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- **WARRANT COMMITTEE Meeting**
- **December 1, 2008 (prior to STM)**
- **Belmont High School, Staff Cafeteria**

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- Members Present: Phil Curtis, Liz Allison, Pat Bruschi, Bill Hofmann, Eric Smith, Mark Paolillo, Jim Heigham, Walter McLaughlin, Michael Libenson, Roy Epstein, Angelo Firenze, Peg Callanan, and John Bowe

- Members Absent: William Lynch, Mike Widmer

- Other: Town Accountant Hagg, Treasurer Carman, Citizen Herald Editor Tony Schinella, Town Administrator Younger, Frank French & James Mahoney

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- Chair Curtis called the meeting to order at 6:35 p.m.

- Article 4 of the STM is the only item on the agenda. BOS Chair Firenze reported that the Planning Board voted four in favor and one abstention. The reason for the abstention is the lack of a Master Plan.

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- Frank French was present to answer questions about the project. What if the property was developed residential? It has the wrong frontage. Plus, if it was developed as a residential property, there could be a Channing Road extension to Brighton as a cut through. This proposal has put those neighborhood fears to rest. This property has been in limbo for many years because the property is so chopped up.

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- BOS Chair Firenze stated that the assessors say that the taxes on this property is \$4,000 which is based on permitted use. The new use could raise those taxes to \$25,000.

- There would be another \$12,000 in excise tax from the vehicles stored on the property (now stored in Waltham).

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- Member Allison asked if there would be a change in valuation of abutters' properties. Mahoney felt that those properties would increase in value.

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- Member McLaughlin stated that the trucks will be going to Brighton Street and the building acts as a buffer for the neighborhood to both Brighton Street and the railroad.

- The value of the land could be more with this use.

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- There was a discussion of other various changes by BOS Chair Firenze. The property is 64,000 square feet. Member Epstein stated that commercial property now valued at \$2M per acre. This could go up to four times the current \$278,000 value if this goes to market.

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- French stated that part of the land is useless because it backs up to Channing Road.

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- Member Heigham made a motion to approve. This passed unanimously. The meeting was adjourned at 7:05.

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- Respectfully submitted