

MINUTES
BOARD OF SELECTMEN
MARCH 15, 2004
REGULAR SESSION

Page 1 of 4

Call to Order

The Board convened in open session at 7:30 p.m. in the Selectmen's Meeting Room of the Town Hall. All members were present.

Questions from Town Residents

There were none.

Action by Appointment

Belmont Uplands Discussion

Mr. Robert Engler, Planning Specialist for O'Neill Properties, appeared before the Board to discuss an O'Neill Properties opportunity to develop the Uplands site for 296 affordable and market rate rental units. He indicated O'Neill Properties' intention to file for a 40B development with MassHousing. Mr. Engler outlined the 40B process for the Board.

Mr. Colton of the Belmont Housing Trust, noted the Trust's belief that a 40B process would be a positive one for the Town relative to affordable housing goals.

Mr. Engler presented conceptual drawings of a Chapter 40B affordable housing development on the Uplands site.

He noted that within a month, the developer would have an application submitted.

The Board of Selectmen discussed how it would consider an initial application by the developer.

Various residents asked questions about 40B regulations and a few expressed concern about the various impacts from the development.

Discussion of FY 2005 Budget

The Board of Selectmen reviewed and discussed the final FY 2005 budget allocation as detailed in the Town Administrator's memorandum relative to the distribution of additional state aid for FY05 between the Town and School budgets.

Mrs. Mahoney expressed her support for the Town Administrator's recommendation.

Mr. Brownsberger and Dr. Solomon expressed their support for the following motion because they believe the schools are farthest from achieving their goals.

**MINUTES
BOARD OF SELECTMEN
MARCH 15, 2004
REGULAR SESSION**

Page 2 of 4

The Board moved: to approve the transfer of \$215,000 in state aid to the school department and to transfer \$113,203 in state aid to the Town, of which the following shall be adjusted on the Town budget:

- 1) Town retains responsibility for funding \$79,000 for the school share of property and liability insurance and employee assistance program;
- 2) Town adjusts its state charges estimate by \$45,565; and
- 3) Increase the following budget line items, totaling \$80,000:
 - a. Legal services \$50,000
 - b. Accounting professional services \$2,000
 - c. Restoration of intern hours \$3,000
 - d. Restore police training \$10,000
 - e. Restore parks/facilities water expense \$5,000
 - f. Additional nursing hours \$5,000
 - g. Restore Payson Park Music Festival \$5,000

The motion passed (2-1), Mrs. Mahoney opposed.

The Board briefly discussed the Warrant Committee budget presentation scheduled for Tuesday, March 16, 2004 at 7:30 p.m. in the Chenery Middle School.

Mr. Brownsberger noted his interest in discussing the issue of reserves with the Board. He expressed his desire for the Town to have a written policy relative to reserves.

The Board requested the Town's financial team to develop a recommendation relative to both a reserve and debt policy for the Board's consideration this summer.

Mr. Brownsberger suggested the transfer of the Kendall insurance funds, which are currently in the general fund, into the Capital Endowment Fund. This would have the effect of requiring the funds to be spent on capital items upon a 2/3 vote of the Town Meeting to do so.

Presentation on U.S. Department of Energy Rebuild America Program

Dr. Solomon provided an update on the scope and the progress of the ESCo project. Dr. Solomon recommended that the Town sign a partnership agreement with Rebuild Massachusetts (which is part of the federal Rebuild America program), after which the Town will receive funds to obtain consultants to evaluate the responses to the Town's RFP for ESCo services.

The Board moved: to approve and execute the Rebuild Massachusetts partnership agreement.

The motion passed unanimously (3-0).

Action By Writing

MINUTES
BOARD OF SELECTMEN
MARCH 15, 2004
REGULAR SESSION

Page 3 of 4

Memorandum from Town Administrator re: Articles for Town Meeting Warrant

The Board of Selectmen reviewed and discussed the Town Administrator's proposed list of warrant articles for the Annual Town Meeting, as summarized by the Town Administrator.

Mr. Brownsberger noted his desire to hold on the issue of the Safe Haven Home Rule petition until both houses of the legislature have taken action on current proposed legislation working its way through the legislature.

The Board moved: to refer a citizen's petition requesting a moratorium on the demolition of single-family houses to be replaced with two-family houses where they are allowed by current zoning to the Planning Board for their review pursuant to Chapter 40A.

The motion passed unanimously (3-0).

Other

Mr. Brownsberger noted a phone call he received from a Lexington resident-group concerned about traffic impacts from the development of the Metropolitan State Hospital site.

The Board requested Mr. Higgins liaise with the Lexington resident group regarding this concern.

Mr. Brownsberger also noted a recent letter from the DeMilia family inquiring about the rezoning of the commercial area of Pleasant Street.

Mr. Higgins noted he would raise this issue with the Planning Board.

Mr. Brownsberger noted the availability of basic cable services for less than \$15 per month and that a large number of citizens are unaware of this.

Mrs. Mahoney noted a recent Comcast sales call regarding what she perceived to be deceptive sales practices suggesting individuals are required to change to digital service immediately, when in fact the non-digital service will be available until 2006 or 2007.

Dr. Solomon agreed to contact Frank Foss, Government Relations Manager for Comcast, regarding these two concerns.

The Board discussed a request by the Belmont World Film Festival to have a live entertainer at the Belmont Cinema, which the cinema owner believes may be precluded by his license. The Board wished to seek a way to allow this use for the night of Friday, March 26th, 2004.

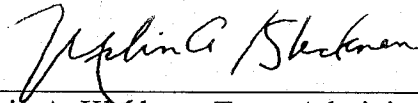
MINUTES
BOARD OF SELECTMEN
MARCH 15, 2004
REGULAR SESSION

Page 4 of 4

The Board moved: to enter executive session for the purpose of litigation and collective bargaining; and further that the Board shall not return to open session.

The motion passed unanimously (3-0), by roll call vote.

The regular session adjourned at approximately 9:40 p.m.



Melvin A. Kleckner, Town Administrator
Clerk, Board of Selectmen