

MINUTES
BOARD OF SELECTMEN
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MARCH 1, 2004
SPECIAL SESSION

The Board of Selectmen convened in a special session at 7:30 p.m. in the Selectmen's Meeting Room of the Town Hall to discuss Town development projects, including the Trapelo Road/Belmont Street improvements and the Belmont Center parking project.

Mr. Higgins, Senior Planner, reviewed progress to date on the consideration of the redesign of the Trapelo Road/Belmont Street corridor from both a traffic management and economic development and revitalization perspective.

He spoke briefly about the consideration of the re-use of the Waverley Square Fire Station and the development of a proposal for the use of air rights by the MBTA for the development of commercial and residential development.

He noted an upcoming meeting of the Planning Board to consider articles for the rezoning of the Town-owned land along Trapelo Road for the location of a fire station headquarters.

Mr. Brownsberger inquired about how far down the tracks from Waverley Square to Belmont Center does the air rights development have the potential to extend. He encouraged the consultants to consider extension of this development beyond White Street. Mr. Higgins indicated he would pursue this with the MBTA.

The Board of Selectmen inquired about the next steps to be taken to pursue the redesign of the Trapelo Road/Belmont Street corridor.

Mr. Gatzunis summarized recent changes to the TIP process to make it less "political" through the establishment of criteria to measure the merits of individual projects. He indicated the trade-off of this new system is that the process may take longer. Mr. Gatzunis summarized the steps the Town will need to take to bring this project to fruition.

The Board moved: to authorize the Town to communicate with the Town of Watertown to seek their partnership with this project; further to authorize a discussion with MassHighway; and further to authorize the expenditure of Chapter 90 or Pavement Management funds to begin conceptual designs of the Trapelo Road/Belmont Street reconstruction.

The motion was approved (3-0).

The Board requested that a letter be drafted to be sent to the Town of Watertown Council to convey the Board's excitement and encouragement to join in the effort.

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The Board also agreed to send informational letters to the Town's state representatives regarding this project.

The Town Administrator raised the issue of a small spur of a bikeway that is intended to travel through Belmont to the MBTA station at Alewife.

The Board moved: to authorize the Town Administrator to partner with the City of Cambridge in their pursuit of TIP funds for this project.

The motion passed unanimously (3-0).

The Board moved to a discussion of parking in Belmont Center.

Mr. Kevin Foley, a commercial property owner in Belmont Center and chair of the Belmont Center Parking Study Committee, appeared before the Board.

Mr. Foley summarized proposals for the enhancement of parking spaces in the vicinity of Belmont Center. He mentioned a recommendation to add 43 parking spaces in the Claflin Street parking lot area through the reconfiguration of spaces at a cost of approximately \$270,000. He noted Locatelli Property's willingness to contribute between \$60,000 and \$70,000 toward this project.

Mr. Gatzunis, Director of Community Development, clarified that Belmont's "out-of-pocket" expenses for this project would be approximately \$200,000. He encouraged the Town to incorporate the project into the Town's Pavement Management program contract in order to achieve economies of scale from the other roadway projects being done in the Town.

Mr. Foley indicated there are currently 140 spaces in the lot and ten on the east side and eight on the grassy side of Claflin Street; and it is proposed to add 16 spaces in the lot, 12 on the east side of the road and 15 on the grassy side of the road. He has estimated that approximately \$500 in revenue is generated per parking space, annually.

The Town Administrator noted the need for a memorandum of understanding between the Town of Belmont and Locatelli Properties regarding this project. The Board briefly discussed terms of the agreement.

The Board moved: to declare its support for this project and its costs as proposed to be allocated between the Town and Locatelli Properties; further to develop a draft Memorandum of Agreement between the Town of Belmont and Locatelli Properties regarding the development of additional spaces in the vicinity of the Claflin Street parking locft; and further refer this proposal to the Capital Budget Committee for their consideration.

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Dr. Solomon noted his strong support for this project.

The motion passed unanimously (3-0).

Mr. Brownsberger urged the Town to consider a variety of funding options for this project, if necessary.

The Board turned to a discussion of the creation of additional parking in the vicinity of the Town's former municipal light building at 450 Concord Avenue.

The Town Administrator noted the connection of this proposal to the existing municipal light building and the need for the Town to discuss the future use of the building. He also noted the need to evaluate the feasibility for the design of parking spaces as currently proposed prior to moving ahead on it.

The Board concurred on the importance of exploring the issue of reuse of the Municipal Light building and suggested that this issue should be taken up following the Town Meeting.

The Board also agreed that the Town should implement any low or no-cost parking changes that would enhance the number of spaces in Belmont Center.

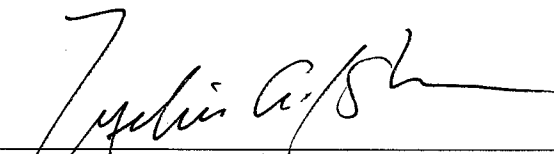
Mr. Brownsberger noted recent correspondence regarding the placement of cinderblocks in the public way.

The Board moved: to request the Town Administrator send a letter to the resident requesting the removal of cinderblocks from the public way within 10 days of the notice.

The motion passed unanimously (3-0).

The Board of Selectmen requested a letter be sent to the Recreation Commission to respond to issues raised by the Town Administrator regarding the use of Town property by private parties to sell concessions at the Town rink.

The Board adjourned at 9:40 p.m.



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