

**TOWN OF BELMONT
PLANNING BOARD**

**MEETING MINUTES
May 8, 2007**

The Board met at 4:30 PM to conduct a site visit of the Trapelo Road area between the former Waverley Square Fire Station and Slade Street. All members were present.

7:30 p.m. Regular Meeting called to order.

Attendance: Karl Haglund, Chair; Andrew McClurg; Jennifer Fallon; Sami Baghdady; Andres Rojas; Jay Szklut, Staff

Minutes of April 9 and April 19 were approved.

7:40 p.m. Update - Senior Center Building Committee

The Board reviewed the site plan submitted. Mr. Haglund noted that the plan did not indicate the changes to the plantings along the rear wall as had been discussed at the previous meeting. Specifically, trees shown did not reflect the distances between trees approved at the previous meeting. Mr. Haglund also noted that the compact spaces along the rear of the building and those at the entrance to the parking area were sized differently with no explanation for the difference provided. The Board also discussed whether the compact spaces at the entrance were necessary especially if the jog in the fence could be removed. Mr. Rojas noted that the plan was still not stamped by a civil engineer.

After some discussion, the Board resolved to have Mr. Haglund and Mr. Rojas engage in a conference call with the project manager to discuss all the outstanding items on the site plan and to obtain a complete signed and stamped set of project plans. Mr. Haglund would also discuss with the recreation commission whether the fence could be moved and thereby eliminate the need for compact spaces at the entrance to the project site. Mr. Haglund and Mr. Rojas will report back to the Board at the next meeting.

8:20 p.m. Discussion - Transition Zones

Board members felt that the site walk was particularly informative. In particular they noted the number of three story buildings in the area, the residential character of most of the area, and the potential for redevelopment of several sites. The Board requested that staff begin to develop proposed zoning for the transitional areas in the Town. Transitional areas to be broadly defined as those area now zoned or encompassing commercial activities but not part of Waverley Square, Cushing Square, and Belmont Center. Staff will present initial discussion materials at the next meeting.

8:45 p.m. Discussion - Rules and Regulation

Jay presented a revised draft of proposed rules and regulations. Officers and their responsibilities were updated. Also revised was the section of fees. Finally, a section on parking standards based on the standards approved in 1995 was incorporated. Jay also noted that a

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section on scenic roads should be added. Jay will continue to write the rules and regs with the goal of a complete set presented to the Board by October 9, 2007.

8:55 p.m. Town Planners' Report

Belmont Hill School has submitted a site plan review application for property purchased by the school on Marsh Street. Application and supporting materials were distributed to Board members. The Board scheduled the public hearing for May 22 at 7:15 PM.

9:05 p.m. Meeting Adjourned

Next Meeting: Tuesday, May 22, 2007
Town Hall, Conference Room 2

5/22 Minutes Approved