

APPROVED
BOARD OF SELECTMEN
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Minutes

Town of Belmont

Board of Selectmen

Selectmen's Meeting Room

Monday, April 8, 2019

7:00pm

CALL TO ORDER:

A regular meeting of the Board of Selectmen was called to order by Chair Tom Caputo. Vice Chair Adam Dash and Selectman Roy Epstein were present. Town Administrator Patrice Garvin was present.

COMMUNITY ANNOUNCEMENTS:

- *Stop Climate Change*, a Belmont Energy Committee forum will be held on April 10, 7:00-8:30pm @ the Belmont Art Gallery in the Homer Building.
- The League of Women Voters will host a Warrant Briefing on non-financial articles on Thursday April 11, 7-10:00pm at the Beech Street Center.
- Reminder that Town Offices will be closed for Patriots Day on April 15.

COMMENTS FROM TOWN RESIDENTS:

[There were none]

ACTION BY CONSENT:

Arbor Day Proclamation

Dash read the official proclamation in celebration of Arbor Day, Friday April 26, 2019. This would be the 35th year that Belmont would be recognized as a 'Tree City, USA'.

Wellington Elementary School - Debt Refunding

Floyd Carman (Town Treasurer) joined the meeting, explaining this was an opportune time to undertake refinancing of two projects - the Wellington School (2010) and Senior's Center (2009). The refinancing would result in savings of \$2.4m and \$97k, respectively; as these were debt exclusions, this would translate directly to tax payer savings of ~\$25-\$30/household/year. Due to the bond rating call with Moody's held in February for the financing of the 7-12 School project, where Belmont had received a AAA rating, there was no need for another bond call for the refinancing.

Motion: That in order to save interest costs, the Town Treasurer is authorized to provide for the sale and issuance of bonds under General Laws Chapter 44 Section 21a, to refund all or any portion of the remaining principal of, and redemption premium and interest on, the Town's General Obligation bonds dated April 15, 2009, and February, 15, 2010, and that for this purpose the Treasurer is authorized to provide for the preparation and distribution of a preliminary official statement, provided, however, that no bonds shall be issued under this vote unless and until the final interest rates and other terms of the refunding bonds are approved by the Board of Selectmen.

- Epstein confirmed with Carman that the result of the financing would be a decrease in property taxes, versus savings accrued to the Town.
- (Vote passed 3-0)

Approve Memorial Day Parade – May 27, 2019

Caputo relayed the request from Veteran's Service Officer Bob Upton:

Motion: For the Board of Selectmen to grant permission to hold the annual Memorial Day parade and exercises on May 27, 2019; and that the Board order all flags on Town buildings to be flown at half-mast from sunrise to sunset on May 27, 2019, in honor of those who have given their lives for this great nation. (Vote passed 3-0)

Request for Additional Film Location – Paramount Studios

Jeremy Fisk (Assistant Location Manager, Paramount) joined the meeting. He explained that the production would like to add a shot on Rutledge Road, which would entail its closure from Lawrence Lane to Clifton Street. The crew had spoken to the directly affected neighbors and had also provided flyers to the surrounding neighborhood. Dash requested that Town Administrator Garvin be apprised if any calls or emails are received about the additional filming. As it would be garbage day, Garvin asked that trash collection trucks be allowed to access the road during filming.

Motion: To approve the Paramount Studios request for an additional film location on Rutledge Road for 2-3 hours during daylight time on April 29, 2019. (Vote passed 3-0)

Acceptance of Donation from Paramount Studios

John Marshall (Assistant Town Administrator) recalled that when Paramount had first approached the Town to discuss filming they had suggested providing a donation. Paramount had recently given a cheque in a sealed envelope and asked for the Town to hold off on opening the envelope until filming was completed, in order to not hinder filming in other nearby locations. Marshall had checked with Town Treasurer Carman and confirmed that as long as the envelope was sealed the amount did not need to be disclosed. Epstein asked if the donation was earmarked; Marshall stated it would go toward the Police Station/DPW renovation project.

Motion: To accept a donation from Paramount Studios for the Police Station / DPW building projection. (Vote passed 3-0)

Position on Articles for Segment A of Annual Town Meeting

- Article 10: Michael Widmer (Town Moderator) joined the meeting. The Article was to change the term of Moderator from 1 to 3 years. Widmer had previously been before the Board to request sponsorship of the Article, which had been granted. Since that time, Dash had suggested language changes to the effect that the positions of Moderator, Clerk, and Treasurer be rotating in election years.
 - o Epstein asked what would happen if a Moderator doesn't serve out the full three year term; Widmer replied that Town Meeting would vote to appoint someone to fill the remaining term.

Motion: To recommend favorable action on Article 10. (Vote passed 3-0)

- Article 2:

Motion: To recommend favorable action on Article 2. (Vote passed 3-0)

- Article 4: Charles Clark (Chair, Planning Board), Stephen Pinkerton (Planning Board) and Jeffery Wheeler (Senior Town Planner) joined the meeting. This zoning article extended protections recently granted the SRC district (in 2016) to the SRB district, accounting for the specific topography/geography of the area, which was hilly. Pinkerton clarified that a special permit process would be triggered, for example, when adding stories, in order to bring in consultation from abutters residing at a higher level. With respect to additions, a special permit process would be triggered at 30% of the size of the home; a new restriction added a lower bound to this threshold, based on median home size, to account for particularly large homes (an issue being faced in SRC).
 - o Epstein: The article does not place limits on a remodel? Clark: No, however, the special permit process may be triggered.
 - o Epstein: How many special permit applications are generated? Wheeler: Based on data of past four years, would have only added two applications.
 - o Epstein: What if the house was torn down? Usual rules would apply to the footprint based on whether the house was conforming or non-conforming.
 - o Dash: Reason to include the ZBA? Wheeler: To handle small additions.
 - o There was discussion led by Caputo on whether this would over burden the Planning Board/ZBA; there was agreement that the bodies could handle the work load.

Motion: To recommend favorable action on Article 4. (Vote passed 3-0)

- Article 3: Rachel Heller (Co-Chair, Housing Trust) joined the meeting with Charles Clark. The Article reflected changes to the inclusionary housing bylaws, last updated in 2013. It would do away with reduced low income requirements for mixed-use developments; and increase the amount of buyout required for low income units, with review by the Planning Board as opposed to the ZBA. Clark emphasized the changes were designed to further the goal of more affordable housing in Belmont; Dash noted this was in line with the Housing Production Plan. Epstein suggested that if the policy discouraged development projects, it may be worth revisiting in the future.

Motion: To recommend favorable action on Article 3. (Vote passed 3-0)

- Article 5: Ellen O'Brien Cushman (Town Clerk) and Wesley Chin (Director, Health Department) joined the meeting. The Article would bring the Town in compliance with recent State Legislation that increased the fine structure for both animal control and kennel violations.

Motion: To recommend favorable action on Article 5. (Vote passed 3-0)

- Article 6/7: Natalie Leino (Town Meeting Member P8) joined the meeting. She had brought forth the citizen's petition (Article 7) to change the name "Board of Selectmen" to "Select Board". Recently, at her request, the Board had voted to sponsor the petition as Article 6, and hence Leino planned to withdraw Article 7 on the floor of Town Meeting.

Motion: To recommend favorable action on Article 6. (Vote passed 3-0)

- Article 8: Roger Colton (Co-Chair, Energy Committee) and James Booth (Energy Committee) joined the meeting. The Energy Committee had put forth this non-binding resolution for a Climate Road Map, after analysis showed that Belmont was not on target to meet its Climate Action Plan goals (established by a Town Meeting vote in 2009). The resolution put targets on the number of electric vehicle purchases and heat pump replacements, and called for Belmont Light to move to 100% renewable supply.

- o Epstein: Don't see the point of asking Town Meeting to vote on a non-binding resolution; specifically, not wise to adopt specific provisions outlined given that technology may change in the future, and no consequences if goals aren't met. Better for Town Meeting to vote on specific actions to take, in order to achieve the Climate Action goals. Concerned about what we would be signing onto as well, e.g., the original 2022 goal is now abandoned.
- o Colton: While non-binding, sets measurable quantitative targets that can be reviewed. Also, may send a clear message to Belmont Light about the support by the community for reaching climate goals, given that Town Meeting cannot legally direct Belmont Light to take action.

Motion: To recommend favorable action on Article 8. (Vote passed 2-1; Roy Epstein voted 'nay')

- Article 9: Paul Roberts (Chair, IT Advisory Committee / Town Meeting Member P8) and Nathan Proctor (Director, Right to Repair Campaign) joined the meeting. Roberts had introduced the Article via citizen's petition, as a non-binding resolution for Town Meeting to endorse 'Right to Repair' legislation currently under consideration at the State level. The Article lays out the case for why Belmont should support the legislation.

- o Epstein: Town Meeting shouldn't get involved in non-binding resolutions to endorse State legislation; vast majority of Town Meeting Members would be uninformed about the issue. Caputo favored the specific article but agreed that taken to an extreme, it was questionable whether it made sense for Town Meeting to weigh in on such articles.
- o Roberts: The resolution is a way for Belmont to communicate to State Representatives that the issue has visibility; also, to generate grassroots support for legislation.

Motion: To recommend favorable action on Article 9. (Vote passed 2-1; Roy Epstein voted 'nay')

- Article 11: Dash explained this Article covered CPC projects and their requested budgets; he noted that Warrant Committee and Capital Budget Committee had voted favorably on all the projects except for the Tower Clock, which had been deferred to give additional time for review. Therefore, he suggested tabling of a vote on the Tower Clock project to a later date.
 - o *Motion: To recommend favorable action on the Belmont Police Station for \$787,575.10. (Vote passed 3-0)*
 - o *Motion: To recommend favorable action on the Town Hall Complex slate roof for \$100,000. (Vote passed 3-0)*
 - o *Motion: To recommend favorable action on the Community Path Phase 1b, Brighton Street to the Clark Street Bridge design, for \$1,000,000. (Vote passed 3-0)*
 - o *Motion: To recommend favorable action on Town Field playground restoration (design) for \$60,000. (Vote passed 3-0)*
 - o *Motion: To recommend favorable action on Payson Park Music Festival Bandstand (construction) for \$90,000. (Vote passed 3-0)*
 - o *Motion: To recommend favorable action on Claypit Pond preservation and restoration of vegetation for \$20,000. (Vote passed 3-0)*
 - o *Motion: To recommend favorable action on Rock Meadow habitat preservation and control of non-native invasive species for \$25,400. (Vote passed 3-0)*

Rink Update

Garvin provided an update on a meeting held recently, attended by: Superintendent of Schools Phelan, School Committee Chair Burgess Cox, Caputo, representatives from DPW and Community Development. The purpose of the meeting was to identify and lay out milestones for the project. The first key milestone was to have the Board and School Committee formally endorse a public-private partnership approach (versus the Town building the rink); from there, to draft an RFP based on the desired size, program, location on the site, etc.

Caputo and Dash stressed the need for public input throughout the phases of the process. Epstein questioned whether it would be advisable to first convene a committee to bring together various interests from the hockey community.

Caputo hoped an RFP could be drafted by the summer, but this was considered to be an aggressive timeline. Dash suggested asking the School Committee to meet over the summer break.

As a next step, Caputo and Garvin would work with the others from the meeting to put timelines to the milestones, and aim to have the Board sign-off on the approach at the next meeting.

Discussion and Vote on Professional Service Agreement for the Collins Center

Caputo explained this was an extension of the Collins Center's previous work with the Town, now working with Financial Task Force II: 1) iterate on the forecasting model, conduct scenario planning, and train staff on how to use the model; 2) provide final recommendations on financial policies. Garvin noted the contract was not to exceed \$5k, but would likely be under the limit.

Motion: To sign the professional service agreement with the Collins Center in an amount not to exceed \$5,000. (Vote passed 3-0)

Sign Special Town Meeting Warrant

Garvin noted a change to Article 1, that the Capital Budget Committee be included in the reporting.

Motion: To sign the Special Town Meeting Warrant of Articles 1-4 for May 1st, as amended. (Vote passed 3-0)

Discussion and Vote to Endorse an Increase in State Funding for Community Preservation Act Applications; from Diego Huezo (MAPC). Received: April 8, 2019. Deadline: April 12, 2019

Regarding legislation to increase the match to CPA funds by the State, which has been declining in recent years.

Motion: To favor endorsing an increase in State funding for Community Preservation Act applications, as outlined by MAPC to support current legislation H2463 and S1618. (Vote passed 3-0)

Vote to Approve Letter to Town Meeting Members

Caputo asked if there was an estimate on how many days would be needed; Garvin said hoping for two, but may extend to three.

Epstein made two corrections: 1) Warrant discussion night is at 7:30pm not 7pm; 2) change reference to him as 'Selectman'.

Motion: To approve the letter to Town Meeting members, as amended. (Vote passed 3-0)

Vote to Renew Antique/Second Hand Goods License:

- A. Sacca Junk, 51-53 Baker Street

Motion: To renew the antique/second hand goods license as specified above. (Vote passed 3-0)

Executive Session: To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body; Possible acquisition of land

Motion: To enter executive session as described above. (Vote passed 3-0. Roll call vote: Tom Caputo, Adam Dash, Roy Epstein)

Motion: To leave executive session. (Vote passed 3-0. Roll call vote: Tom Caputo, Adam Dash, Roy Epstein)

Community Path Timeline

Caputo expressed that the Board would update the public in more detail about progress on the south side route negotiations on April 22; this could potentially involve taking a vote.

Garvin noted the Community Path Project Committee hoped to be out to bid with an RFP by next week for Phase 1a.

TOWN ADMINISTRATORS REPORT:

[None.]

BOARD OF SELECTMEN COMMITTEE LIAISON REPORTS:

Dash had attended the Capital Budget Committee where a straw poll was taken to help whittle down the list of capital projects; an official and final vote would be held this upcoming Thursday morning.

APPROVAL OF MEETING MINUTES:

- *February 4, 2019 regular session:* Caputo noted two minor typos.

Motion: To approve the February 4, 2019 minutes, as amended. (Vote passed 2-0; Roy Epstein abstained)

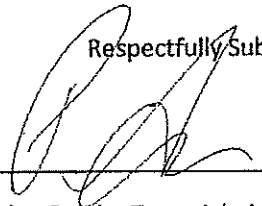
- *March 11, 2019 regular session:*

Motion: To approve the March 11, 2019 minutes. (Vote passed 2-0; Roy Epstein abstained)

ADJOURNMENT:

Motion: To adjourn. (Vote passed 3-0)

Respectfully Submitted,



Patrice Garvin, Town Administrator

