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Minutes
Town of Belmont
Select Board

Select Board Meeting Room

Monday, November 18, 2019

6:15pm

APPROVED
BOARD OF SELECTMEN
DATE: 12/16/2019

CALL TO ORDER:

A regular meeting of the Select Board was called to order at 6:26pm by Chair Tom Caputo. The meeting was posted as joint with the School Committee, Warrant Committee, and Capital Budget Committee. Vice Chair Adam Dash and Select Board member Roy Epstein were present. Town Administrator Patrice Garvin was present.

COMMUNITY ANNOUNCEMENTS:

- *The New Look of Nicotine Addiction*, an informational event for middle and high school parents on vaping, will be held November 21 at the Belmont High School.

COMMENTS FROM TOWN RESIDENTS:

[There were none.]

ACTION BY CONSENT:

Executive Session: To conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiations with non-union personnel; Police Chief

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

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

Motion: To amend the employment agreement between the Town of Belmont and Richard J. McLaughlin, dated November 6, 2018, to add a line saying 'effective July 1, 2019 - \$194, 834.04 per annum', and to strike 2% in the paragraph below so that it reads '...reflect a merit increase.' (Vote passed 3-0)

Discussion on possible development – McLean Zone 3

Jack Dawley (President & CEO, Northland Residential) was present at the meeting. Jeffery Wheeler (Senior Town Planner) and Glenn Clancy (Director, Community Development) were also present.

Dawley explained that Northland had previously sought zoning relief back in Q1 of 2019, for a development of townhomes and garden-style condo units that was a close replication of the previous senior-directed development already established at McLean. There had been a strong negative reaction to the new proposal at the time, based on a desire for housing that offered a broader spectrum in terms of both age and income accessibility, in addition to concerns over traffic and sustainability. Dawley had

been approached at a September meeting of the Housing Trust with an idea to rework the proposal by maintaining a similar configuration but reprogramming it in a different way to address the concerns.

Dawley gave a brief presentation outlining the modified plan, which involved conversion of the garden style townhomes into non-age restricted rental units, with a 25% allocation to affordable housing; the town-home style units would still be senior directed, however the units and overall footprint would be smaller, and would include an affordable housing allocation in alignment with the Town's inclusionary zoning bylaw. Traffic signalization at Olmstead and Pleasant Streets, as well as establishment of a shuttle service would help address traffic concerns. Finally, Northland was also committed to LEED certifiable sustainable design features and an effort to incorporate on-site electrification.

Dash expressed appreciation that the new proposal had made significant steps to address the concerns regarding affordability and sustainability.

There was no official review by the Select Board at this time - the full public process, including Planning Board review, would begin shortly.

[Open public comment.]

- *Rachel Heller (Co-chair, Housing Trust):* Housing Trust very excited about the project, aligns with the Housing Production Plan. Will be a huge win for Belmont.

[Close public comment.]

Public Hearing Continued – Extenet Systems Inc. Grant of Location request to construct a small wireless facility: 223 Channing Road

Garvin had received a confirmation from an Extenet representative indicating acknowledgment that the application was incomplete. Therefore, there was no need for an official tolling agreement to pause the 60 day shot clock.

Colin Robison and Rosanna Ferrante (Extenet representatives) were present at the meeting. Ferrante clarified the installation was not actually 5G but 4G, used to boost performance for periods of heavy demand. Caputo asked if the antenna could later be upgraded to 5G; Ferrante said she could not speak to that, only to the fact that the current application was not for 5G.

Caputo asked for an update from Belmont Light on the progress of discussions with Extenet. Chris Roy (GM, Belmont Light) reported that the parties were still working through the pole attachment agreement – Belmont Light had sent over file for review on Friday. Getting closer to agreeing on a standardized approach for the pole, which would ultimately be owned/maintained by Belmont Light; moving away from an integrated pole option, trying to determine whether box should be attached or off to the side.

[Open public comment – there was none.]

Motion: The Select Board agrees with the applicant that both Grant of Location applications to install small cell wireless facilities at 19 Moore Street and 223 Channing Road are incomplete and therefore both shot clocks are tolled. (Vote passed 3-0)

Vote to release Rink Request for Proposal (RFP) and lease

Garvin explained she was actually presenting a revised timeline for the release of the RFP and lease based on recent events. Wheeler elaborated that increased calls to meet programmatic needs for tennis at the site west of Harris Field had led to a request for the School Committee to undertake a community impact analysis. This analysis would entail formally assessing the options and potential impacts of leaving something off the site (it was not possible to maintain all the current existing athletic facilities).

The School Committee, together with Superintendent Phelan, had committed to resolving this process with a vote on January 7th, consisting of an official recommendation of which athletic facilities should be accommodated at the site by a potential developer. This in turn pushed back the timelines previously established for the project, however the matter could still be taken up at Annual Town Meeting.

[Open public comment.]

- *Catherine Stevater*: Representing Belmont High School Tennis parents. Five courts are needed to reasonably hold a tournament – most other Middlesex schools (9 of 11) have five courts. Varsity sports should be prioritized and kept in place over junior varsity.
- *Donna Ruvalo*: Involved with CPA grants for tennis courts at Grove St. and Winn Brook. Concerned that it was never communicated that these projects would be used for full-time high school varsity use – not necessarily designed for full-time use, and this displaces public wanting to use the courts. Should be taken into account in the community impact analysis that people who use the tennis courts are not an organized constituency, as compared to some other sports.
- *Brett Stevater*: Junior Belmont High School on the varsity tennis team. Felt it was lack of equity to take out a single varsity sport (tennis) while maintaining other junior varsity sports. Five courts are needed to reasonably host a tournament and to accommodate practice. Appreciate extending the timeline to consider tennis.
- *Daniel Meyer*: Appreciate discussion and consideration as a former varsity tennis player at Belmont High. Tennis is an important sport for the community.

[Close public comment.]

FY21 Budget Presentation

The Warrant Committee, School Committee, and Capital Budget Committee were called to order.

Garvin gave a brief presentation on the FY21 budget.

The original estimated structural deficit of \$5-6m had been reduced to \$1.4m. On the Town side, steps taken to lower the deficit included: decreasing expenditures across departments by 1.7% via level funding outside of contractual obligations; health insurance plan design; deferring minor capital expenses in Public Safety, Facilities, and Library; using Water Enterprise to offset water and IT costs; working with Belmont Light to increase revenue. The School Budget was not yet finalized, but also contributed a noticeable amount to reduce the deficit from circuit breaker reserve funds.

The plan was to cover this deficit using \$1.4m in Free Cash. Garvin showed that this would bring Free Cash below the 3-5% guideline, down to 2% of the operating budget. Outstanding items for FY21 included: Minuteman assessment; finalizing the School budget; union contracts; department expenditure contracts; State Aid and Chapter 70. An override vote for FY22 was planned for November of 2020.

Caputo stressed that certain funding decisions (e.g. deferring capital, using circuit breaker reserve funds from Schools) were necessary to get through FY21, but would need to be accounted for in the amount of the override request.

[Open for questions/comments.]

- *Epstein*: 1) Total amount of deferred capital in the budget? Garvin said it added up to \$770k. 2) Should look at revising the Free Cash guidelines - General Stabilization Fund did not exist when guidelines were established; should net out excluded debt from calculation.
- *Crowley (School Committee)*: Inquired whether money could be used from the Capital Endowment Fund to avoid deferring capital in FY21 – the amount would still need to be made up in an override, but would reduce deferred maintenance costs.
- *Chris Doyle (Warrant Committee)*: 1) Of the \$5-6m structural deficit, how much needs to be 'filled back in' with the override? 2) Would prefer not to go forward with the planned transfer of \$1m from Free Cash to the General Stabilization Fund.
 - o With respect to 1), Garvin explained this was something to be determined by the FTFII in their work modelling the budget for FY22 and beyond; she noted the departments have been asked to level fund several years in a row now.
- *Anne Marie Mahoney (Capital Budget Committee)*: Concerned about the capital deferrals, dangerous step to take. Facilities in particular is already woefully underfunded.
- *Tara Donner (School Committee)*: Should be assurances that the override amount will be sufficient to fill in holes created by FY21 budget.
- *Cate Bowen (School Committee)*: Reinforce Donner's point, want to make sure Circuit Breaker funds are restored and maintain 7% increase assumption going forward to deal with variability in SPED costs.
- *Pat Bruschi (Capital Budget Committee)*: Encourage Select Board / FTFII to consider utilizing capital outlay exclusion as part of the override request. Facilities budget is the worst in terms of underfunding, as it was never properly funded at its creation.
- *Laurie Slap (Warrant Committee)*: Helpful exercise to pull all the groups together at one time, especially for determining priorities.

[Warrant Committee, School Committee, Capital Budget Committee adjourned. Caputo left the meeting.]

Discussion on Notice of Intent received for a recreational marijuana establishment

Glenn Clancy (Director, Community Development) explained that Community Development was developing a process to handle applications for marijuana establishments, as this was the first such inquiry. Senior Town Planner Wheeler was researching application forms used by other communities, as well as example host agreements. Initial thoughts on the process were to have applicants first complete an application; once the application was approved, negotiation of the host agreement would take place. Dash and Epstein thought this was a reasonable approach and requested further update as the applications progress.

Vote to accept committee resignations for the Cultural Council and the Meet Belmont Planning Committee

Motion: To accept the resignations by Ani Hovseplan, Nien Liu and Bethany Murray from the Cultural Council. (Vote passed 2-0)

Motion: To accept the resignation of Chay Ngee Lim from the Meet Belmont Planning Committee. (Vote passed 2-0)

Vote to appoint two committee members to the Meet Belmont Planning Committee

Had two applicants, but one withdrew; the remaining applicant had not provided a resume. Appointment would be reposted.

Vote to appoint member to the Youth Commission

Andrew Mountford had been chosen by the Board previously, but was never formally appointed by the Town Clerk because he did not live in Belmont.

Dash proposed appointing Zenzhen Zhang, who he had previously identified as a qualified candidate.

Motion: To appoint Zenzhen Zhang to the Youth Commission. (Vote passed 2-0)

Vote to approve request for One Day Liquor License, Wine & Malt only, from the Belmont Media Center, 9 Lexington Street, for their Annual Meeting on November 19, 2019 from 6:00-8:30pm

Motion: To approve the One Day Liquor License as specified above. (Vote passed 2-0)

TOWN ADMINISTRATORS REPORT:

Garvin reviewed the Town Administrator's Report:


- Town has received two grants from the Community Compact - \$20k for affordable housing (hire a consultant to work on zoning initiatives for Waverly Square), \$30k for ADA access (hire consultant to update transition plan).
- Garvin will be off the week of Christmas – not travelling, so no need to appoint actin Town Administrator.
- Town did not receive MassWorks grant for Park Ave. project, seeking alternatives to fund.

BOARD OF SELECTMEN COMMITTEE LIAISON REPORTS:

Dash had attended the Board of Library Trustees presentation on the schematic design for the new library. The forum was well attended and the design was well received.

ADJOURNMENT:

Motion: To adjourn at 9:12pm. (Vote passed 2-0)

Respectfully Submitted,

PATRICE GARVIN, Town Administrator