

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Monday, August 15, 2011
7:00 PM**

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 7:00 pm by Chair Jones in the Selectmen's Meeting Room. Selectmen Firenze and Paolillo were present. Town Administrator Tom Younger and Assistant Town Administrator Kelli Hebert were present.

QUESTIONS FROM TOWN RESIDENTS

[There were none.]

ACTION BY APPOINTMENT

Belmont Religious Council – 3rd Annual “Belmont Serves” Day

Mr. John Robotham and Mr. Doug John, of the Belmont Religious Council, appeared before the Board to discuss the third annual Belmont Serves Day to be held on Monday, October 10, 2011. Mr. Robotham requested the Board's endorsement of this event. He noted that last year's event was a huge success. Mr. John requested that Mr. Younger give permission for an insert to be placed in the light bill announcing this event.

The Board expressed its enthusiastic support for this event.

MAPC, Bicycle Path Information

Mr. David Loutzenheiser, a Transportation Planner from the Metropolitan Area Planning Council (MAPC), appeared before the Board to discuss the Bicycle Path. The focus of the alignment study, he said, is to begin a public process to select an 'alignment' for the bike trail from Belmont to Waltham. He added that the study is neither an engineering nor a cost estimate study. He reviewed the logistics of the five segments of the path between Beaver and Brighton Streets. He reviewed some of the highlights of the study, noting that the MACP recommendations would be turned over to the town (and the DCR) for ultimate decision making. He explained that bikes would have their own lanes, while pedestrians would have sidewalks.

Selectman Paolillo asked about the meeting process of this undertaking as well as how it would be funded. Mr. Loutzenheiser reviewed which groups he met with over the past few months and explained that there are various funding sources including donations, grants, the CPA, and community options. Selectman Firenze noted that each of the

suggestions have issues related to them and that a committee will need to be formed to study all of the issues with all of the constituencies involved.

Chair Jones then invited the audience to ask questions and/or comment.

Mr. David Chase, Waverley Street, asked about the issues in getting the path over the train tracks.

Ms. Ann Paulson, School Street, said that it is important that Belmont have a bike path for a pathway for commuting, walking, as well as for exercise. If it is agreed that Belmont wants a bike path, a committee made up of reasonable individuals will be helpful to move the concept forward.

Mr. Michael Cicalese, Channing Road, said robbery could be increased with a bike path. He said he supports a path but that this may not be the best time, given the fiscal constraints that Belmont is facing.

Ms. June Roberts noted that the Minuteman bike path is an amazing experience. She said that a bike path will be extremely beneficial for Belmont's citizens.

Mr. John Coulterman, Orchard Street, said a bike path is not the same as a bike lane. He asked how a bike path impacts property values.

Mr. Thomas McGovern, Channing Road, said the route near Channing Road will have trains screaming by. He said crime will rise and that federal funding for this project is highly unlikely.

Mr. Cosmo Caterino, Channing Road, said that the issue is the right-of-way on Channing Road, which will cost \$4-5M. He said the path may have more success if Channing Road is taken out of the equation.

Mr. Price Armstrong, 34 Grove Street, said he is really excited about the opportunity to have a bike path in Belmont.

Mr. Greg Warden said he supports bike paths over bike lanes as the city streets are very busy.

Ms. Jane Sherwin, 34 Whitcomb Street, said she is very pleased about the idea of setting up a committee to examine a bike path.

Mr. Monty Allen, Farnham Street, said he commutes on his bike and that there are a lot of advantages to having a bike path.

Mr. Charles Napoli from Stanton Road said a bike path is nice, but not next to train tracks. He said commuter parking will also be a problem for the Channing Road area.

Mr. Bruce McKinnon from Channing Road said the trains running alongside a path needs to be considered.

Tricia Crowley, also from Channing Road, said that Channing Road should be eliminated from the options for many reasons, although most residents there do support a bike path for Belmont.

Mr. Neil Donahue, Hammond Road, said that the southern side of Channing Road would make for an excellent bike path solution as a tie-in to the Alewife connection.

Mr. Cosmo Caterino spoke again to say that the zoning process is awful in town and he asked if the abutters would need to go through zoning? Chair Jones said he was unsure of the process, but that the Channing Road issue needs to be resolved before moving forward. Selectman Paolillo said that he resonates with the Channing Road residents' concerns. He reiterated the need to form a committee to consider a bike path in Belmont with broad representation and so that all points of view can be explored.

The Board moved: To form a Bike Path Study Committee.
The motion passed unanimously (3-0).

Mr. Younger said a volunteer form would be placed on the town's website.

Wellington School Project Update

Mr. Joe Barrell, BOS liaison to the Wellington Building Committee (WBC), and Mr. Mark Haley, WBC Chair, appeared before the Board to discuss the progress of the new Wellington School. Mr. Haley said the wings are in very good condition. Selectman Firenze said there are cost concerns regarding overtime (\$750K) which will be lost if the building is opened on Sept. 7. Mr. Haley said the acceleration cost (to open on 9/7) is \$150K, not \$750K. Mr. Haley explained the acceleration fees. The Board discussed this point.

Mr. Barrell read a statement regarding his concerns about opening the school on September 7. His concerns seem to be focused on the fact that the August 19 date (for the temporary occupancy certificate) seems ambitious. He said the building will need time to test out the systems (codes, inspections, etc.). He said October 12 seems a more safe and more realistic date to have the children occupy the building. His concerns focused on the safety of the building as of September 7.

Mr. Haley added that Skanska wants to be finished by September 7. It doesn't make sense for the students to be kept out for six weeks, when the building is substantially ready. He said there will be a huge disruption for the children and staff to move on October 12 (i.e., once school has begun). He stressed that the School Committee will not move the children in on September 7 without a signed temporary certificate of occupancy (TCO). Mr. Haley noted that inspections have been on-going all week.

The Board discussed the pros and cons of opening the building on September 7 versus October 12 as well as the CORI issue for workers in the building.

Mr. Haley said the decision on the TCO will be made on August 24th. He said this is how all the schools in Belmont tend to be opened, i.e., without the building totally complete.

The Board requested budget numbers. Mr. Barrell said they are working on pulling the numbers together.

Demolition Delay Discussion

Mr. Mike Smith, from the Historic District Commission, appeared before the Board to discuss the Demolition Delay by-law change. Chair Jones said that Belmont Hill School demolished a historic building on Park Road and that the town was not allowed to photograph and measure the building prior to demolition. He added that the Clark House is now slated to be demolished as well.

Mr. Smith said that Demolition Delay will need to go through TM as a by-law change. He said this concept was written into the Town's Comprehensive Plan. He reviewed that a demolition by-law change invokes a delay period at which time the building could be moved or alternatives to demolition can be explored. He explained the criteria by which a building would qualify for a demolition delay (based on age or historical significance). He said many communities around Belmont have this by-law.

The Board expressed its supports for the Demolition Delay by-law.

Mr. Younger said he will work with Mr. Smith as well as Town Counsel and the Planning Board on the by-law.

Proposed Relocation of the Thomas Clark House

Mr. Eric Rodine, Belmont resident and architect, appeared before the Board to discuss the relocation of the Clark House. He said the town will need to move quickly, should it decide to move forward with relocation. He reviewed possible town-owned sites (and the related issues pertaining to these sites) where the house could potentially be relocated to. He then reviewed the process for demolition (60-90 days), during which the town could pursue its options.

Selectman Firenze asked about next steps, given that the Board would like to pursue saving this house.

Mr. Smith requested that Mr. Rodine discuss his proposal with the Conservation Commission.

Common Victualler License – Gustazo Cuban Café, 289 Belmont Street

Mr. Younger noted that everything is order. The owners informed the Board that the restaurant will be “traditional Cuban with a modern twist.”

The Board moved: To approve the license request for Gustavo Cuban Cafe.
The motion passed unanimously (3-0).

The owners asked about the “bring your own liquor” policy. They were informed that there is no formal policy against allowing patrons to bring in their own liquor.

Committee Appointments and Vote

Belmont Housing Trust

The outgoing Chair (Ms. Judy Feins) introduced the incoming Chair (Ms. Alisa Gardner-Todreas). She also suggested a new member for the Belmont Housing Trust.

The Board moved: To appoint Ms. Helen Bateman to the Belmont Housing Trust.
The motion passed unanimously (3-0).

Zoning Board of Appeals (ZBA)

Chair Jones reviewed the status of the ZBA.

The Board moved: To appoint Mr. Eric Smith to the ZBA.
The motion passed unanimously (3-0).

The Board moved: To appoint Mr. James Fagan as a permanent member to the ZBA.
The motion passed unanimously (3-0).

The Board moved: To appoint Mr. Dave Iaia as an associate member to the ZBA.
The motion passed unanimously (3-0).

Conservation Commission (ConCom)

Chair Jones reviewed the status of the ConCom.

The Board moved: To appoint Mr. Dennis Kavanagh to the ConCom.
The motion passed unanimously (3-0).

The Board moved: To re-appoint Ms. Velie and Ms. Weil to the ConCom.
The motion passed unanimously (3-0).

The Board moved: To appoint Mr. Prassede Vella to the ConCom.
The motion passed unanimously (3-0).

Community Preservation Act Committee (CPA)

The Board moved: To appoint Chair Jones as Board of Park Commissioners representative to the CPA.

The motion passed unanimously (3-0).

The Board moved: To appoint Mr. Floyd Carman to the CPA (term to expire in 2014).

The motion passed unanimously (3-0).

The Board moved: To appoint Ms. Ann Marie Mahoney to the CPA (term to expire in 2013).

The motion passed unanimously (3-0).

The Board moved: To appoint Dr. Paul Solomon to the CPA (term to expire in 2012).

The motion passed unanimously (3-0).

Water Advisory Board

The Board moved: To appoint Mr. Joe Barrel, Jr. to the Water Advisory Board to complete Mr. Joe Green's term.

The motion passed unanimously (3-0).

The Board moved: To re-appoint Mr. Frank French to the Water Advisory Board.

The motion passed unanimously (3-0).

Town Administrator's Report

Mr. Younger reported on the following items:

- Water bills can be paid online starting in September.
 - A Board member can opt to be elected to serve as an NPO member (Selectman Firenze said he would put his name forward).
 - Waiting to hear from the School Committee regarding the consolidation of school and town facilities (to establish a revolving fund).
 - Mr. Younger reviewed the Capital Budget Updates including status and next steps.
 - Regarding the operating budget, he reviewed the retiring personnel in Fire and Police.
 - Uplands: sewer and water connection plans have been received by Mr. Clancy.
 - School and Orchard Streets are being paved.
 - The RFP is out there for the smart meters.
 - The Board discussed advertising the Woodfall Road property.

- Mr. Younger intends to make health trust decisions at the end of September.
- The Underwood Pool has done well this season.
- Regional Senior Transportation is being met with hesitancy by other communities.
- He will explore increasing revenue at the skating rink via advertising.
- The double pole removal list will be updated at the end of September.
- The Zipcar proposal is moving forward.
- The Belmont Center transportation plan roadway survey proposal is being reviewed by Mr. Clancy.
- The Beech Street Center trash issue is being explored.
- The Beaver Brook land will be valued by Mr. Simmons and then the owners will be contacted.
- The “Meet Belmont” event is being held at the CMS on August 30.

ACTION BY CONSENT

Approval of July 26, 2011 Board of Selectmen Meeting Minutes

The Board moved: To approve the minutes of July 26, 2011.
The motion passed (2-0-1). Selectman Firenze abstained as he was not present at the meeting.

Approval of BOS Meetings from September-December 2011

The Board moved: To approve the Board meeting dates as outlined in the packet.
The motion passed unanimously (3-0).

OTHER

Selectman Paolillo Other:

- The Town Accountant search is well underway. The position will hopefully be filled in September.

Chair Jones Other:

- SC Chair Graham has called a meeting on August 25 regarding the parking situation and traffic on School Street (Wellington).

The Board moved to adjourn the meeting at 9:50 pm.

—
Thomas G. Younger, Town Administrator

