00 p.m.** Meeting Adjourns

Next Meeting: Wednesday, March 11, 2009

7:00 p.m., Board of Selectmen's Meeting Room

*3/18/09 Minutes Approved*