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**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Thursday, October 3, 2013
8:00 AM**

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 8:13 am by Chair Paolillo in the Selectmen's Meeting Room. Selectmen Jones and Rojas were present. Town Administrator David Kale was also present.

Chair Paolillo reviewed the morning's agenda.

QUESTIONS FROM TOWN RESIDENTS

[There were none.]

ACTION BY APPOINTMENT

Discussion on the Official Warrant for the Special Town Meeting (STM) Scheduled for 11/4/2013 at the Chenery Middle School

Mr. Kale provided a brief overview of where the Demolition Delay By-law presently stands. He noted that the Planning Board (PB), the Historic District Commission (HDC), and By-law Review Committee have met to work out the language that will be presented to Town Meeting. He addressed some of the highlights of the proposed by-law, including the appeal process for the list of properties and the sunset provision. He noted that the PB will vote on this article on Monday morning, October 7, 2013 at 8:00 a.m.

Mr. Michael Baptista (PB Chair), Mr. Michael Smith (HDC Chair), Ms. Lauren Meier (HDC member), and Mr. Charles Hamann and Mr. Raymond Miyares (members of the By-law Review Committee) appeared before the Board to provide an update on the Demolition Delay By-law.

Chair Paolillo checked in with the parties present to confirm that the article will be ready to be voted on this Monday morning. He thanked the groups involved with constructing this by-law. Mr. Kale thanked Mr. Jeffrey Wheeler and Mr. Glenn Clancy as well.

Chair Paolillo received very brief updates from Mr. Hamann on the other STM articles, e.g., the Snow Removal by-law and the citizen's petition. Mr. Hamann noted that several amendments are under consideration for the citizen's petition.

Sign a Sewer Bond Loan

Mr. Floyd Carman, Town Treasurer, appeared before the Board regarding the interim sewer bond

loan note. Mr. Carman explained the terms of the loan note for \$2.3M. He said the work is happening all over the community. He explained that this interim loan note will eventually be rolled into a larger permanent state loan note.

The Board moved: To approve the sewer bond loan note for broad-based sewer work throughout the town.

The motion passed unanimously (3-0).

The Board signed the sewer bond loan papers.

Mr. Kale provided a brief update on the water main work occurring in and around Belmont Center. He said the work is on-track to be completed on schedule.

Convene as Board of Survey – Continuation from 9/30/13 meeting of a new street layout for a private way over land on 567 Concord Avenue

The Board moved: To convene as Board of Survey at 8:32 a.m.

The motion passed unanimously (3-0).

Mr. Joseph Destefano (Concord Avenue Estates, LLC), Mr. Glenn Clancy (Town Engineer), Mr. Al Gala (engineer for the project), and Mr. Michael Brodigan (Attorney) appeared before the Board regarding the new street layout for a private way over land on 567 Concord Avenue.

Mr. Clancy began by informing the Board that there have been some changes to the application. Mr. Brodigan noted that the applicant is seeking several waivers pertaining to road width, issues relating to pavement reduction, slope, etc. He explained the waivers in further detail.

Fire Chief Frizzell addressed the issue of the pavement width. He said the Fire Department has reviewed the dimensions and has approved them.

Mr. Gala spoke to the slope issues. He explained the rationale for the slope adjustment on the waiver. He then explained the other waivers pertaining to the driveway and the curbing.

A general discussion followed.

Another Concord Ave. resident expressed concerns regarding the construction noise as well as the firetrucks' accessibility in this area. Fire Chief Frizzell said that the fire trucks would have sufficient access to the properties.

Ms. Sue Bass, Pct. 3 TM member of 530 Concord Avenue, said that the neighborhood is sad to see this development, as two parcels will be transformed into many more. She acknowledged that Mr. Destefano has worked with the neighbors and has been receptive to their concerns, especially maintaining the stone walls.

Ms. Anne Allen, also of Concord Ave., expressed a desire to keep the stone walls in tact, as well.

Dr. Bellows of 527 Concord Ave., said it is distressing to see these developments go up given the size of the homes. He said the homes are very large, especially in relation to the lot size. He also said that noise has been heard at 1:00 a.m. He believed the noise was related to gas line installation.

Chair Paolillo said that the Board cannot opine on the size of the homes. This was briefly discussed. He said that the noise issue would be looked into.

Selectman Jones asked if the Board of Survey's action could be deemed "capricious." Mr. Clancy said no. There have been access concerns, but they have been dealt with. He added that the character of the neighborhood changing remains a concern.

The Board moved: To approve a slope of 10% in order to allow the road to follow the location and contour of the existing driveway on the property.
The motion passed unanimously (3-0).

The Board moved: To approve a slope of 3% and 7% at the approaches to Concord Avenue.
The motion passed unanimously (3-0).

The Board moved: To approve a right-of-way layout width of 30 feet except in the location at the easterly intersection of Concord Avenue where the right-of-way will be 20 feet wide.
The motion passed unanimously (3-0).

The Board moved: To approve a pavement width of 15 feet at the westerly intersection of the road with Concord Avenue.
The motion passed unanimously (3-0).

The Board moved: To approve a pavement width of 20 feet except in the location at the easterly intersection of Concord Avenue where the pavement will be 8 feet wide in the right-of-way recognizing that an additional 8 feet of pavement width is required and available on land immediately adjacent to the proposed Strawberry Lane.
The motion passed unanimously (3-0).

The Board moved: To approve a right-of-way layout closer than fifteen feet to abutting property to a dimension of zero to two feet.
The motion passed unanimously (3-0).

The Board moved: To approve no curve layout at the intersection of the easterly side of the easterly intersection at Concord Avenue.
The motion passed unanimously (3-0).

The Board moved: To waive the installation of granite curbing except along portions of the roadway where the slope of the road exceeds 5% and an appropriate edge treatment will be installed. Waive the installation of street trees.

The motion passed unanimously (3-0).

The Board moved: To adjourn the Board of Survey at 9:13 a.m.
The motion passed unanimously (3-0).

Town Administrator's Report

Mr. Kale deferred his report to another meeting.

Approval of Meeting Minutes

September 23, 2013

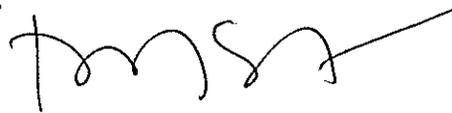
The Board will review this set of minutes to a future meeting.

NEXT MEETINGS

October 7, 2013 at 8:00 a.m.

October 28, 2013 at 8:00 a.m

The Board moved to adjourn the meeting at 9:13 pm.



Mr. David Kale, Town Administrator