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**MINUTES  
TOWN OF BELMONT  
BOARD OF SELECTMEN  
CHENERY MIDDLE SCHOOL AUDITORIUM  
Monday, November 3, 2014  
6:00 PM**

**CALL TO ORDER**

A regular meeting of the Board was called to order in open session at 6:06 p.m. by Chair Rojas in the Chenery Middle School Auditorium. Selectmen Baghdady and Paolillo were present. Town Administrator David Kale and Assistant Town Administrator Marshall were also present.

Chair Rojas reviewed the agenda. He then requested a moment of silence to honor former Selectman Bill Monahan, who passed away over the weekend.

**QUESTIONS FROM TOWN RESIDENTS**

[There were none.]

**ACTION BY APPOINTMENT**

**National Grid Petition (Livermore Road)**

Mr. Dennis Regan, National Grid Representative, appeared before the Board to request a petition for 455 feet of 2-inch gas main for Livermore Road. In answer to the Board's follow-up questions, Mr. Regan provided details about the petition.

*The Board moved:* To approve the petition for 455 feet of 2-inch gas main for Livermore Road.

The motion passed unanimously (3-0).

**Comcast Petition (Moore and Leonard Street)**

Mr. Kale informed the Board that the Comcast petition will need to be continued to November 17, 2014, as a result of a delay in receiving the electronic file.

*The Board moved:* To *continue* the petition (defer action) for Moore and Leonard Streets to November 17, 2014.

The motion passed unanimously (3-0).

**ACTION BY CONSENT**

**Approval of application from Mr. Dennis A. Dyer for a Common Victualler License at 628 Trapelo Road – *continued from 10/29/14* (applicant is purchasing Sweet Peach Diner)**

Mr. Kenneth Leitner, attorney for the applicant, and Mr. Dennis Dyer, applicant, appeared before the Board regarding the Common Victualler license request. Mr. Leitner explained the application in more detail.

*The Board moved:* To approve the license request for Dyer's Sweet Peach Diner Corporation at 628 Trapelo Road, as noted above.  
The motion passed unanimously (3-0).

### **Proclamation for Maureen Conners, Belmont Library Director**

Chair Rojas read the Proclamation. The Board thanked Ms. Conners for her eighteen years of service to Belmont.

*The Board moved:* To approve the Proclamation.  
The motion passed unanimously (3-0).

### **Town Administrator's Report**

Mr. Kale reported on the following items:

- The two Town Meeting motions are ready for the Board's vote. The Board will approve the motions at its meeting prior to Town Meeting on Monday, 11/17/14 at 6:00.
- Selectmen appointments are ready to be made for the Bike Path implementation committee, and other committees as well. Appointments will be made at the 12/1/14 Board meeting.

### **Committee Liaison Reports**

Selectman Paolillo informed the Board that the Financial Task Force is continuing its analysis and would like to present its work to the Board at a meeting in December.

[The Board took a 30-minute recess, until the Precinct meeting at 7:00 pm.]

### **Precinct Meeting: Former Incinerator Site on Concord Avenue**

Chair Rojas welcomed Town Meeting members to the meeting and noted that, while there are several possible uses for the post closure use, the Board would like to proceed with identifying a specific use, as this information will influence the way in which the incinerator is capped. As for the state transfer of the property, this process is presently underway. The appraisal, Chair Rojas continued, will need to be limited in scope and defined by the uses allowed by the state. Once that process is complete, the post closure use should be known. He then reviewed some of the costs involved in this process, e.g., appraisal fees, clean up costs, etc. Chair Rojas noted that, while much of this land is currently state owned, about 9 acres are town-owned.

He then introduced the evening's presenters.

Mr. Bruce Haskell, Principal at Langdon Environment, and Mr. Scott Landgren, Landscape Architect and Principal at CDM Smith, appeared before the Board regarding the potential post-closure use of the Concord Avenue Incinerator Site.

Mr. Haskell reviewed that Belmont is proceeding with the purchase of the front parcel of land from the state. The state-owned parcel must be for municipal uses, but the town-owned parcel is not limited to municipal uses in the same way. Mr. Haskell offered that potential uses for this site would be reviewed this evening. Potential post-closure uses will need to be technically feasible. Costs are also a consideration.

Mr. Haskell reviewed the requirements for conveying the property to the town. He then reviewed the relevant considerations for the post-closure use of this site, e.g., safety considerations, ability to integrate with the final cap, public acceptance, settlement accommodations, and the requirement that the site be used for municipal uses.

Mr. Haskell reviewed a list of potential post-closure uses that have been evaluated:

- Open Space
- DPW Material Storage
- Athletic Fields
- Solar Photovoltaic (PV)
- Ice Rink
- Relocated Police Station
- Relocated DPW garage
- School

Among these options, the rink, DPW garage, and school were deemed *not technically* feasible.

He then reviewed, in more detail, the following post-closure uses: DPW material storage, Recreation Fields, Solar Photovoltaic, and a relocated Police Station. He offered the advantages and disadvantages of each of these options, including the traffic impact of these potential uses.

Regarding next steps, soliciting public comments on potential site uses is underway. The town will need to finalize the acquisition of the front parcel from state. A schedule will need to be developed for completion of the Mass DEP requirements. Finally, the town will need to prepare MassDEP's required closure and post-closure use permit applications.

Chair Rojas informed the audience that some of this land could be sold. He added that the shared driveway bylaw means that one driveway could be shared among the state-owned and town-owned parcels.

### ***Questions/Comments***

Mr. Dan Nolan, 1015 Concord Avenue, highlighted that there are concerning traffic issues in this area. He said that the driving there is both aggressive and unsafe. He requested that traffic implications be kept at the forefront of the conversation.

Mr. Robert Kennedy, Precinct 3, raised the issue that this site is a part of a bigger picture for the town. He said it would be helpful if the “big picture” would be included in the photos. He added that Concord Ave is a gateway road, which is heavily traversed. He then asked if wind generators have been discussed? Chair Rojas said that this will be examined.

Ms. Sue Bass, Precinct 3, agreed that the context should be fuller in the photos. She then asked a question about the uses of Areas A and C.

Mr. Haskell Werlin offered that a wind generator would not likely be approved by voters. He then spoke to the benefits of the solar option.

Kim Sli, Taylor Road, said that the location is too isolated for a Police Station. He said the schools are at their limit, so he does not support more housing. Solar seems like a worthy option, but he questioned the numbers.

Ms. Suzanne Johannet, Warwick Road, proposed a community farm for the land as a way to preserve open space and to connect the community to the land. She spoke to the benefits of community farms.

Mr. Haskell spoke to the farming possibility.

Mr. David Webster, Precinct 4, spoke to the wetland restrictions for this area. He said that it is important that the DPW get to use the land to sustain its operations. He said it would be useful to hear from the Police Department on whether or not they would like to be there – same for School Department (regarding fields for this site) and the Energy Committee on the solar option. He said Open Space is a desirable option.

Chair Rojas invited the Chief of Police to speak to the topic of having the police station moved to this location. Chief McLaughlin said that where the building is located is not all that consequential. The Officers are out and about in the community all day. He said a central location would be ideal, but not possible in Belmont.

Ms. Joan Teebagy advocated for the community farm option. She noted that it is a low-cost option that values open space.

Mr. Robert Kennedy asked about the solar option, specifically the revenue numbers.

Mr. Ostayan, Precinct 2, said that the solar option could be implemented along with the Police Station. Solar panels could be placed on a new station’s roof.

Ms. Anne Marie Mahoney, Precinct 1, asked about megawatts of power. How much is one megawatt? Mr. Palmer, General Manager of the Light Department, answered that one megawatt is small – Belmont uses about 24-25 megawatts a day.

Mr. Roger Reed asked about the process going forward. How will the ultimate decision be made? Chair Rojas said that the state process will take another year, at least. More public

meetings will be held exploring this issue. Mr. Haskell spoke briefly to the costs involved.

Chair Rojas thanked the presenters as well as the town departments who have helped inform this conversation over the past years.

**NEXT MEETINGS**

Monday, November 17, 2014 at 8:00 am at Town Hall (Joint meeting with SC)

Monday, November 17, 2014 at 6:00 pm at Chenery Middle School (pre-Town Meeting)

The Board moved to adjourn the meeting at 8:35 p.m.

A handwritten signature in black ink, appearing to read "DKale", written over a horizontal line.

Mr. David Kale, Town Administrator