

MEETING MINUTES
June 26, 2007

7:00 p.m. Meeting called to order.

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

Committee Updates

Capital Projects Overview Committee - The Committee continues to meet weekly. At the last meeting discussion centered on the high school athletic facilities and a proposed school maintenance building. There was continued discussion on the library building and the Committee also began to look at the "cluster" report.

7:25 p.m. Waverley Woods, Zone 6 McLean, Retaining Wall

The hearing for the public discussion of the design of the retaining wall along Trapelo Road was opened. Reading of the notice was waived.

Ms. Fallon presented an overview of the Board's meeting with the Selectman. She noted that Mr. Haglund presented details of the project and proposed retaining wall. The Selectmen generally felt that the overall benefits of the project outweighed the concerns with a retaining wall built along Trapelo Road.

Mr. Haglund expressed his appreciation to Board members for their support of his request to inform the Board of Selectmen of the project. Mr. Haglund continued by expressing his preference that the existing landscape of the property along Trapelo Road be minimally affected and for that reason he could not support the proposed design of the wall.

Mr. Baghdady concurred with Mr. Haglund.

Ms. Fallon spoke in favor of the project and expressed her opinion that the applicant had significantly improved the design of the wall.

Mr. McClurg also commented on the efforts of the applicant to improve the wall design.

Mr. Rojas added his support for the project noting that it was unfortunate that the site characteristics necessitated the altering of the natural landscape along Trapelo Road but given that option the applicant proposed a design with minimal overall impact.

Moved by Fallon to approve design of the retaining wall as presented in plans dated June 4, 2007 including use of Vancouver & Walden stone and subject to submission of a graffiti removal/management plan.

Second by McClurg

3 in favor, 2 opposed (Haglund and Baghdady)

Moved by Fallon to accept May 17 Landscape Plan with the condition that there be trailing plants hanging down the wall.

Second by McClurg

3 in favor, 2 opposed (Haglund and Baghdady)

Moved by Fallon to close the Hearing

Second by McClurg

Approved Unanimously

7:50 p.m. Discussion - Rules and Regulations

Jay presented a draft of the Scenic Roads section. Mr. Haglund expressed reservations regarding the temporary removal section, concerned that walls were rarely reconstructed to match the existing wall. Mr. Haglund also thought that more specificity should be incorporated in Section 5B.

Jay requested that the Board review this section along with other draft sections and submit comments prior to beginning a review of the entire document.

8:00 p.m. Discussion - Belmont Center (w/ Belmont Center Planning Group)

The Planning Board met with the Belmont Center Planning Group (BCPG) to discuss BCPG's draft report, community process and next steps regarding plans for Belmont Center. BCPG members discussed the priority that it and the community places on preserving the historic character of Belmont Center, making it more pedestrian friendly, calming traffic, preserving a "small town feel" and providing more green space. It was noted that the Belmont Center study area, shown on a map in the Belmont Center Planning Group draft report, may have two different zoning areas: Concord Avenue and Leonard Street. While Concord Avenue may be able to support greater height and density, the general consensus was that Leonard Street could not. Also, the Planning Board suggested that form-based zoning is more appropriate than an overlay.

The Planning Board suggested a 3-D digital study model is needed to help planners understand the subtleties of the Belmont Center topography.

OTHER

Mr. Baghdady questioned whether the vote on the Waverley Woods retaining wall was an approval of the wall. He was concerned that a supermajority vote is required as this is part of the special permit. Staff will contact Town Counsel for an opinion. Staff will also contact the applicant and inform them that a concern over approval has arisen.

9:45 p.m. Meeting Adjourned

Next Meeting: July 10, 2007

7:00 PM

Town Hall