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**MINUTES**  
**MONDAY, DECEMBER 11, 2017**  
**BOARD OF SELECTMEN**  
**SELECTMEN'S MEETING ROOM-TOWN HALL**  
**7:00 P.M.**

APPROVED  
BOARD OF SELECTMEN  
DATE: 10/15/2018

**I. CALL TO ORDER**

The Meeting was called to order at 7:04PM

**II. COMMUNITY ANNOUNCEMENTS**

Selectman Adam Dash read the announcements:

- Belmont High School Building Committee Upcoming Schedule
  - Thursday, December 12, 2017
  - December 14, 2017
  - January 9, 2018
  - January 11, 2018
- Town Offices close at noon on December 22, 2017
- Winter Weather Resources – [www.belmont-ma.gov/snow](http://www.belmont-ma.gov/snow)

**III. ACTION BY CONSENT**

**PUBLIC HEARING-Vote to approve the Annual Property Classification/Tax Rate for Fiscal Year 2018-Board of Assessors Report**

Bob Reardon, Chairman of the Board of Assessors; Chuck Lavery, Vice Chairman; and Dan Dargon, the Assessing Administrator introduced themselves.

The proposed tax rate of \$12.15 per thousand for Fiscal Year 2018 is based upon an assessed value of \$7,287,481,277 and a tax levy of \$88,542,897.53. The proposed tax rate is a decrease in the current tax rate of \$12.69 per thousand which is a result of an increase in real property values with an increase in the tax levy capacity.

The actual tax levy increase between Fiscal Year 2017 and Fiscal Year 2018 maximum allowable levy was from \$82,015,337 to \$86,086,128, and the assessed values increased from \$6,740,223,784 to \$7,287,481,277, for an increase of \$4,070,791 in the tax levy and an increase of \$547,257,493 in assessed value. The tax levy increase was a result of the annual 2.5% index of \$2,050,383 and new growth of \$2,020,408.

The Board of Assessors asked the Board of Selectmen to vote to classify a residential factor of one; meaning that the tax bracket will be the same for all classes of property.

The Board of Assessors asked that the Board of Selectmen to vote on a residential exemption. This would allow the Board of Assessors to have the ability to shift the tax burden anywhere from 10-

35% of an average single family home. Most people would not see a shift at all since the Town has such homogeneous home values; very low value homes would see less of a shift and very high value homes would see a larger shift. This would not raise any more in taxes. The Board of Assessors recommended that the Board of Selectmen not adopt residential exception for this year because they would need to collect more data before enacting it.

*Vice Chair Paolillo Moved: That the Board of Selectmen adopt a single tax rate with a residential factor of one. Selectmen Dash seconded. The motion was approved 3-0.*

*Vice Chair Paolillo Moved: That the Board of Selectmen will not adopt t the residential exemption for fiscal year 2018. Selectmen Dash seconded. The motion was approved 3-0.*

The Board of Assessors then discussed the new growth numbers with the Board of Selectmen. The growth from the existing base was \$567,550. Then there was new growth from the Uplands Development that netted more than the Board of Assessor's had expected, \$600,750. Finally, the largest new growth came from the Eversource Substation which was \$852,108. This created a finalized new growth number of \$2,020,408.

*Vice Chair Paolillo Moved: For the Board of Selectmen to enter Executive Session to discuss the contract of Non-Union personnel. Selectman Dash seconded. The motion was approved 3 - 0*

*Vice Chair Paolillo Moved: For the Board of Selectmen to return to Open Session. Selectman Dash seconded. The motion was approved 3 - 0*

#### **Vote to Approve Contract for New Town Administrator, Patrice Garvin**

*Vice Chair Paolillo Moved: That the Board of Selectmen approve the contract and agreed to the principal in executive session to appoint Patrice Garvin to be our Town Administrator. Selectman Dash seconded. The motion was approved 3-0.*

#### **Consideration and Vote of a Recommendation from the Traffic Advisory Committee of the placement of one handicap parking space near 161 Belmont Street**

Dr. Prathima Bayisetty, owner of a business located at 161 Belmont Street, requested a handicap parking space in front of her building to help accommodate her patients as well as other businesses in the area.

The Traffic Advisory Committee held a hearing on November 9, 2017. No one spoke in opposition.

*Vice Chair Paolillo Moved: That the Board of Selectmen approve the placement of one handicap parking space near 161 Belmont Street. Selectman Dash seconded. The motion was approved 3-0.*

#### **Consideration and Vote of a Recommendation from the Traffic Advisory Committee of the placement of one fifteen minute parking space at 687 Belmont Street**

The business owner of Ani Catering located at 687 Belmont Street requested three 15 minute parking spaces along the building where he operates his business.

The Traffic Advisory Committee held a hearing on November 9, 2017. Two other business owners commented on the proposal, one via e-mail and one at the hearing. Both had the same concern; three spaces would be too much as it would impact parking for their customers. Both were conformable with one 15 minute space.

The Traffic Advisory Committee voted to recommend one 15 minute parking space.

*Vice Chair Paolillo Moved: That the Board of Selectmen approve the placement of one 15 minute parking space located at 687 Belmont Street. Selectman Dash seconded. The motion was approved 3-0.*

### **Business and Liquor License Annual Renewals**

#### **Common Victualler License:**

- Vicki Lee's, (Vicki Lee Boyajian) 105 Trapelo Road
- Linda's Donuts, (John Paloukos) 247 Belmont Street
- My Other Kitchen/ Take Away 762, LLC, (George Manetas) 762 Pleasant Street
- Starbucks Coffee #871, (Jandi Gamboa) 47 Leonard Street
- CLC Café, (Robert Pelletier) 442 Common Street
- Teddy's Kitchen, (Teddy Plandes) 462 Common Street
- Theo's Pizza, (Shah Khan) 389 Trapelo Road
- Sodexo Operations, LLC, (Colleen Sullivan) 115 Mill Street
- The Loading Dock/Nicolas Market & Deli, LLC (Fuad Mukarker) 11 Brighton Street
- Nick's Place II, (Rita Alepakis) 6 Channing Road
- Spoodles Soup Factory, (Jose Rios) 374 Trapelo Road
- El Centro/ALRA Corporation (R. Islam) 66 Leonard St.
- Patou Thai Restaurant (P. Viriyabontorn) 69 Leonard St.
- Shine's (S. Huang) 30 Leonard Street
- Kashish/Rohbaj Enterprise (S. Kumar) 61 Leonard Street
- Comella's (M. Comella) 43 Leonard Street
- Il Casale (Damian deMagistris) 50 Leonard Street
- Stone Hearth Pizza (Frank Castagno, Jr.) 57 Leonard Street
- Pho and Thai (Sasirat Wyckoff) 63 White Street
- Phinix Grill (Samuel Pogosov) 628 Trapelo Road
- Mark and Toni's (Vahe Vehapetian) 121 Trapelo Road

*Vice Chair Paolillo Moved: That the Board of Selectmen approve of all of the Common Victualler Licenses listed above. Selectman Dash seconded. The motion was approved 3-0.*

#### **Class II License**

- Superior Trading Corp., (Daniel Wagner) 81 Richardson Road
- Brothers Auto Service, Inc., (Yeghie Aroyian) 337 Mill Street
- Waverly Auto Exchange, (Frank Basile) 134 Waverly Street

- **Grigorian Brothers Corporation, (Armen Grigorian) 500 Common Street**

*Selectman Dash Moved: That the Board of Selectmen approve of all of the Class II Licenses listed above. Vice-Chair Paolillo seconded. The motion was approved 3-0.*

#### **Livery License**

- **Lee Transport, (Theodore Lee) 463 Belmont Street**
- **Penguin, (Ozgur Demirtas) 56 Hamilton Road**
- **Bowtie Limousine Inc., (Scott Brown) 495 Belmont Street**
- **Pete's Livery Services, (Bedros Papazian) 17 Dalton Road**

*Chair Williams Moved: That the Board of Selectmen approve of all of the Livery Licenses listed above. Vice Chair Paolillo seconded. The motion was approved 3-0.*

#### **Lodging House License**

- **Lodging House @ 386 Common Street (Theodore Speros)**

*Selectman Dash Moved: That the Board of Selectmen approve of all of the Lodging House License for Lodging House at 386 Common Street. Vice Chair Paolillo seconded. The motion was approved 3-0.*

#### **All Alcoholic Beverages Club License**

- **Waverly Post 1272 VFW (Dennis O'Rourke) 310 Trapelo Road**

*Vice Chair Paolillo Moved: That the Board of Selectmen approve All Alcoholic Beverages Club License for Waverly Post 1272 VFW located at 310 Trapelo Road. Selectman Dash seconded. The motion was approved 3-0.*

#### **Wine and Malt Restaurant License**

- **Shine's Gourmet Food Inc. (Shine's) 30 Leonard Street**
- **Patou (Paul Viriyabontorn) 69 Leonard Street**
- **Pho and Thai (Sasirat Wyckoff) 63 White Street**
- **Mark and Toni's (Vahe Vehapetian) 121 Trapelo Road**
- **Phinix Grill (Phinix Belmont LLC) 628 Trapelo Road**
- **Comellas (Juli Davis) 43 Leonard Street**
- **Kashish (Rohbaj Enterprises Inc.) 61 Leonard Street**

*Chair Williams moved to approve all of the Wine and Malt Restaurant Licenses listed above. Vice Chair Paolillo seconded. The motion was approved 3-0.*

#### **All Alcoholic Beverages Restaurant License**

- **Il Casale (Filippo deMagistris) 50 Leonard Street**
- **The Loading Dock (Fuad Nicolas Mukarker) 11 Brighton Street**

*Vice Chair Paolillo moved to approve all of the All Alcohol Beverages Licenses listed above. Selectman Dash seconded. The motion was approved 3-0.*

**Review of Applications and Possible Appointment of Zoning Board of Appeals Member & Traffic Advisory Committee Member**

The Board tabled this item until their January 8<sup>th</sup> meeting.

**Vote to Approve the Contract to ModSpace in the amount of \$1,086,821.00 for the Mary Lee Burbank Elementary School Modular Classroom Building construction project.**

This item was continued to the Board of Selectmen's meeting on December 18, 2017.

**IV. TOWN ADMINISTRATOR'S REPORT**

The Home Rule legislation regarding the transfer of liquor licenses in the Town of Belmont was signed by the Governor. The Board thanked both Senator Brownsberger and Representative Rogers.

Senator Brownsberger informed the Town that the Town of Belmont Police Department will be receiving an electronic transfer from the State in the amount of \$3,648.96 for the bullet-proof vest program.

**V. BOARD OF SELECTMEN COMMITTEE LIASION REPORTS**

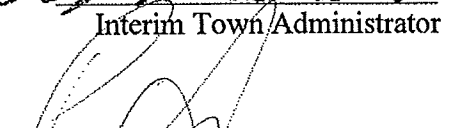
Chair Williams announced the Other Post-Employment Benefits (OPEB) Funding Advisory Group meeting on the following evening; December 12, 2017 at 7:30PM. Chair Williams also announced that according to the preliminary report that liability had been reduced by \$94 million.

Vice- Chair Paolillo talked about the Major Capital Projects Working Group. He said that they will be meeting every two weeks until the Annual Town Meeting so that they can give a recommendation on the priority of the building projects in June of 2018.

*Chair Williams made a motion to adjourn at 9:02PM. Vice Chair Paolillo seconded. The motion was approved 3-0.*

Respectfully Submitted,

  
Interim Town Administrator

  
Patrice Garvin, Town Administrator