

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Monday, January 25, 2010
6:00 PM**

CALL TO ORDER

A regular meeting of the Board was called to order at 6:01 pm by Chair Leclerc in the Selectmen's Meeting Room. Selectmen Firenze and Jones were present. Town Administrator Tom Younger and Assistant Town Administrator Jeff Conti were also present.

Executive Session

The Board moved: To enter into executive session to discuss the value of real property, and subsequently to return to open session.

Motion carried unanimously. The Board entered executive session at 6:02 PM.

(During executive session, no substantive motions were made.)

The Board returned to open session at 7:10 PM and briefly recessed.

The Board reconvened at 7:13 pm.

ACTION BY APPOINTMENT

Town-wide Parking Session

Mr. Glenn Clancy, Town Engineer, appeared before the Board to discuss issues relating to town-wide parking. Selectman Firenze noted that there is a lot of discussion in town relating to parking, e.g., parking for businesses, schools, for commuters on Trapelo Road. We have been dealing with the issues as they come up, he said, in a piecemeal way. We need to look at parking from a town-wide, comprehensive perspective. There are many issues and a holistic approach is necessary.

Chair Leclerc noted that the issue of commuters parking in Belmont has to be balanced in a way that is not a burden to residents. He said it has been suggested to him that Belmont sell parking stickers to allow people to park in Belmont and commute into Boston. This way revenue is generated for Belmont.

The Board briefly discussed other parking issues: overnight parking, parking enforcement, charging for parking. What are the policies we ought to be enforcing?

Planning Board member Ms. Fallon, speaking from the audience, offered that the Planning Board has also been investigating the issue of parking and overall policy questions. A lot of information and strategies are being developed as a part of the Comprehensive Plan. Mr. Conti noted that it would be helpful if the Board articulated what is good for the town as a whole as opposed to a neighborhood-by-neighborhood approach.

Selectman Jones said he likes the idea of getting the data from the Comprehensive Plan, as the commercial areas that the planners have studied might have lessons that could apply to the town overall. The Board agreed that commuters should pay to park in Belmont. Ms. Fallon said that there is a need to identify the scope of the issues and then set up a plan to deal with the issues.

Chair Leclerc asked to have town-wide parking on an upcoming meeting's agenda. Mr. Younger noted that this is a huge area and can't be tackled in one night. He suggested that the Board look at it from the problem(s), to the solution(s), through to implementation. Commuter parking could be addressed first, he suggested.

Mr. Conti brought up the request to have a handicapped-only parking spot placed near Grant Field. Mr. Clancy concurred that the spot selected is appropriate and does not impede larger vehicles.

The Board moved: To accept the recommendation for a handicapped-only spot at this location.

The motion passed unanimously (3-0).

QUESTIONS FROM TOWN RESIDENTS

There were none.

ACTION BY APPOINTMENT *(continued)*

Wellington Modular Traffic Plan

Mr. Glenn Clancy appeared before the Board to discuss the Wellington Modular Traffic plan at the high school. The Wellington Building Committee (WBC) recognized that there will be additional traffic at the high school as a result of the modular units being located there. Mr. Clancy noted that the WBC put forth most of the traffic recommendations that will be highlighted at this meeting. During school hours, a one-way is being recommended at the entrance to the high school. The parking lot of the entrance will be marked "Do Not Enter 7:00 AM to 3:30 PM Monday – Friday" so that visitors can exit to Hittinger Street. The existing road running along the rear of the high school will remain one way, but will receive better signage. There is an attempt to segregate the bus traffic from Wellington school parent parking and drop offs. The No Parking restriction along the front access road will be extended from 3:00 to 3:30 so as to include the end of the Wellington school day. A stop sign will be added to the Hittinger

Street and Underwood Street intersection to better control traffic flow between those streets.

Selectman Firenze was concerned about traffic congestion in the morning near the modulars. From the audience, SC Member Laurie Graham reviewed the Wellington drop-off plan. WBC Member Bill Lovallo noted that a crossing guard will be present to help move the flow of traffic.

The Board moved: To accept the report dealing with the recommendations for the traffic plan for the Wellington modulars.

The motion passed unanimously (3-0).

ACTION BY WRITING

Approval Traffic Advisory Committee Recommendations for New Wellington Elementary School

Mr. Clancy remained before the Board to discuss the Traffic Advisory Committee's (TAC) recommendations for the new Wellington School. He noted that during drop off and pick up, the goal is to direct traffic away from the school, much like at the Chenery. Mr. Clancy reviewed the basics of the plan. Glendale Road will become a one way during school hours. Orchard Street will remain a one way heading toward Common Street. No parking signs will be placed on the Memorial Park side. On the School Street side, there will be no parking during drop-off and pick-up. The curb line will remain as it is, with no bump-ins. Chief McLaughlin has expressed concerns about the curb line and this issue will be watched. Orchard Street will allow for drop-offs, and School Street will be a one way during this time. Myrtle Street will be a one way during drop off and pick up – as well – to keep traffic away from the school. These recommendations were unanimously supported.

There was discussion of the four way stop sign proposal for Goden Street. Mr. Clancy said he is very comfortable recommending the four-way stop at this location. Chair Leclerc said he also supports the four-way stop at Goden Street. He said he would like to see the bump outs, but is willing to see how it works as recommended. Selectman Firenze expressed concern about the St. Joseph's parking lot and the inability to take a left turn out of the parking lot.

The Board moved: To approve the recommendations of the TAC with regard to the new Wellington School.

The motion passed unanimously (3-0).

Approval of Water Main Easement Within Former McLean Property

Mr. Clancy remained before the Board to discuss the water main easement on the former McLean property. Mr. Younger noted that some of the condos will be transferred from

developer to unit owners. Mr. Clancy said that this formalizes an easement that the town has established.

The Board moved: To approve the request for a water main easement within the former McLean property.

The motion passed unanimously (3-0).

ACTION BY APPOINTMENT (*continued*)

Belmont Hill School – One Day Liquor License

Ms. Betsy Parrot appeared before the Board to request a one-day liquor license for the Belmont Hill School for February 6, 2010, for the Celebration of Wrestling event. Mr. Younger noted there are no issues with this request.

The Board moved: To accept this one-day liquor license request.

The motion passed unanimously (3-0).

First Church Haiti Fundraising – One Day Liquor License

Mr. Conti noted that there is a petition before the Board from the First Unitarian Church to hold a fundraiser for Haiti on February 13th. Ms. Nancy McKee, First Church Fundraising Chair, appeared before the Board to represent this request. Mr. Conti noted that the bartender's certification certificate is not yet complete, but is in process.

The Board moved: To approve this request, subject to the condition that the servers' certificates are properly received by the Town.

The motion passed unanimously (3-0).

Comprehensive Plan Update

Mr. Jay Szklut and Ms. Jenny Fallon appeared to update the Board on the Town's Comprehensive Plan. Ms. Fallon noted that she is interested in getting the Board's involvement in the Comprehensive Planning process. The Phase I report was completed last June and public hearings occurred this fall. Goals and themes are starting to emerge. For example, the community is concerned with preserving what it has while also making it better. Residents like the small town feel, but desire a vibrant community too. Commercial centers need revitalization and, while the transit system is revered, it is underused. Whether or not more development will create more revenue is a question that has been raised. A set of recommendations will be created and the PB hopes those recommendations get approval and adoption at Town Meeting in April. Implementation is the next step after Town Meeting. Zoning changes will come out of this, she continued, but it is not clear what specifically will arise.

Chair Leclerc said that the public needs to be educated on the nomenclature on this. Ms. Fallon said that the Planning Board has tried to engage the town to get residents educated

and to allow for them to give input. The Board discussed the issues of density, design, mix-use, and connecting various parts of the town together.

Liquor Policy for Town Room Rentals

Assistant Town Administrator Conti noted that the Beech Street Center is ready to be made available for rental on weekends and evenings. The question of whether to allow alcohol at these functions was raised. So far, the town has not allowed alcohol to be served on its properties when space is rented, but applying this policy to the Beech Street Center would diminish its desirability to potential renters. Town Counsel was consulted and offered steps to protect the town from potential liability. The policy would allow alcohol, subject to the following restrictions: a one-day liquor license must be obtained even if alcohol isn't being served; a release of claims indemnity and hold-harmless agreement would be signed; and alcohol would not be allowed by town committees, unless a private party covered the liability insurance. These restrictions should protect the town, he said. Also included in this policy are the basic room rental fees.

Chair Leclerc asked about the custodian fee (\$200 for two hours) which seems high for non-profit groups. He said he would need more time to examine these fees, e.g., police detail, custodian, liquor license. Selectman Jones noted that the town needs to cover its costs.

At Chair Leclerc's request, the Board will vote on the liquor license policy and room rental fees at next week's Board meeting.

Mr. Younger raised an issue about the unlit walkway at the Beech Street Center, which has been a problem for voting days and at various functions. He has asked Mr. Looney to look into installing lights.

Town Administrator's Report

Mr. Younger reported on the following items:

- Snow Account Update: the DPW has expended 65% of the budget so far (not including the MLK storm).
- Benton Property: The town has accepted an appraisal for Benton for the sale and/or lease of the property.

Mr. Doug Jones, an Indian Hill Road resident from the audience, said he would like to revisit the structure of the committee. There is a need to know the process more clearly, he said, including how it will be vetted and discussed. The process has been opaque, thus far. Selectman Jones said that both lease and sale should be considered. Chair Leclerc thought the Board had voted to support leasing the property. Selectman Firenze noted that there is no consensus among the Board or the neighbors. The Board discussed. Mr. Jones requested that the Board state

definitively whether the property is going to be a library again. He said his focus is on clarity within the process, and that transparency on the financial analysis and what works for the neighborhood overall is necessary. His group is concerned about traffic and what would fit with the neighborhood. Chair Leclerc said he is committed to this property staying in Belmont's ownership. The Reuse Committee's recommendation is to lease the property. Selectman Firenze said the building ought to be sold, with deed restrictions. The Board discussed a potential warrant article.

The Board decided to call the committee back in and give them a charge to reopen the meetings, to take in more neighborhood testimony, and to clearly define the process going forward.

- FY11 Capital Budget Requests: these are being compiled.
 - Human Resource Consolidation: Mr. Younger will meet with Ms. Crimmins.
 - Assessors Office: PILOT payment letters will go out on Friday.
 - Community Development's Roadway Website: The site is being updated to display less detailed information than it had after it was felt the data was too confusing.

Selectman Jones asked when the budget discussion would be coming up on the Board's agenda – and an override discussion, as well – as a general election is coming up in April. Mr. Conti noted that the deadline for the Board to decide on an April ballot question is Monday, March 15. Mr. Younger is still meeting with department heads and will have the budget on next week's agenda.

The Board discussed the issue of local aid, and when the numbers would be known and how the timing relates to an override question.

ACTION BY CONSENT

There was none.

ACTION BY WRITING (*continued*)

Renewal Common Victualler's Licenses

The Board moved: To approve the license renewal request of the Belmont Hill Club.

The motion passed (2-0). Selectman Firenze abstained.

The Board moved: To approve the license renewal requests of: Linda's Donuts, Theo's Pizza, and Vicki Lee's.

The motion passed unanimously (3-0).

Mr. Younger noted that he will review the above named establishments every three months to monitor any potential complaints or concerns.

The Board moved to adjourn the meeting at 9:34 pm.

Thomas G. Younger, Town Administr
