

MINUTES
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BOARD OF SELECTMEN
JANUARY 31, 2005
REGULAR SESSION

Call to Order

The Board convened in regular session at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall. All members were present.

Questions from Town Residents

There were none.

Action by Appointment

Discussion of McLean Issues

Senior Planner and McLean Project Manager Tim Higgins and Ellen O'Brien Cushman, Chair of the Cemetery Commission and McLean Land Management Committee met with the Board of Selectmen to update the Board on the ongoing negotiations with McLean.

Higgins reported that three Demolition Permits and two Building Permits are soon to be issued by the Office of Community Development to the Northland Development Corporation. These permits will be released once all conditions of the Planning Board's approval and of the Memorandum of Understanding are being adequately fulfilled. Northland plans to begin construction of a duplex dwelling after the 30-day appeal period to contest these permits expires.

Sue Bass of the Belmont Citizens Forum reported that the BCF does not intend to appeal these permits.

Other residents inquired about the land acquisition process by the Town and its timeline.

Ellen O'Brien Cushman indicated a general timeframe of one year before the land acquisition by the Town is to take place.

*Continuance of Public Hearing: Application for Sign Special Permit
- Shaws-Osco, Pharmacy, 535 Trapelo Road*

The Board of Selectmen convened a continuance of the January 24, 2005 public hearing on the application for a special permit on signs for Shaws-Osco of 535 Trapelo Road.

The Board moved: to approve the Shaws-Osco special permit.

The motion was approved unanimously (3-0).

Public Hearing on Utility Petitions

- Verizon Petition for School and Livermore Streets
- Verizon Petition for Radcliffe Road
- Verizon Petition for Garfield and Kenmore Roads
- Verizon Petition for Gale Road
- Verizon Petition for Stewart Terrace
- Verizon Petition for Taylor Road
- Verizon Petition for Glenn and Blanchard Roads

The Board of Selectmen convened a public hearing for conduit installation by Verizon at the following locations: School and Livermore Streets; Radcliffe Road; Garfield and Kenmore Roads; Gale Road; Stewart Terrace; Taylor Road; and Glenn and Blanchard Roads.

Verizon representative Daniel Fitzgibbon appeared in support of all petitions.

The Board moved: to approve the Verizon petitions at the following locations: School and Livermore Streets; Radcliffe Road; Garfield and Kenmore Roads; Gale Road; Stewart Terrace; Taylor Road; and Glenn and Blanchard Roads.

The motion was approved unanimously (3-0).

Discussion of Trapelo Rd-Belmont St Corridor Study

Senior Planner Tim Higgins, Community Development Director Glenn Clancy, Planning Board members Joe Barrell and Andy McClurg, Traffic Advisory Committee member Linda Nickens, and Vision 21 Implementation Committee members Jenny Fallon and Sara Oaklander met with the Board of Selectmen for a discussion on the economic development plan for the Trapelo Road – Belmont Street Corridor Study.

The Board of Selectmen inquired what efforts can be implemented by the April Town Meeting of this year. Joe Barrell and Andy McClurg intend to provide some high-level recommendations for the development of roadways in the Trapelo Road-Belmont Street corridor to the Traffic Advisory Committee for its review and recommendation by the beginning of April 2005.

The Planning Board and the Board of Selectmen agreed that a consultant should be identified and appointed immediately to work on this project.

Linda Nickens indicated the need for some traffic counts to be performed in that area before the Traffic Advisory Committee can make any recommendation.

Senior Planner Higgins along with the Board of Selectmen agreed that the Planning Board's Final Report issued on February 23, 2004 which received the approval of the Traffic Advisory Committee contained valuable information which should be revisited.

Dr. Solomon requested that Senior Planner Higgins summarize and identify the next steps in writing and assigned specific tasks to specific individuals.

Discussion of Revitalization of Belmont Center

The same group joined by Locatelli Properties owner Kevin Foley met with the Board of Selectmen to discuss revitalization efforts in Belmont Center.

The Board expressed its strong intent to define a process and identify key players in this venture who will keep this project moving forward.

Chair Solomon offered to recommend who should be involved in this effort and to identify a process to move forward.

Chair Solomon also noted that a similar revitalization effort was underway in the Waverley Square area and that a working group would be meeting on February 17 at the Butler School to discuss this topic further.

Discussion of Deed Restrictions on the Re-Use of the Waverley Fire Station

Senior Planner Tim Higgins, Historic District Commission Co-Chair Richard Cheek, and Waverley Fire Station Re-Use Steering Committee Chair Roger Colton joined the Board of Selectmen to discuss the Waverley Fire Station Re-Use Steering Committee's recommended limitations on the re-use of the Waverley Fire Station which came out of the public forums held in 2004.

The Board discussed a proposed deed restriction relative to limiting the use of the fire station to residential only.

The Board also discussed the zoning by law relative to preserving the external condition of the structure according to recommendations by the Historic District Commission.

The Board moved: to approve~the concept of a residential deed restriction and~the historic language of the zoning by-law~as written.

The motion passed (2-1), Selectman Firenze opposed.

Cable Television Advisory Committee: Cable Contract Renewal

Special Counsel Peter Epstein and members of the Cable Television Advisory Committee met with the Board of Selectmen to discuss their ongoing negotiation efforts with Comcast relative to the license renewal terms.

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

The motion was approved unanimously by roll call (3-0).

Action by Consent

The Board moved: to approve all license renewal applications for the following businesses:

Application for Renewal of Licenses and Permits

Common Victualler License

Rancatore's Ice Cream, 283 Belmont Street

Jason Alch d/b/a Belmont Pizza

Twin Seafood of Belmont, 353-355 Trapelo Road

Used Car Dealer I

Colonial Chrysler Jeep, 778 Pleasant Street

Used Car Dealer II

Bassam Saliba d/b/a TNT Service Corporation, 55 Brighton Street

Domenic and Frank Basile d/b/a Waverley Auto Exchange, 134 Waverley Street

Livery

Bowtie Limousine, 38 Trapelo Road

The motion was approved unanimously (3-0).

Approval of Minutes (12/28/04, 01/06/05)

The Board moved: to approve all the minutes for the December 28, 2004; and January 6, 2005.

The motion passed unanimously (3-0).

Action by Writing

Letter from Resident re: "Roses from Katie Week"

The Board of Selectmen reviewed and discussed a resident's request to declare the week of March 14 "Roses from Katie" Week.

The Board moved: to declare the week of March 14 "Roses from Katie" Week.

The motion passed unanimously (3-0).

Other

The Board of Selectmen discussed a memorandum from Senior Planner Higgins updating the Board on the Woodfall Road project and requesting the Board's approval to spend \$23,500 towards a wetlands survey as requested by the Bay Colony Group.

The Board moved: to approve the \$23,500 expenditure towards a wetlands survey; and further that the Senior Planner will identify available funds for such survey with the Town Accountant Barbara Hagg.

The motion passed unanimously (3-0).

The Board adjourned its open session at 11:30 pm.

Dr. Paul Solomon, Chairman
Board of Selectmen