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**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
Precinct Meeting for 3, 5, 7 and 8
Beech Street Center
Tuesday, December 4, 2012
7:00 PM**

Welcome and Introduction

Chair Paolillo welcomed Town Meeting (TM) members and said that last night's precinct meeting turnout was also terrific. He reviewed the format of the meeting, noting that it is intended to be a dialogue with TM members. He said he welcomes the opportunity to meet with TM members and receive their feedback. He stressed that TM input is very important as TM members represent constituents from across town.

Chair Paolillo invited Mr. Jim Palmer, General Manager of the BMLD, to make his presentation on the Substation project.

Substation Report Update

Mr. Jim Palmer, Substation General Manager, provided an update on the Substation Project. He reviewed the challenges that the substation faced as well as the progress that has been made, since last February. He stated that one goal was to find the most economical solution for the town. He said \$14M has been bonded, to date. He said that the negotiations with NSTAR are going well. He touched on the demolition process of 20 Flanders Road. The project overall is expected to start in the spring of 2013 and the expected completion date is 2016.

Town Meeting members asked various questions of Mr. Palmer regarding the NSTAR and ISO negotiations.

Ms. Ann Marie Lambert, Precinct 8, requested that the flooding issues in and around Precinct 8 be taken into concern, to every extent that it is possible. Ms. Maryann Scali asked about the timeline for the rate increases. Mr. Palmer said the rate increases will impact residents in April 2013 and will amount to about a 14% increase.

Town Meeting Schedule

Chair Paolillo noted that the late January special TM will not likely be called. He said the warrant article pertaining to the Ogilby property being designated as a historic district area is the only one that is ready to go. The Board, therefore, will not call a TM.

The annual TM will be held on April 29, 2013, with the budget issues being addressed at a TM to be held on June 3 and 5.

Status Updates

Minuteman School Building Project and Feasibility Study

Chair Paolillo noted that Mr. Jack Weis has been an outstanding representative for Belmont, working through the many issues concerning Minuteman. Chair Paolillo then provided a brief update of the issues relating to Minuteman and the need for a feasibility study for a new facility. The facility has many serious concerns, he said, as does Belmont High School. He noted there are 650 students enrolled in Minuteman and that almost half of the students are from non-member communities.

He informed the audience that non-member towns do not pay for capital repairs. Non-member towns pay less money to attend Minuteman than member towns. He said that Belmont does not support Minuteman building an 800-student facility whereby the non-member towns (who are sending about half the students) do not pay for the new facility. The feasibility study, he said, will cost Belmont \$40K.

He reviewed the process that Belmont has engaged in to open up a dialogue on this topic. He noted that Belmont cannot exit the member agreement and that there is no incentive for non-member towns to ever become member towns.

Chair Paolillo explained the “nuclear option,” whereby Belmont votes no on going forward with the 800-student facility. He added that this issue could be put to a popular vote. Mr. Fred Paulsen asked about pursuing legislative options.

Mr. Kale noted that the 9 C. state budget cuts (announced today) may influence other member towns to express similar concerns to the ones Belmont has been expressing. Chair Paolillo added that some effort at facility rehabilitation should be explored.

Selectman Rojas explained the purpose of the feasibility study, which will cost \$725K total, \$40K of which Belmont will contribute. He noted that Belmont has asked to be consulted once the final three options are outlined to obviate the need for the feasibility study.

Mr. Joe White, Precinct 4, asked about the possibility of rehabbing just one section of the school and that this section could hold the 300+ students who currently use the school. The other section of the building could be rented, he said. Chair Paolillo agreed and added that this is the kind of proposal that Belmont would like to explore with Minuteman. Mr. White added that the member towns are subsidizing the non-member towns.

Ms. Ann Rittenburg asked about the Board speaking directly to the full Minuteman school committee. This she said this would be much more effective than dealing with the Superintendent. Chair Paolillo replied that the school committee has been engaged with.

WC Member McLaughlin provided a summary review of the meetings he has attended. He said he expects Belmont will approach the MSBA regarding this issue and that Belmont will go “nuclear” if need be.

Mr. Donald Mercier suggested that legislation be passed stating that all who attend the school pay the same rate. Chair Paolillo said that rates have been raised on non-member towns and that he is not sure what the legislatures can do.

TM members continued to discuss this issue with Board members. The Board discussed how to get the non-member towns more fiscally involved. Chair Paolillo stressed that Belmont can't force the other towns to join the district.

Woodfall Road Property

Chair Paolillo reviewed the history of the Woodfall Road property, noting that the property was recently appraised. He reviewed the commercial development possibility (Hospice) that came before the Board last summer. He explained that the RFP was issued for residential development only and that the bids are due on January 31, 2013.

In answer to a question, the Board noted that this property must be developed as four single family lots. Ms. Rittenburg expressed that a number of constituents were disappointed by the dismissal of the Hospice proposal. Selectman Jones said that there was a possibility that the hospice facility could have been taken off the tax payroll, if a large non-profit hospital took it over at a point in the near future.

Incinerator Site – Process with DCAM

Chair Paolillo reviewed that there are two parcels of land on the site, one of which is a compost parcel which totals 3 acres and is owned by Belmont. There are 20 or so other acres at the site and Belmont does not own these acres. He explained the state's involvement in the land ownership issues, noting that more clarification is required. The town needs to decide the post-closure use (open space, playing fields, solar farming, etc.) before the site is capped. He noted that leaving it as open space would be the least costly option. He noted that the idea of a playing field is appealing to the Board, as is the idea of a solar farm. However, the solar farm idea may not be viable.

Chair Paolillo then explained the process that has been ongoing with the state (DCAM and the DEP). The timeline for all of this to play out is a year or more. Mr. Clancy, Town Engineer, explained some of the details of the DEP process, as well. He discussed capping the site with a public use for the town.

TM members asked questions pertaining to this issue. Mr. White asked specifically about accessing the compost section if the state owns the land. Ms. Chris McVey asked about ongoing environmental considerations that may be impacting the surrounding area. Mr. Castanino explained the process of capping the site and the uses of the site post-capping. He said the environmental impact on the surrounding wetlands is being carefully considered.

Chair Paolillo noted that there is a stabilization fund of \$4M to remediate (cap) the site. He said Belmont will cap the site and hopes to build a field on it in the near future.

Upland Development

Chair Paolillo provided a brief summary of what has happened both from the court's and ConCom's perspective. He said that ConCom has met with the Board and will appeal the court's recent decision. He said that the Board has sought to open up a dialogue with the developer, but has had no success at this point. He said the town would love to have the area remain as open space. However, that would require a buyer of the land. The next preferable option would be to

have the land developed as retail space.

Chair Paolillo then explained the downsides of a 40 B development, noting that the amount of school age children from a 298-unit development will be challenging for the community to absorb. The costs of the impact for schools and other services would far exceed any revenue that would be generated. The Board agreed that ConCom got the issue right.

Mr. Don Mercier spoke to the flooding issues and noted that 40B would be a disaster for the town. In answer to a question, Chair Paolillo noted that the developer has not moved forward with the development because of the court issues. Mr. Clancy noted that the project has been under appeal for two years. The developer, he said, is not pushing for a building permit.

Ms. Ann Marie Lambert, ConCom, provided some background information, noting that the developers have shown no interest in changing their 40 B proposal. She noted that a ConCom restriction is one possible avenue to explore. She asked about the town setting aside funding should the 40 B go forward. Chair Paolillo replied that there is not extra funding in the budget to be set aside.

Ongoing Issues

Trapelo Roadway Construction Project

The Town's Community Development Director Mr. Glenn Clancy gave an overview of the Trapelo Roadway Construction Project. He said the project will take two full construction cycles and is scheduled for completion in the Fall of 2014. Mr. Clancy noted that there is information about the project on the Town's website. Based on the questions he received from the Precinct meetings, he offered to put more detailed information from the State DOT on the website, including bus stop information. Precinct 3 Member, Mr. John O'Connor, asked who pays for the project and if the Town yards would be used for storage of construction equipment during the project. Mr. Clancy said that the Town Yard is not going to be utilized by the State DOT during the project.

Belmont Center Utility/Redesign Roadway & Parking Management Plan

Mr. Clancy explained the efforts underway to upgrade Belmont Center. He said the Traffic Advisory Committee will submit designs to the state for next September. It is hoped that state grants will fund the project. The project is approximately \$2.5M and will include new street lighting, traffic improvements and a net increase of 10 additional parking spaces.

There was a brief presentation about the parking plan proposed for Belmont Center. The project is an 18 month plan to include better signage and an outreach program to businesses, residents and employees who work and visit Belmont Center. Chair Paolillo noted that employee parking is a problem and that it makes sense to provide employee incentivized parking.

Water Main Improvements

The Town's Director of Public Works, Mr. Peter Castanino, made a very brief presentation regarding the water main upgrades that are underway.

Cushing Village

Selectman Rojas provided an update on the Cushing Village Development Project, noting that there will be a hearing on Wednesday, December 5th to solicit public input. There will be three buildings and new businesses will include some retail, including a food market, restaurant and retail shopping. There will be 113-118 units (one and two bedrooms) as well as retail, which will include a food market. He explained the parking impact as well as the potential new tax revenues that will be generated. The issues of mass, scale, size and volume have been discussed during the extensive Planning Board Review process. When completed, the rents for the units will likely be priced at approximately \$2,000 to \$3,000 per month. The Town will retain fifty (50) parking spaces. Nineteen (19) will be surface parking, and the remainder will be underground in the parking garage.

Precinct Member Mr. Joe White asked questions about the number of school children and tax revenues. Right now, there is about \$89K in tax revenue generated by the property. The developer has estimated that the project will generate approximately \$300K in new tax revenue. Planning Board Chairman and Precinct Member Mr. Sami Bagdady addressed the questions and discussed the Planning Board review process. The Planning Board is currently doing an impact analysis on the project. Planning Board member Ms. Liz Allison is working with Mr. Robert Reardon and the Town Administrator to analyze the short and long term economic and educational impacts on the Town.

Thomas Clark House Relocation

Chair Paolillo gave a brief update on this topic based on the information reported by Mr. Michael Smith, Chair of the Historic District Commission (HDC) during Monday night's precinct meeting. The HDC and the Architectural Heritage Foundation is negotiating with the Armenian Church to allow for a relocation of the historic Thomas Clark House. The lease between the Town and the HDC/AHF has been extended by the Board for one year. The extension (to February 2014) will allow the house to remain on public land while negotiations continue for a permanent relocation site.

Capital Projects Update

Library Project

Mr. Kale reviewed the time-line of this project noting that the costs of the various pieces are also being planned out.

Underwood Pool /Park Project

Chair Paolillo gave an update on the Underwood Pool/Park Project. He summarized that if the Library is relocated a school field will need to be replaced. He noted that the current pool has many issues facing it. Therefore the Board explored how to improve the pool and/or re-site the pool up the hill and below that, build a field to re-place the one that the Library usurps. A firm has been selected to do the feasibility study. It will begin in early January and completed by March. The Board of Selectmen and School Committee will need to have this information in hand before any decisions can be made.

High School Renovation Project

Chair Paolillo summarized that the facility is in a crisis state and that the Board supports exploration with the MSBA.

Other Facilities

Chair Paolillo noted that there are other facilities needing attention across town, including the Police Station, DPW Facility and the Skating Rink. Selectman Rojas stated that he served on the Capital Projects Overview Committee. There is a "blueprint" in place that can be used to help prioritize these projects. Some Precinct Members addressed the Board and noted that the Belmont High School is the main issue facing the Town, asking, "Can we afford both a library and a school"? Chair Paolillo noted that regardless of the Town's decision about the library, the Town still needs to move forward to address the Underwood Pool issues.

Community Preservation Projects

Selectman Rojas briefly reported that nine applications for Community Preservation Funds are currently under consideration: Preserving vital records, town hall door replacement, Underwood pool/park project design, irrigation at rock meadow, Joey's park, electric service upgrade, building survey and investigation of Homer House and landscape plan for intergenerational walking path at clay pit pond. He noted that there is \$2M available for funding these projects.

FY14 Budget Process

Chair Paolillo gave an overview of this year's budget process. He stated that the Board will again work collaboratively with the School Committee and School Administration for a unified budget approach. He reviewed the key budget milestones and noted that the Board will have a budget to the Warrant Committee by mid-February for the Annual Town Meeting.

The meeting was adjourned at 10:45pm.



Mr. David Kale, Town Administrator

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Board of Selectmen
Special Precinct Meeting



Monday, December 3, 2012 at 7:30pm
Tuesday, December 4, 2012 at 7:00pm



Agenda

- I. Welcome & Introduction
- II. Town Meeting Schedule
- III. Status Updates - Ongoing Issues
- IV. Capital Projects Update
- V. Community Preservation Projects
- VI. FY14 Budget Process
- VII. Questions & Comments



2013 Town Meeting:

- **Late January** - Possible Special Town Meeting
- **April 29:** Opening of Annual Town Meeting
– non-financial matters
- **June 3rd & 5th:** Annual Town Meeting
– financial & budget matters



Ongoing Issues:

- Belmont Municipal Light Department Substation Project
- Minuteman School Building Project & Feasibility Study
- Potential Sale of Woodfall Road Property
– Bids due January 31, 2013
- Incinerator Site - Process with DCAM
- Upland Development



Ongoing Issues:

- Trapelo Roadway Construction Project
- Cushing Village Project Status
- Belmont Center Utility Reconstruction/Roadway Construction
- Belmont Center Parking Management Plan Implementation
- Thomas Clark House Relocation



Capital Projects Update



Library Construction Project:

- Mass. Board of Library Commissions Awarded a \$7.6 million Grant to the Town of Belmont for the Construction of an Estimated \$19 million Library
- Maximum reduction of 5% in the Proposed Square Footage
- Town Must Secure Local Funding by June 30, 2013 or Request an Extension(s) to December 31, 2013 or June 30, 2014
- Early next year, School Committee to Consider the Transfer of the Practice Field Site for a New Belmont Public Library.
- Town Meeting Must Approve Transfer if Approved by the School Committee



Underwood Pool / Park Project:

- Firm to Begin Feasibility Study
- Feasibility Study Will Provide Design Alternatives and Estimated Costs for a School Replacement Practice Field and Replacement Pool
- Feasibility Study is Scheduled to be Completed by February/March 2013
- Cost Estimates to be Developed as Part of Feasibility Study for Various Alternatives



High School Renovation Project:

- New England Assoc. of Schools and Colleges Accreditation Report Issued
- Meeting with Massachusetts School Building Authority (MSBA) is Being Planned to Obtain Status of Belmont's of Statement of Interest (SOI) Application on High School Project



Other Facilities:

- Police Station
- DPW Facility
- Skating Rink



Community Preservation Projects:

- Preserving/Digitizing Vital Records
- Town Hall Door Replacement
- Underwood Pool/Park Project
- Irrigation Improvements at Rock Meadow Gardens
- Landscape Plan for Intergenerational Walking Path at Clay Pit Pond



Community Preservation Projects (cont.)

- Building Survey & Investigation of William Flag Homer House
- Electric Service Upgrade (Affordable Housing)
- Comprehension Cultural Resources Survey
- Joey's Park Rehabilitation

Final Applications Submitted to CPA Committee on Nov. 30th



FY 2014 Budget Process:

- Joint Meetings of BOS and School Committee:
 - Dec. 10th, Jan. 14th, and Feb. 4th
- Feb. 11th: Submission of Town/School FY14 Operating Budgets
- Feb. 13th: Joint Meeting BOS & Warrant Committee to Review Proposed FY14 Budget
- Feb. 25th: Proposed FY14 Capital Budget to Capital Budget Committee
- Feb. 14 - 28th: Public Meetings by BOS on FY14 Budget
- Early March: Budget Adopted by BOS, as Amended, and Transmitted to the Warrant Committee
- Feb. 13th - May 13th: Warrant Committee Reviews Operating Budget & Drafts Formal Report for Town Meeting
- Feb. 26th - May 13th: Capital Budget Committee Reviews Capital Budget and Drafts Formal Report for Town Meeting



Precinct Issues:

- General Discussion
- Questions?