

TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
June 24, 2009

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7:15 p.m. Meeting called to order.

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

Minutes of June 10, 2009 were approved as presented

Committee Updates

Inclusionary Housing Sub-committee - Ms. Moynihan reported that the committee met for a second time and is beginning to develop specific objectives for a revised by-law. Once objectives are established, the committee will spend time reviewing how the current by-law supports or hinders progress towards meeting those objectives. The committee will meet again on Friday, July 10.

Benton Library Re-use Committee – An interim report of the committee will be presented to the Board of Selectmen at their meeting on Monday. The committee is focusing on uses that would have minimal impact on the neighborhood and are compatible with neighborhood interests.

7:15 pm PUBLIC HEARING (cont)– Oakley Neighborhood Proposed 40R Development

Ms. Moynihan moved to waive the reading of the public notice. Seconded by Mr. Rojas and approved unanimously.

Applicant submitted a written request for extension and has agreed to delay the decision due date by the same number of days as extension.

The Board discussed availability of members during July and agreed to cancel the July 22 meeting and to schedule a meeting for July 29, 2009.

Moved by Mr. Baghdady to continue hearing to Wednesday, July 29, 2009 @7:15 PM in the Board of Selectmen's Meeting Room, Town Hall.

Seconded by Mr. Haglund

Motion passed unanimously

New decision due date is September 17, 2009.

7:20 p.m. Discussion – 395 Trapelo Road

Angelo Firenze, owner of property at 395 Trapelo Road, presented to the Board a conceptual development scheme for the property. Mr. Firenze would like to construct a mixed use 3-story building on the property, consisting of retail, office and residential uses. He believes that the size of the parcel and its location would accommodate his proposal and be a benefit to the area. However, current zoning does not allow his proposed structure and he is asking whether the Board would be favorable to promoting a zoning change that would allow him to bring his proposal forward.

Briefly, Eric Rhodin, project architect, presented the concept for the building design being considered and the proposed site plan. Members in the audience were also invited to speak and generally supported the idea.

Board members also generally supported the concept proposed. They requested that the owner meet with the abutters to determine neighborhood support. The Board agreed to direct staff to begin studying how to accomplish a zoning change that would allow the proposed concept, perhaps in conjunction with changes being considered for Waverley Square, and to report back to the Board at the July 8 meeting.

8:46 p.m. Discussion – Comprehensive Plan

Revised copies of the draft Phase 1 report were distributed for comment. Ms. Fallon noted that several Board members had met with the consultant to discuss scope and tasks for phases 2 and 3. Board requested that further discussion of the Comprehensive Plan be placed on the July 8th agenda.

8:50 p.m. Discussion – Wellington School

Members of the Wellington School Building Committee appeared before the Board to present preliminary plans and to listen to potential concerns of Board members.

The plans call for moving the current school population to modular units that will be located at the high school site. As a result, parking spaces will be affected triggering site plan review. The building committee was advised that, due to advertizing requirements, the earliest date for a public hearing was July 29 and they needed to get an application to the community development office as soon as possible.

The building committee then presented the initial set of plans for the new Wellington on the existing site. The school is designed for 550 students. Initial parking plans were presented but may be changed following a traffic study and further meetings with neighborhood residents. Board members noted that they would need to see building elevation plans and a water management analysis including use of permeable pavement. Board members were also interested in how the building addressed sustainability issues. Board members also noted a concern with lot coverage and a setback at one corner of the new building. The Board agreed to schedule a site plan review public hearing for August 26.

9:50 p.m. Discussion - Waverley Square Rezoning

Members generally had a positive response to the June 23 presentation. It was noted that there was a much broader opinion about potential change. Several members and some audience participants felt that the discussion needs to become more focused. What specific trade-offs are contemplated? While generally there is support for allowing a third story by right, some controls need to be built into the process. There was also a brief discussion on allowing office use and in particular medical offices. Generally, the Board recognized that office use can improve daytime vitality of the square and should be considered in a rezoning but traffic concerns would need to be addressed. Staff is tentatively considering a presentation for late July.

10:20 p.m. Meeting Adjourns

Next Meeting: Wednesday, July 8, 2009, 7:00 p.m., Selectmen's Meeting Room, Town Hall

7/8/09 MINUTES APPROVED