

TOWN OF BELMONT  
PLANNING BOARD

**MEETING MINUTES**  
**July 9, 2008**

**7:07 p.m. Meeting Called to Order**

Attendance: Jennifer Fallon, Chair; Sami Baghdady; Karl Haglund; Andres Rojas; and Carla Moynihan; Jay Szklut, Staff; Jeffrey Wheeler, Staff

Minutes of June 25, 2008 were approved as amended.

Mr. John Robotham, an abutter to the 359-363 Pleasant Street, reiterated his concerns that the owner was not abiding by the conditions on his project imposed by the Planning Board. He stated that the paving work had been done but did not know whether it was pervious pavement. He also indicated that he thought the buffer was not built according to the plans. When asked whether he had actually measured the buffer area, he stated he had not. Staff noted that they had spoken with the zoning enforcement officer who had said that he had several discussions regarding the pervious pavement and had approved the material. The owner has called the zoning enforcement officer several times to discuss the project and, at this juncture, the project appears to be in compliance. The zoning enforcement officer will inspect the buffer area and the plantings to confirm compliance with that portion of the plans.

**7:25 p.m. Discussion: Northlands Residential Construction – Zone 2, McLean I/I Payment**

Northland Construction requested that the I/I payment owed to the Town (~\$160,000) be split into two payments as construction would take several years. Staff noted that the Director of Community Development had already included the full amount in his budgeting for I/I work during FY09.

**Moved by Sami Baghdady to deny Northland's request for split I/I payment.**

**Seconded by Carla Moynihan**

**Motion passed unanimously**

**7:35 p.m. Discussion: Comprehensive Planning**

Mr. Baghdady summarized the meeting with Department Heads, noting their interest and desire to be involved in the process.

Staff has begun work on the draft RFP and hopes to present draft at the July 30 meeting.

**7:45 pm Discussion: Cushing Square Overlay District Rules and Regulations**

The draft Cushing Square Rules and Regulations were presented. The document was revised to reflect changes recommended by Town Counsel.

**Moved by Andy Rojas to adopt Cushing Square Rules and Regulation as amended.**

**Seconded by Karl Haglund**

**Motion passed unanimously**

**8:05 p.m.** Discussion – Historic Accessory Structures Zoning Amendment

Jay reported on his meeting with the Historic District Commission. The HDC is split on their support of the amendment and in particular allowing a historic accessory structure to be converted into a residential use. The Board discussed whether to continue with the proposed amendment given that the HDC would not lend its support or whether the amendment should remove the provision for residential use. Staff noted that allowing residential use seemed to be the major factor in similar by-laws successfully preserving historic structures. Ms. Fallon suggested that getting a by-law passed is important and acknowledged that residential use is a significant element for a successful by-law. She thought that perhaps dividing the bylaw into two pieces and allowing separate votes may be a useful approach. The Board was also concerned with the list of eligible properties desiring to make the list as accurate as possible.

The Board requested staff to split the proposed bylaw into two pieces: allowing an historic accessory structure to be reused as a home occupation and then adding use as an accessory dwelling unit as a second option. Town Meeting would then have both options available and could make the decision.

**8:35 p.m.** Town Planners' Report

Open Space Plan Update – Jay reported that the update was nearly complete and would be emailing the update to members for discussion at their July 30<sup>th</sup> meeting.

Waverley Square Update – The second Waverley Square Revitalization meeting is tentatively scheduled for the end of July. The first meeting identified two or three prominent characteristics of the square. This next meeting will explore these characteristic in greater detail.

**8:50 p.m.** Meeting adjourned