

Belmont Economic Development Advisory Committee

Meeting Minutes For 04/21/11

Attendees: Anthony Leccese, Robert Mahoney, Lalg Musserian, Tommasina Olson, Erik Rhodin, Andres Rojas, Stephen Savarese, Jay Szklut

Absent: Angelo Firenze, Nicholas Iannuzzi, Edmund Starzec, Matt Sullivan

Guests: Roberta Cameron, Larry Koff with Larry Koff & Associates

- Minutes of Meeting on 03/27/11 were briefly discussed for any changes or amendments. Noting no changes, Minutes were accepted.
- Larry Koff and Roberta Cameron from Larry Koff & Associates were introduced by Bob Mahoney.
- Larry presented a high level overview of the goals and methodology of the study he and his team. Findings and suggestions as documented in his Comprehensive Plan as can be found in the Town Clerk's office.
- 16 Sites in town with development potential were identified and the team worked with urban designers and retail specialist, as well as development consultants in the formulation of the Comprehensive Plan for Belmont.
 - Larry Koff and team were mindful of Belmont's bias towards being a "Town of Homes" and had this in mind in the development of their proposals and alternatives.
 - Larry Koff and team wanted to preserve the current look and feel of Belmont and operated under this premise, bearing in mind how sensitive Belmont residents are to design elements, as well as Parking accommodations.
 - Trapelo Road is the commercial "spine" of Belmont, and the greatest opportunity for Belmont would be in the S. Pleasant Street and Trapelo road corridor.
 - By design, certain areas of Belmont were excluded from the study- the Uplands, McLean Hospital area, Incinerator site, and MDC skating.

- In all sites, there were no easy answers. But for each of the 16 sites identified in the Comprehensive Plan, there were 2 alternatives. Alternative A had most intensive commercial development, while Alternative B was more focused on multi-purpose use and renovation opportunities.

Next steps

- Need to revisit Comprehensive Plan square footage estimates for S. Pleasant Street
- Continue dialogue around what “real buildings” would look like and “it involves things like this” discussions
 - Roberta Cameron of Larry Koff & Associates to provide examples and pictures of commercial development and “attractive” 2-3 story office buildings for visual awareness of what development might look like for S. Pleasant St

MEETINGS ADJOURNED AT 9:30 AM

Next Meeting: May 5, 2011 @ 8:00 am