



## OFFICE OF COMMUNITY DEVELOPMENT

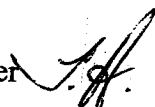
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Memo To: Town Meeting Members  
Delores Keefe, Town Clerk

From: Timothy D. Higgins, Senior Planner 

Subject: Planning Board Report to the February 2005 Special Town Meeting

Date: January 20, 2005

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Pursuant to the requirements of Massachusetts General Laws, Chapter 40A, Section 5, the Planning Board hereby provides the following recommendations on two (2) zoning petitions that will appear before the February 07, 2005 Special Town Meeting. The Board held the required public hearing during a special meeting on January 10, 2005. Sitting for the Board were Joseph Barrell, Chairman, James Heigham, Clerk, Andrew McClurg, Karl Haglund and Deborah Emello. The proposals and the Board's recommendation on each are listed below:

**ARTICLE 4** Proposal to rezone three (3) parcels (Map 27 - Parcels 76A, 127 and 133) from General Residence (R) to Local Business I (LBI) – two (2) of which are on the south side of Trapelo Road and one is the Waverley Square Fire Station (Parcel 76A). This proposal rezones these parcels to extend the Waverley Square Local Business I Zoning District to the Fire Station to allow for further zoning amendments (below) to re-use the station for multi-family use. **The Board voted unanimously to support the proposal and recommends that the Article be approved**

**ARTICLE 5** Proposal to amend "Section 3.3 Schedule of Use Regulations" and "Section 6.3 Public Building and School Conversion" to incorporate text that would permit multi-family use of surplus municipal or school buildings (i.e., the Waverley Square Fire Station). Section 6.3 Public Building and School Conversion within the Belmont Zoning By-Law would be amended to permit conversions to multi-family use "by right" as recommended by the Waverley Square Fire Station Re-Use Steering Committee. Such conversions would occur through the Planning Board's Design & Site Plan Review process with specified criteria reviewed and approved by the Board. **The Board voted unanimously to support the proposal with a minor amendment (increasing the required off-street parking) and recommends that the Article be approved.**

Please make this Report available to interested parties. Questions or requests for additional information can be directed to this office.