

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

April 16, 2009

RECEIVED
TOWN OF BELMONT
PLANNING BOARD

MAY 15 3 44 PM '09

6:13 p.m. Meeting called to order.

Attendance: Sami Baghdady, Acting Chair; Andres Rojas; Carla Moynihan; Jay Szklut and Jeffrey Wheeler, Staff.

Absent: Jenny Fallon and Karl Haglund;

Minutes of March 18 were approved as presented.

6:15 p.m. Discussion – Belmont Center Fire Station

Mr. Burke appeared before the Board and presented his proposed brick patio pattern. The Board expressed reservations with the lateness of the submittal of plans for the Board's review. (The submittal was prompted by the restaurant's desire for a temporary certificate of occupancy.) Board members accepted Mr. Burke's design as shown on the plan submitted.

The restaurant owner presented his plan for the patio area in front of the fire station. That area would be extended by two feet into the current Leonard Street right of way. Planters separating the restaurant patio from the public sidewalk would be located on the public sidewalk and require approval of the Board of Selectmen. Mr. Burke told the Board that all work on the front area would be complete in 30 days and that the patio area was not expected to be used until sometime in May.

The Board agreed to approve issuance of a 30-day temporary certificate of occupancy to the restaurant solely for use of the interior of the fire station building. Both the restaurant owner and Mr. Burke were told that the entire patio and public sidewalk work must be completed within the 30 day period and that during the interim period handicap accessibility into the building must be provided at all times when the restaurant is open for business.

**6:45 p.m. PUBLIC HEARING – USE OF INSTITUTIONAL PARKING LOTS
ZONING AMENDMENT**

Ms. Moynihan reads the notice.

Jeffrey reviews the proposed amendment.

Public Comments –

Those in favor:

Sue Bass, 530 Concord Avenue – Favors the general idea but would like more emphasis on commuter parking. The most important uses are employee parking and commuter parking and commercial vehicle parking should be eliminated.

Jill Tapper, 40 Chestnut Street – this is a good way to formalize currently on-going practices.

Fran Williams, 27 Summit Road – Supports article as written. It took 7 months for the renovation of the rectory building at her church.

Barbara Passero, 31 Grant Ave – This is good for the commuters.

Jan Kruse, 13 Grant Ave – supports the amendment.

Those opposed:

Mary Ellen Manganelli, 12 Stewart Terrace – Complains about commercial vehicles “stored” on these parking lots.

Bill Ellet, 21 Watson Rd – opposed to the article because he is concerned it is unenforceable.

Patrick Brennan, 11 Trowbridge St. – Opposed

Mr. Rojas notes that this article recognizes the benefits to the Town that have been provided by these Houses of Worship.

Mary Ellen Manganelli, 12 Stewart Terrace – Concerned that out-of-Town businesses might have their employees using the lots. Also questions what would happen if Article is not approved by Town Meeting.

Moved by Carla Moynihan to close the public hearing.

Seconded by Andy Rojas

Motion passed unanimously

Mr. Baghdady summarizes the discussion and amendment. Major issue seems to be how to define “short-term” and how to handle commercial parking. Board continues deliberations to April 27, 2009.

7:25 p.m. Meeting Adjourns

Next Meeting: Tuesday, April 21, 2009
7:00 p.m., Chenery School Auditorium

Minutes Approved 5/13/09