

TOWN OF BELMONT  
PLANNING BOARD

MEETING MINUTES

July 8, 2009

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**7:10 p.m.** Meeting called to order.

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

Absent: Sami Baghdady; Karl Haglund

Minutes of June 24, 2009 were approved as presented

Committee Updates

Belmont Housing Trust - Ms. Moynihan reports that the Trust is continuing to meet with other potential Town collaborators.

Benton Library Re-use Committee – Mr. Rojas reports that the Committee is looking into a pre-school or daycare reuse for the building. The Selectmen have requested the committee to develop a realistic market value for the property.

**7:20 p.m.** Discussion – LB III Rezoning, re: 395 Trapelo Road

Jay presented an outline of suggested considerations for a proposed change to the LB III zoning districts along with a map showing the LB III districts in the Town.

The Board discussed the merits of a change to the LB III district versus creating an IPOD for the Trapelo Road area alone. The Board preferred not amending the LB III district. The Board also felt that use of permeable pavement should not be a trade-off for increased lot coverage but a requirement for obtaining a special permit. Jay will revise outline to reflect Board comments and proposed zoning change.

The Board was also notified that the conceptual development scheme would be introduced to abutters at a meeting sponsored by the property owner prior to the next Board meeting.

**8:20 p.m.** Discussion – Comprehensive Plan Phase 2 & 3 Schedule and Scope

There was a brief discussion about the most recent schedule proposed by the Consultant. Concern over whether there was adequate public input to insure acceptance of the plan by the public was raised. Jay would continue to work with the consultant and a revised schedule would be presented to the Board.

**8:35 p.m.** Discussion – Planning Board Schedule

Board members agreed to move the Comprehensive Plan Phase I Public Presentation to September. The August 12 Board meeting was cancelled.

**8:50 p.m.** Town Planners' Report

Train Station Consolidation - Jay noted that he and the Town Administrator had met with representatives from Congressman Markey's office and from the MBTA to discuss the Belmont Station Consolidation Feasibility study. The funds from the Federal govt. would

come to the T who would then subcontract with the Town to manage the study. The study will be speaking with the public to get information on use of the existing stations and potential use of a single station but is not intended to gather public opinion on consolidation. Other feasibility issues including engineering, track dynamics, safety, handicap accessibility, etc will also be part of the study.

Belmont Uplands – The appeal of the project based on the view that the area is subject to MGL Ch. 91 – the Tidelands Law, was denied. The Appellants have requested reconsideration. Other than this, only the final DEP Wetlands appeal is outstanding.

**9:10 p.m.** Meeting Adjourns

Next Meeting: Wednesday, July 29, 2009, 7:00 p.m., Selectmen's Meeting Room, Town Hall

*7/29/09 Minutes Approved*