

**PLANNING BOARD MEETING**  
Minutes, September 24, 2002  
@ Conference Room #3, Belmont Town Hall

**Members present:** Joseph Barrell, Deborah Emello, Karl Haglund , James Heigham, Andrew McClurg

**Also present:** Timothy Higgins, Senior Planner  
Jeffrey Wheeler, Planning Coordinator  
Chief Bill Osterhaus, Assistant Chief Dave Frizzell  
Roberta Sidney

**7:10 p.m.** Meeting opened by Chairman Joe Barrell.

- minutes of August 27, 2002 were approved (5:0) as written
- a short discussion occurred on the McLean correspondence concerning land transfer. Ms. Sue Bass asked for a copy and Tim Higgins will provide one at OCD tomorrow a.m.
- The Pleasant Street reconstruction project is back on the TIP under the same schedule
- James Heigham will replace Joe Barrell at the informational meeting on the South Pleasant Street re-zoning initiative with Spaulding and Slye on Friday, September 4 at 7:30 a.m. at the Town Hall.

**7:15 p.m. VW Re-Zoning Petition:** Member James Heigham read the hearing notice for the continued public hearing on the proposed rezoning of the rear of the former VW site from General Residential (GR) to LBIII.

Roberta Sidney appeared on behalf of the petitioner – the Kendalls. She discussed revisions to a concept plan illustrating the proposal rezoning with a proposed Walgreens and Fire Station Headquarters located on the former VW site. She discussed the history of the proposal to date – specifically noting work sessions with Town staff, the Fire Dept and Walgreens. She brought up the side-yard setback problem and the public hearing that will be held next week to address it. The current concept plan includes a side-yard change (it is currently 20 feet). A revised plan was distributed to those present. It was noted the building setback from the residential abutters is proposed to be 88 feet. Parking was re-arranged on the site along with additional on street parking.

Andy McClurg had a question on the trash compactor. It will be fully on the Walgreens lot. An easement is proposed for the Fire Station lot to allow greater access to the loading pad and trash compactor. The Fire Chief has approved of this concept.

James Heigham queried about the loading area. It will be a pad, not a protruding dock.

Chris Arthur, Town Meeting member, Precinct 4, asked about accessing the lower angular portion of the lot.

Sue Bass, Town Meeting member, Precinct 3 questioned the side-yard setback and the actual setback. Roberta Sidney responded that the chief wanted 10 feet so it is being shown as such. A short discussion followed. Chief Osterhaus spoke in support of leaving 10 feet. This issue will be discussed in greater detail next week.

Mr. Papagiannis, 39 Bartlett Avenue noted that his back yard abuts the lot. He doesn't want parking within 8 feet of the lot line. He does not have a preferred setback.

Karl Haglund said that to extend the space would be extremely difficult given the distances needed to turn vehicles around. The required number of parking spaces was discussed. A discussion followed on screening options, fences and other options to buffer the residences.

Mr. Tricomi, 25 Bartlett Avenue noted the new development would have a major impact on the abutters. He wants as much screening as possible. Karl recommends that the two residents visit the Mormon Temple and other locations to get an idea of what would work for them.

There was a general discussion on how to memorialize the “agreements” made during this review. It was agreed that the Planning Board could include such a recommendation in its report to the Board of Selectmen. T. Higgins suggested the use of an MOA, or similar document

A discussion ensued on the existing zoning district line at 100’ being able to go an additional 30’ into the GR zone. The current parking extends to the property line of the residential abutters and is grandfathered.

Bill Engstrom, Willow Street suggested that the two proposed buildings be “swapped” on the site. It may be less impact on the abutters. James Heigham said that the eminent domain process can’t allow that to occur as the Tarabelsi are not willing sellers (to the Kendalls).

Richard Cohn, Attorney from Waltham representing the Tarabelsi’s was present to observe. He has delivered a written statement to the Board of Selectmen and read such into the record (please see file). He also asked several Design and Site Plan Review process questions.

A short discussion occurred on the timing of the Fire Station construction and use of the property if it stays vacant.

The question of raising the value of the Terebelsis property before the land is taken was also raised. There is no agreement with the Telebelsis so this could be problematic.

Andy McClurg reiterated the “give and take” that occurred on developing the concept plan. He supports it and felt that there was more than enough parking and it probably will not all be used. It is not a “deal-breaker” issue and he hopes the negotiation on the number of parking spaces would continue. He noted that the Walgeens folks were more responsive than he had anticipated.

**8:35 p.m.** The Public Hearing was continued to October 2<sup>nd</sup>, 2002 in Room # 3 at 7:05 p.m. It will be opened after the hearing on the proposed change to the side-yard setback requirement that begins at 7:00 p.m. It was so voted 5:0.

8:40 p.m. There being no further business, the meeting was adjourned. The next scheduled meeting is Wednesday, October 2<sup>nd</sup>, 2002 in Room # 3