

TOWN OF BELMONT  
PLANNING BOARD  
**MEETING MINUTES**  
May 13, 2009

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**7:12 p.m.** Meeting called to order.

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

Absent: Karl Haglund

Minutes of April 7, 11, 16, and 27 (continued to 29), 2009 were approved as presented

**7:15 p.m.** Discussion – Belmont Center Fire Station Restaurant

The temporary certificate of occupancy issued with Board Approval to il Casale restaurant expires on May 18. Mr. Burke, project developer (not present at the meeting) has not yet completed work in the public sidewalk area in front of the fire station and adjacent building.

**Moved by Mr. Baghdady to extend time of temporary Certificate of Occupancy to May 27<sup>th</sup>.**

**Seconded by Andy Rojas**

Discussion: Mr. Baghdady noted that although he moved to extend the deadline, should the work not be completed, he would not support any further extensions. This sentiment was shared with other board members. The Board also noted its concerns with the apparent lack of handicap access to 2<sup>nd</sup> and 3<sup>rd</sup> floor.

**Motion passed unanimously**

**7:25 p.m.** Town Meeting Debriefing

Board members briefly identified two issues that came out of the recent Town Meeting. These include the ongoing role of the Warrant Committee in Zoning Related Articles and the second being amending zoning articles at the last minute. Board members generally felt that last minute amendments were not a good approach.

Ms. Fallon also noted that combining unrelated amendments into a single warrant article, even housekeeping amendments, tended to create confusion and advised against this approach in future warrants.

**7:33 p.m.** Discussion/Approval – Design and Site Plan Review Guidelines

Members supported the most recent version of the guidelines.

**Moved by Mr. Rojas to accept the Design and Site Plan Review Guidelines as presented.**

**Seconded by Ms. Moynihan**

**Motion passed unanimously**

**7:42 p.m.** Discussion/Strategy – Inclusionary Zoning Housing Amendment

Staff noted that there have been concerns raised from both the Selectmen's office and from developers regarding the effectiveness of and the potential impacts from the Inclusionary Housing By-Law. Jay had in the past met with several members of the Housing Trust to discuss potential amendments to the by-law. As the Board moves forward with the Comprehensive Plan and as a potential development remains on the horizon for Cushing Square, the Board should consider a review of the Inclusionary By-Law.

Board members agreed that a review is timely and appropriate. A small committee composed of planning staff, Board member Carla Moynihan, and one or two members of the Housing Trust will be formed to review the by-law. The review will include identification of issues, analysis of impact, a review of approaches to affordable housing in other communities, and a repost with recommendations to the planning board for potential zoning amendments. The Selectmen have requested that this item be given a high priority for possible inclusion in a fall Special Town Meeting warrant. Jay will report back to the Board at the first meeting in June.

**7:55 p.m.** Waverley Square Revitalization assessment

The Board reviewed a memo from the Cecil Group outlining 5 options for continuing the process of a rezoning/revitalization of Waverley Square. The Board discussed the options and strongly felt that some level of zoning change is needed to improve the quality and vitality of the square. Concern was raised that the height issue seemed to have become a major focal point during the various presentations and public input opportunities and appeared to be a primary concern by those opposing change. Members thought that further discussion should begin with a presentation of the full build-out of the square under current zoning and compare that to the various options that could be proposed by the board under new zoning.

The Board agreed to continue its assessment effort and to renew the process on its own without continuing the engagement of the Cecil Group. The Board agreed to place on their next agenda a discussion on setting goals for the revitalization of Waverley Square and determining the most constructive manner for presenting those to the public.

**8:45 p.m.** Comprehensive Plan Update

Ms. Fallon briefly reminded the Board about the small group public discussion begun Tuesday night. She noted that there was good interest in the process from those participating at Town Day and several surveys had been distributed. Further publicity of the survey and the remaining meetings would be made through the use of Representative Brownsberger's email list. Finally, the Board asked that a discussion on the scope for Phase II be added to the June agenda following Town Meeting.

**8:55 p.m.** Town Planners' Report

Oakley Neighborhood 40R Project Application – Jay distributed the application and plans for the proposed project. Public Hearing is scheduled to open May 27 at 7:15

McLean Assisted Living Project – Jay again informed the Board that the developer of the assisted living project has withdrawn from the project. The land remains zoned for 486 units within an assisted living facility and McLean is trying to interest another firm to develop the property. Jay also noted that if no other assisted

living project comes forward, the Town may want to discuss the possibility of a 40R development at the site.

Senior Center – Jay informed the Board that a generator had been installed at the Senior Center site. The generator exceeds the dimensions from the specifications sheet supplied to the Planning Board during its site plan review. Town staff are currently looking into the matter as several neighbors have raised concerns over the size and noise of the generator.

**9:35 p.m.** Meeting Adjourns

Next Meeting: Wednesday, May 27, 2009  
7:00 p.m., Selectmen's Meeting Room, Town Hall

5/27/09 MINUTES APPROVED