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MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
BEECH STREET CENTER
Monday, November 6, 2017
6:00 PM

APPROVED
BOARD OF SELECTMEN
DATE: 02-05-18

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 6:01 p.m. by Chair Jim Williams at the Beech Street Center. Selectmen Mark Paolillo and Adam Dash were present. Interim Town Administrator Phyllis Marshall was also present. Mr. Glen Castro, Budget Analyst, was there as well.

ACTION BY CONSENT

Water Meter Contract Award for Water Meters and Water Meter Installation

Mr. Jay Marcotte, DPW Director, appeared before the Board to provide an update on the Contract for Water Meters and Water Meter Installation. He noted that the new water meters are ready for installation. He explained some of the benefits of the new water meters. The project completion is expected to be in twelve to eighteen months.

Vote on Special Town Meeting (STM) Motions for November 13, 2017 Special Town Meeting, 7:00 pm at the Chenery Middle School

Article 1 – Reports

Chair Williams noted that article is strictly procedural; therefore no vote will be taken.

Article 2 – Revolving Funds – Amending the General Bylaws

Chair Williams read the article.

Ms. Marshall noted that this article does not put forth any substantive changes.

The Board moved: Favorable action on Article 2.
The motion passed unanimously (3-0).

Article 3 – Modular Classrooms at the Burbank (\$2.734M)

Chair Williams read the article.

The Board discussed that the total amount for this article has changed slightly, the new number is noted above.

Ms. Marshall explained the fiscal plan (borrowing, debt service, etc.) for this article.

The Board moved: Favorable action on Article 3, as amended.

The motion passed unanimously (3-0).

Article 4 – Schematic Design and Building Committee Formation for Short-term Solutions for the DPW and Police Station (\$383,230)

Chair Williams read the article. He noted that some residents are concerned about the long-term plan for the Police Station. Selectman Paolillo explained that this is a short-term plan to keep the buildings running on their present sites. This will form a building committee to create schematic design to address the immediate needs of these two buildings.

The Board moved: Favorable action on Article 4.

The motion passed unanimously (3-0).

Article 5 – Schematic Design and Library Building Committee Formation (\$150K, with \$150K coming from Library Foundation)

Chair Williams read the article. He noted that this is to create a building committee for the Library to create schematic design for fundraising purposes.

The Board moved: Favorable action on Article 5.

The motion passed unanimously (3-0).

Article 6 – Citizen's Petition Regarding Planning Board Appointments (as amended)

Chair Williams read a portion of the article. Selectman Dash explained that the Bylaw Review Committee has offered a substitute motion; Chair Williams then read the amended motion.

Selectman Dash raised a concern about when this type of bylaw can be modified – does it need to be at the *Annual* Town Meeting in May? Will it be nullified if it is tackled at a Special Town Meeting? Chair Williams noted that Mr. Hall stated it is unlikely to be challenged if handled at the STM.

The Board then discussed this article. Selectman Dash noted that this has been a hot issue and it might do well to let things calm down before addressing this issue. He said it may make sense to deal with this in the spring. He also spoke to other concerns about this article – there might be pressure from neighbors to rule a certain way, it will be very challenging to get good people to run an election, only non-planners might run for Planning Board and this would lead to a Board without a varied skill set. However, he added that this is a good discussion.

Selectman Paolillo said he'd like to see the PB expanded to handle the body of work. He said the BOS has taken the appointments very seriously. He said he is not in favor of this motion although he would be willing to revisit the issue in the spring.

Chair Williams stated that he would prefer to take this article up now. It's an important issue and he does not see any real need for changing the way things currently are. Having elected PB members would not remedy what recently occurred among the PB members.

The Board moved: Unfavorable action on Article 6, as amended.
The motion passed unanimously (3-0).

Consideration of the Application of Donald H. Mercier to Appeal property located of 191-203 Belmont Street on the List of Significant Buildings, which is subject to regulation by the Demolition Delay Bylaw

Mr. Don Mercier appeared before the Board to discuss his application to appeal 191-203 Belmont Street on the List of Significant Buildings. Mr. Mercier expressed his position that this building should *not* be on the List of Significant Buildings. He added that he has no desire to demolish this building.

Selectman Dash noted that this is a demolition *delay* for one year and not demolition prevention. He also said this decision could be precedent setting.

Ms. Lauren Meier, Co-Chair of the Historic District Commission (HDC), stated that the HDC supports Mr. Mercier's right to appeal this property being on this list. She then explained how this section of Belmont became historical in nature as a street car suburb.

Selectmen Dash and Paolillo stated that they agree with Ms. Meier's comments, but Selectman Paolillo added that, that since the property is not listed at the state or national level, perhaps Mr. Mercier's appeal makes sense. Ms. Meier stated that the 182 properties on the demolition delay list are deemed locally very significant.

Chair Williams stated that property rights are important and he is favorable to this appeal.

Selectman Dash asked about the harm to a property owner if there was no intention to demolish a building included on the Bylaw list. Ms. Meier said it limited future owners. What is the harm with being on the list? Ms. Meier stated that the HDC feels this property meets two of the standards for appeal.

The Board moved: To approve the application submitted by Don Mercier, to appeal the Inclusion of 191-203 Belmont Street on the List of Significant Buildings, which is subject to regulation by the Demolition Delay Bylaw.
The motion passed (2-1).

Approval of a request from the Lions Club of Belmont to exclude parking in front of the Lions Clubhouse, 1 Common Street, from Saturday, November 25, 2017 to Sunday, December 24, 2017 for the purpose of conducting their annual Christmas Tree and Wreath Sale

The Board moved: To approve request from the Lions Club of Belmont to exclude

parking in front of the Lions Clubhouse, details noted above.
The motion passed unanimously (3-0).

Approval of a request from the Lions Club of Belmont to exclude parking in front of the Lions Clubhouse, 1 Common Street, from Friday, March 30, 2018 to Sunday, April 1, 2018 for the purpose of conducting our annual Easter Flower sale

The Board moved: To approve request from the Lions Club of Belmont to exclude parking in front of the Lions Clubhouse, details noted above.
The motion passed unanimously (3-0).

Approval of a Request from the Belmont Center Business Association to hold the 27th Annual “Holiday Celebration/Tree Lighting Ceremony” on November 30, 2017 from 5:45 PM – 8:30 PM in Belmont Center

The Board moved: To approve the request from the Belmont Center Business Association to hold the 27th Annual “Holiday Celebration/Tree Lighting Ceremony” on November 30, 2017 from 5:45 PM – 8:30 PM in Belmont Center.
The motion passed unanimously (3-0).

Vote to Approval the Renewal of a Common Victualler Licenses

Rancatore’s Ice Cream, Inc. (Joe Rancatore, Jr.), 36 Leonard Street

The Board moved: To approve the Common Victualler License for Rancatore’s, details noted above.
The motion passed unanimously (3-0).

Shangri-La (Sze-Feng Huang), 149 Belmont Street

The Board moved: To approve the Common Victualler License for Shangri-La, details noted above.
The motion passed unanimously (3-0).

Vote to Approve the Renewal of a Class II License for Pleasant Street Shell/El-Lakkis Corporation (Nabih El-Lakkis) 337 Pleasant Street

The Board moved: To approve the Class II license for Pleasant Street Shell, details noted above.
The motion passed unanimously (3-0).

FY17 Year End and FY18 Quarter 1 Financials

Selectman Dash noted that the WC reviewed the year-end and Q1 financials. Nothing unusual was noted. FY18 is only reflecting the first quarter, so there is limited data there. The Recreation revenues were up significantly, due to pool memberships. The Board discussed some

of the data on the fiscal report. Selectman Paolillo requested that, if there is outlying data, perhaps the Department Head could explain such an outlier.

Mr. Roy Epstein, Warrant Committee Chair, agreed that there was no concerning findings at this point. He noted that the WC had suggestions for making the report more user-friendly.

Chair Williams reviewed some of the financials.

FY19 Strategic Financial Planning and Budget Process

Chair Williams referenced the financial projection model created by the former Town Administrator, Mr. Kale. He reviewed the budget forecasts for FY19, 20, 21, 22. He also mentioned the impact of Prop. 2 ½, contract negotiations, the levy limit, and the recent accounting report.

The Board discussed that FY19, 20, 21, and 22 may show budget deficits.

Ms. Marshall noted that these documents are scheduled to be updated. She noted that there is new data that has not yet been received for completing the forecast.

Chair Williams suggested that the discretionary and variable budget numbers should be focused on and not the fixed numbers.

Appoint Floyd Carman to the Community Preservation Committee (CPC)

Chair Williams explained that the recent PB appointment of Mr. Ed Sanderson will have him leave the CPC which necessitates an appointment to the CPC. Mr. Carman has offered to step in to fill Mr. Sanderson's term to the CPC.

The Board moved: To appoint Mr. Floyd Carman to the Community Preservation Committee, as an at-large member.
The motion passed unanimously (3-0).

Prioritizing Work Efforts / Town Administration and Department Heads / Adoption of Board of Selectmen Operational Rules

Selectman Dash stated that he is attempting to codify the Selectmen's operational rules. He reviewed his list of recommendations for the Board of Selectmen. He noted that Town Counsel has reviewed these recommendations and has deemed them all legal. He explained how these adjustments can support the activities of the Board.

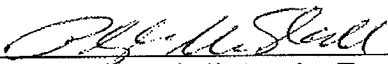
The Board briefly discussed Selectman Dash's recommendations, specifically the role of having a Selectman serve on the TA Search Committee.

Chair Williams noted that there was not enough time to explore this topic fully at this meeting.

NEXT MEETINGS

Monday, November 13, 2017 at 5:00 p.m. Pre-Special Town Meeting – Chenery Middle School

The Board moved to adjourn the meeting at 7:26 p.m.



Ms. Phyllis Marshall, Interim Town Administrator