Vision21 Implementation Committee (VIC or "the Committee") minutes [DRAFT]
March 13, 2024

VIC Members in attendance:
Taylor Yates, Allison Lenk, Erin Lubien, Dan Barry, Joe Bernard, Max Colice

Called to order at 7:04PM

MOTION: Approve February 7, 2024 Vision21 meeting's minutes
Unanimously approved

Discuss Commercial Long-Term Vacancy Law examples
- Arlington (registration form, ordinance, list of vacancies)
- Cambridge (study of best practices)
- Should we include ownership in our registry?
    - Arlington does not, but it not clear if that is because they can't or don't
    - The Arlington form does not match the information on the spreadsheet
        - Some data seems to be added and removed
        - We should document which is added / removed and ask how they do and decide that
    - Arlington bylaw allows a fee to be waived if public art is displayed, but it has been hard to administer
    - Arlington prohibits the owner to board up their vacant property without permission
    - Cambridge penalty for failing to register or follow requirements is $300 per day, Arlington is $100 per (day or month?)
    - Fee can be annual
    - Fee has to be set by the Select Board in Arlington
    - How do you get off this list? Is there a withdrawal form? Any proof required?
        - It's a good idea to incentivize landlords to notify the town
    - How do co-working spaces fit in?
    - Arlington has IT infrastructure that Belmont does not have
    - It is hard to find the form and registry on Arlington's website
    - Who administers this and enforces it?
        - Could we charge a fine if someone reports non-compliance?
        - Would this be a hassle for the Town to enforce?
    - What if someone is waiting for the right tenant?
        - This list is more of a "carrot" than a "stick" for landlords, because it creates a single place for tenants to find you
    - What about putting the onus for bringing the building up to code on the tenant?
        - Out of scope
    - Dan Barry will work on adapting the Arlington Law, including:
        - Things to remove
        - Things to add (especially from the Cambridge report

○ Taylor Yates will contact the Town Administrator and Town Planner to ask for their input on how this will be implemented

Discuss Belmont Non-Taxable Properties lists
- Discussion was limited without Brian Antonellis, who created the list for the Structural Change Impact Group and therefore holds all the institutional knowledge about it
- Properties are categorized under "Available to Create Revenue" as "Yes," "No," and "Maybe"
- Erin Lubien to find the correct zoning of each "No" parcel to determine if it matches their current use

Max Colice departed at 8:00PM

MOTION to adjourn at 8:04PM
Unanimously approved