

**MEETING MINUTES**  
**September 26, 2007**

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TOWN CLERK  
BELMONT, MA.

Nov 15 1 58 PM '07

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

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

Minutes of July 24, 2007; August 28, 2007; and September 11, 2007 approved.

Committee Updates

Capital Projects Overview Committee - Work is progressing on an interim report to be submitted to the Board of Selectmen in October.

Belmont Center Planning Group - No update

**7:15 p.m. PUBLIC HEARING: ZONING BY-LAW AMENDMENT - SMART GROWTH  
OVERLAY DISTRICT**

Ms. Fallon read the Notice of Public Hearing.

Angus Jennings of Concord Square Development, Inc, the consulting firm hired by the Town, highlighted the key elements of the Zoning Proposal and suggested amendments via a power point presentation.

Proposed amendments included:

- Combine the convent and church sub-districts into a single sub-district
- Home Occupations governed as per existing zoning by-law
- Remove density incentive for relocation of convent
- Add 20' setback requirement between buildings on same lot.
- Rear setback on new church buildings sub-district to be side opposite Belmont St.
- Allow for two family dwellings with shared party wall in Triangle sub-district
- Round down when allowed density results in fraction of unit.
- Increase density to 15 units per acre in church buildings sub-district.

The Planning Board then entertained comments from the public.

Elizabeth Gibson, 15 Oakley Rd. - Speaking for the Oakley Neighborhood Association (ONA), this proposed zoning is the result of 2 years of discussion and many compromises trying to take all views into account; desire to keep the neighborhood consistent but also recognize the interests of the town; 18 possible residential units is a compromise; the ONA is very supportive.

Judi Feins, Chair of the Housing Trust - The Housing Trust supports this proposal but would like to see the required percentage of affordable non-rental units raised to 25%. Asked for comment Jay noted that this would only make a difference of 1 additional unit.

David Johnson, 23 Oak Ave - Noted that the calculations he undertook for the ONA suggest that even at the 20% requirement the cost justification is hard to make work

Jenny Fallon read for the record a letter from James P. McDonough, Chancellor, Archdiocese of Boston, owners of the property, objecting to the proposed zoning on the grounds that developers would not find it economically feasible

Nancy Conlin, 37 Oakley Rd. - Speaking for ONA, they first contacted the Archdiocese in 2004 to invite participation in the discussion about creating 40R zoning for the property and someone from the ONA has been in touch monthly with the Archdiocese to continue to ask for their input to the discussion. They have never received a response. This letter is the first communication received on the matter.

Herb Dorris, 9 Oakley Rd. - Requested that, if possible, any building on the property adjacent to his be positioned so that his front door maintains the unobstructed view through to Belmont St. that it has now.

Following a question from Mr. Baghdady, there was discussion about whether it would be sensible to wait for the actual purchase of the property to undertake the zoning so as to have input from a potential developer. It was noted that 40 R zoning would not preclude a developer from proposing a 40B development but that a 40R zone would provide an alternative which has neighborhood and town wide support.

**Moved by Fallon to recommend favorable action on the zoning proposal as amended.**

**Seconded by Rojas**

**Approved Unanimously**

**Moved by Fallon to close the public hearing.**

**Seconded by Rojas**

**Approved Unanimously**

**8:35 p.m.** Election of Officers

Andy Rojas nominated Ms. Fallon as Chair and it was unanimously confirmed.

Mr. Rojas was then nominated as Clerk and was unanimously confirmed.

**8:45 p.m.** Review of Comprehensive Planning Discussion with Selectmen

Ms. Fallon noted that the Board of Selectmen were very supportive of developing a comprehensive plan for the Town. Questions were raised as to possible grants or sources of funds to develop a plan. The Board requested that staff investigate possible funding sources and prepare a memo to the Town Administrator. The Planning Board will develop a scope for the comprehensive plan to go along with the financial memo. Scope to include redrafting of zoning by-law. The Board also noted that public involvement is crucial for the plan to have any impact.

**9:00 p.m. PUBLIC HEARING: BANKS BY SPECIAL PERMIT**

The Board moved to waive reading of the amendment.

The Board discussed the various districts and how decisions had been reached on which districts ATMs and/or drive through windows would be allowed. Focusing on ATMs, the Board moved to change the amendment to not allow free standing ATMs anywhere in the Town.

Board members changed the wording in the proposed amendment from "Bank, Credit Union, or similar establishment", to "Bank, Credit Union, or other similar financial establishment."

**Moved by Baghdady to recommend favorable action on the zoning proposal as amended.  
Seconded by Haglund  
Approved Unanimously**

**Moved by Baghdady to close the public hearing.  
Seconded by Haglund  
Approved Unanimously**

**9:45 p.m. Meeting Adjourned**

Next Meeting: Wednesday, October 3, 2007  
7:00 p.m.  
Town Hall, Auditorium

*11/14/07 Approved*