

MBTA COMMUNITIES ADVISORY COMMITTEE

TOWN OF BELMONT MA

MEETING MINUTES

APRIL 1, 2024

**RECEIVED
TOWN CLERK
BELMONT, MA**

DATE: April 16, 2024

TIME: 1:58 PM

Present: Thayer Donham, Roy Epstein, Rachel Heller, Paul Joy, Patrick Murphy, Drew Nealon, Julie Wu

Town Staff: Delia Ferguson, Christopher Ryan

Meeting was held in person and in a remote format via Zoom.

The meeting began at 5:01pm.

Roy Epstein said that the purpose of the meeting was to reach consensus on the map. He presented two map options and a summary:

- A. A map with 1632 units plus the 10% buffer recommended by the state
- B. A map with 1632 units plus the 10% buffer recommended by the state and properties along Trapelo Road to Beech Street
- C. A Summary of the map metrics compared side by side

Rachel Heller noted that the current Moraine Street subdistrict is too low and the architect of the Belmont Housing Trust who had studied the sites recommended 3-4 stories with dormers to fit into the neighborhood.

Roy Epstein responded that Utile can refine the zoning based on the site.

Chris Ryan noted that the subdistrict typologies need some work.

Paul Joy asked what are the current number of units? How many units are shown on parcels zoned LB1, LB2, LB3 and GB?

Roy Epstein responded that he does not have every number Paul Joy is looking for but the amount of commercial has not changed because MMU subdistrict was applied to the commercially zoned areas in order to maintain the commercial opportunities. He noted that the data is available, and it would have been helpful to discuss this at one of the prior meetings.

Rachel Heller noted that we will vote on the map tonight and Chris Ryan can provide the data Paul Joy is requesting.

Roy Epstein said that he did not endorse the map extension up Trapelo Road because it created more units than needed and the issue of parking was not resolved. Map A met the requirements

and appeared to address the comments the committee has heard from the Planning Board and the public.

Rachel Heller noted that she liked the extension since it would preserve the triple deckers which are currently not allowed by the underlying zoning.

Julie Wu said she thought the committee should proceed with Map A since it was the map the committee had agreed to previously. While she agreed to the principle underlying the Trapelo Road extension, 3A is not the right tool to rezone the corridor. She observed that maybe MMU should be limited since it is not well thought out by the state.

Rachel Heller made a motion to recommend Map B to the Planning Board. No one seconded the motion.

Roy Epstein made a motion to recommend Map A to the Planning Board. Thayer Donham seconded the motion. The committee voted:

Yes: Roy Epstein, Rachel Heller, Julie Wu, Thayer Donham, Drew Nealon, Patrick Murphy.

No: Paul Joy.

Next Meeting: Wednesday April 3rd at 7:30 pm.

Topic: The committee will review the Report written by Chris Ryan.

Meeting Adjourned at 5:45 pm.

Minutes recorded by Thayer Donham.