

TOWN OF BELMONT
PLANNING BOARD

MEETING MINUTES

April 22, 2010

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BELMONT, MA.

MAY 13 9 15 AM '10

7:14 p.m. Meeting called to order.

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

7:15 p.m. Deliberations (cont.) – Cell Tower, Exit 59, Route 2

Staff submitted a revised Site Plan Review decision to the Board

Moved by Mr. Rojas to approve the Site Plan Review application with the recommended conditions as shown in the Planning Board decision dated April 22, 2010 and to forward the decision to the Zoning Board of Appeals.

Seconded by Mr. Baghdady

Motion passed unanimously (Fallon, Rojas, and Baghdady sitting for the Board)

7:18 p.m. **PUBLIC HEARING – FLOODPLAIN ZONING AMENDMENT**

Staff presented an overview of the proposed amendment. The floodplain maps of 1982 have been revised by FEMA and municipalities are required to adopt in their zoning references to the new maps in order for individuals living in areas affected by the flood plain to acquire flood plain insurance.

There were no comments from the public.

Moved by Mr. Haglund to close the public hearing.

Seconded by Mr. Rojas

Motion passed unanimously

Moved by Mr. Rojas to recommend favorable action on the amendment.

Seconded by Ms. Moynihan

Motion passed unanimously

7:19 p.m. **PUBLIC HEARING – OUTDOOR SEATING AND PARKING REQUIREMENTS ZONING AMENDMENT**

This proposed zoning amendment eliminates the parking requirement should a restaurant desire to add outdoor seasonal seating. Parking requirements would be eliminated for up to 20 outdoor seats. The intent is to encourage outdoor seating to add to the vibrancy of the Town's commercial areas.

There were no comments from the public.

Moved by Mr. Baghdady to close the public hearing.

Seconded by Ms. Moynihan

Motion passed unanimously

Moved by Mr. Baghdady to recommend favorable action on the amendment.

Seconded by Ms. Moynihan
Motion passed unanimously

7:21 p.m. Discussion – Amendments to Article 27 (Comprehensive Plan Resolution)

Two amendments to the Comprehensive Plan Article have been submitted to the Town clerk. The first amendment submitted by William Messenger seeks to remove the word ‘smaller’ prior to ‘housing options’ in the third vision statement.

Moved by Ms. Moynihan to recommend favorable action on the amendment.
Seconded by Mr. Rojas
Motion passed unanimously

The second amendment offered by Kevin Cunningham significantly alters the wording of the resolution and deletes the recommendation concerning supplementing traditional zoning with a focus on design. Mr. Cunningham also submitted two additional amendments should his major amendment fail. The first would only delete the recommendation concerning supplementing traditional zoning with a focus on design. The second would remove the third part of the resolution supporting the decision to adopt the plan by the Board of Selectmen and the Planning Board.

On Mr. Cunningham’s amendment, the Board raised several concerns:

- There is no need to insert the word ‘new’ as it is implied but such change is minor.
- The amended wording does not reflect that the plan is adopted, not just proposed, and that it meets all the criteria required for a ‘comprehensive’ plan.
- Endorsing ‘some’ of the goals is too vague as it would not be clear which recommendations were endorsed.
- Deleting the recommendation removes a significant element of public process in developing design criteria and guidelines effectively taking power away from the public.
- There is no need to approve a working draft. The comprehensive plan is the result of an exhaustive and interactive process.

Moved by Mr. Haglund to recommend unfavorable action on Mr. Cunningham’s first amendment.

Seconded by Mr. Rojas
Motion passed unanimously

Moved by Ms. Moynihan to recommend unfavorable action on Mr. Cunningham’s second amendment.

Seconded by Mr. Rojas
Motion passed unanimously

Moved by Mr. Rojas to recommend unfavorable action on Mr. Cunningham’s third amendment.

Seconded by Ms. Moynihan
Motion passed unanimously

7:40 p.m. Other Business

The Board cancelled the meeting scheduled for May 26 as it conflicts with the probable 2nd night of Town meeting.

7:45 p.m. Meeting Adjourned

Next Meeting: Wednesday, May 12, 2010, 7:00 p.m., Board of Selectmen's Meeting Room,
Town Hall

5/12/10 MINUTES APPROVED