



OFFICE OF COMMUNITY DEVELOPMENT

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REPORT OF THE BELMONT PLANNING BOARD ON ZONING AMENDMENTS ON THE WARRANT FOR THE 2002 ANNUAL TOWN MEETING

Pursuant to G.L. Chapter 40A, Section 5, the Belmont Zoning By-Law Section 7.7, notice published in the Belmont Citizen Herald on March 21 and 28, notice duly posted and notice distributed pursuant to G.L. Chapter 40A, Section 5, the Belmont Planning Board held two public hearings on April 4, 2002, in the Board of Selectmen's Meeting Room in Town Hall. The first public hearing was on a Zoning By-Law amendment for an "Inclusionary Zoning By-Law" and the second hearing was on a Zoning Map amendment to rezone a certain parcel of land from General Residence to Local Business III.

Sitting for the Board were Joseph Barrell, Chair, James Heigham, Clerk, Deborah Emello, Karl Haglund, and Andrew McClurg. Also present were Timothy Higgins, Senior Planner, Jeffrey Wheeler, Planning Coordinator, and Joan Langsam, Legal Counsel for the Planning Board. The Planning Board Report to Town Meeting on these proposals follows:

Inclusionary Zoning By-Law – Article 22

James Heigham read aloud the notice for the zoning amendment. Roger Colton from the Fair Housing Committee presented an over view of the Inclusionary Zoning proposal and stated the reason for such an amendment. Mr. Colton further explained that the Board and representatives of the Fair Housing Committee and the Housing Trust worked cooperatively over the last 12 months to develop this proposal.

The proposed "Inclusionary Housing By-Law establishes thresholds and procedures on when and how affordable housing units are to be provided in a residential or commercial development. Amendments are also proposed to the following sections of the Zoning By-Law: 3.3 "Schedule of Uses", 4.2 "Schedule of Dimensional Regulations", 4.4 Special Permit Criteria, 5.1 "Off-street Parking", 6.3 "Public Building and School Conversion", 6.5 "Cluster Development", and 7.4.2 "Special Permits", in order to implement the Inclusionary Zoning By-Law.

Questions and comments were answered and received from residents who were present.

Following the close of the public hearing, the Planning Board deliberated on its recommendations to the annual Town Meeting. Based on the hearing, the comments received and its deliberations, the Board unanimously voted (5-0) to recommend full approval of the proposed "Inclusionary Zoning By-Law".

Zoning Map Amendment – "GR" to "LBIII"- Article 21

James Heigham read aloud the notice for the zoning map amendment. Because of recent interests in the property expressed by the Town, the Planning Board unanimously voted (5-0) to continue the public hearing on the zoning map amendment to May 2, 2002 in the Board of Selectmen's Meeting Room in Town Hall. Continuation of this public hearing will give the property owner and the Town time to develop an appropriate plan. Once the public hearing is concluded, the Planning Board will issue its report prior to the May 20, 2002 Town Meeting. The Board expects the re-zoning petition to be considered at this continued Annual Town Meeting.

Belmont Planning Board

Joseph Barrell, Chairman
James Heigham, Clerk
Deborah Emello
Karl Haglund
Andrew McClurg