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**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
TOWN HALL AUDITORIUM
Wednesday, April 8, 2015
7:00 PM**

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 7:07 p.m. by Chair Baghdady (Chair Pro Tem) in the Town Hall Auditorium. Selectman Paolillo and newly-elected Selectman Williams were present. Town Administrator David Kale and Assistant Town Administrator Marshall were also present.

Chair Pro Tem Baghdady welcomed Selectman Williams to the Board and turned to the organizational meeting.

Board of Selectmen Re-organization and Vote

Pro Temp Chair Baghdady requested nominations.

The Board moved: To nominate Pro Temp Chair Baghdady as Chair of the Board of Selectmen.

The motion passed unanimously (3-0).

The Board moved: To nominate Selectman Paolillo as Vice Chair of the Board of Selectmen.

The motion passed unanimously (3-0).

Chair Baghdady spoke to the recent campaign process that the town undertook. He said his objective is to unite the town and encourage collaboration in working to make Belmont a better community. Selectman Paolillo added his remarks concerning the campaign and moving forward. He thanked both the Yes and No committee for their efforts.

The Board discussed common threads, e.g., continuing with the work of the Financial Task Force and working on structural reform.

Chair Baghdady then reviewed the evening's agenda.

QUESTIONS FROM TOWN RESIDENTS

Ms. Johanna Swift Hart, Precinct 4, asked about communication and outreach concerning the spending decisions and/or budgetary decisions of the override money. She said open communication will go a long way toward building trust. Chair Baghdady said that the process will be transparent. Selectman Paolillo agreed and said the town website will be used and joint, public meetings will be held.

ACTION BY APPOINTMENT

Board of Selectmen – Liaison Assignments

Chair Baghdady explained the rationale for Board liaisons. He suggested that the Board review the list and appointments be made at a future meeting. The Board discussed that periodic reports from committee chairs (to the Board) are helpful. This topic was discussed.

Acknowledgement of Mr. Andy Rojas, former BOS Chair

Chair Baghdady thanked former BOS Chair Rojas for his services to the town. He said he hopes Mr. Rojas continues to serve the town in some capacity as he has a lot to offer.

MWRA Water Bond Signing (Mr. Floyd Carman)

Mr. Floyd Carman, Town Treasurer, appeared before the Board to request that the Board sign an MWRA Water Bond. Mr. Carman informed the Board that this marks the \$500K ten-year interest-free loan installment which funds this year's water pipe improvements. He requested approval and signing.

The Board moved: To approve the \$500K ten-year interest-free MWRA Water Bond. The motion passed unanimously (3-0).

The Board signed the Water Bond.

Bond Refunding Opportunity

Mr. Carman remained before the Board and requested that the Board approve the refinancing of several loans. Interest rates are lower now, he said, and this will therefore save the town money over time. The Board discussed the town's overall debt and its debt capacity.

The Board moved: That in order to save interest costs, the Treasurer is authorized to provide for the sale and issuance of bonds under G.L. c. 44, Section 21A, to refund all or any portion of the remaining principal of and redemption premium and interest on the Town's General Obligation Bonds dated March 15, 2006 and June 15, 2007 and that for this purpose the Treasurer is authorized to provide for the preparation and distribution of a Preliminary Official Statement; provided, however, that no bonds shall be issued under this vote unless and until the final interest rates and other terms of the refunding bonds are approved by the Board.

The motion passed unanimously (3-0).

Contract Approval – Belmont Center Reconstruction Project: Charles Contracting Co.

Mr. Glenn Clancy, Director of Community Development, appeared before the Board to request that the Board award the Belmont Center Reconstruction Project contract to Charles Contracting

Co. Mr. Clancy briefed the Board on Charles Contracting Co. He said he feels confident with this company. He then reviewed the two bids that came in. He explained the variable elements included in the project: landscaping, sidewalks, road reworking, electrical upgrades, etc.

The Board discussed the bid, including the 5% contingency, the bidding process, and the fact that there is no "do not exceed" clause.

Mr. Clancy then explained the part of the project that will be funded with water and sewer enterprise funding. Chair Baghdady noted that communication with the Belmont Center Businesses would be key. Mr. Clancy added that construction will hopefully be complete by November 1, 2015. Mr. Clancy will provide updates to the Board and the community.

The Board moved: To approve the award of the contract to Belmont Center Reconstruction Project to Charles Contracting Co.
The motion passed unanimously (3-0).

The Board signed the contract.

Update on MBTA Fitchburg Commuter Rail Project (Mr. Joe Nolan)

Mr. Joe Nolan, MBTA consultant, and Mr. Eric Fleming, also from the MBTA, appeared before the Board to provide a MBTA Fitchburg Commuter Rail Project update. Mr. Nolan stated that the project has been underway for several years.

Mr. Fleming explained that the project makes improvements in service across the line. He said there have been track upgrades, speed increases, signal system upgrades, and the line has been extended. He discussed the status of the project, noting that it is in its third and final phase.

Concerning Belmont, several improvements have already occurred, e.g., lighting, curbing, tracking.

Mr. Fleming then reviewed the prepared questions (submitted by Belmont residents) and addressed some of the mitigating actions that have been taken.

The Board discussed the speed of the trains. Selectman Paolillo expressed concern over the 80-mile-per-hour speed, noting that this speed poses a safety issue for residents in Belmont – especially, he said, the high school students who cut through the tracks every day. Mr. Nolan offered steps that could be taken to alert the students of the fast moving trains.

Selectman Williams raised a concern regarding stored equipment on the site. He asked how much longer the equipment would be stored for? Mr. Nolan replied that it should be removed at the end of June.

Audience Comments/Questions

Mr. Frank Frazier, Precinct 7, asked about the safety improvements on Brighton Street.

Mr. Cosmo Caterino, Channing Road, asked about the Brighton Street crossover.

Ms. Cindy Taylor, Channing Road, offered her email address to Mr. Nolan and offered to facilitate an email chain with neighbors.

Mr. Roger Fussa, Precinct 8, asked about the work schedule, during the week and on weekends.

Mr. Scott Rossi, Channing Road, spoke to the middle-of-the-night work, impact on foundation, the creation of the new houses, and the issue of trespassing.

Mr. Paul Healey, Channing Road, expressed concern about the noise and the early start times (5:30-6:00 a.m.). He requested that the start time be closer to 7:00 a.m. He also requested appropriate clean up measures.

Mr. Paul [?], spoke to the noise, the shaking of his house, and the smell of the creosote.

Ms. Mary Watters, Channing Road, spoke to several issues: noise, shaking, foundation impact, and the noise level of the faster-moving trains. She suggested better signage and enforcement. Mr. Fleming said signage does not impact behavior; but it was agreed by all that education coupled with better signage would be helpful.

Convene as the Board of Survey

Board of Survey – 863 Concord Avenue (9:04 p.m.)

Mr. Glenn Clancy, Mr. William Hunt, and Mr. Al Gala appeared before the Board concerning 863 Concord Ave. Mr. Hunt explained the Fire Department's concern and noted that the concern has been addressed by widening the pavement (for improved turning radius). Mr. Clancy provided additional details on the road-width changes to accommodate the fire trucks. Length and slope of the road was discussed.

The Board asked specific questions concerning the slope. Selectman Williams asked about the Board supporting the nearby properties proceeding with a similar plan. He discussed precedent. Chair Baghdady said he was concerned about taking a driveway and making it a public access road. He is also concerned about the slope. Mr. Clancy discussed the public/private distinction and the impact on plowing and maintenance.

Mr. Hunt expressed concern about altering the plan, and, in the end, coming up with a less desirable plan.

The Board continued discussing issues relating to the design of this plan: sidewalks, slope, length of road, precedent, and the private/public way.

The Board opted to not vote this evening and to extend the public hearing. Mr. Hunt asked for and received clarification on what the Board is seeking in extending the public hearing. He said

he will make the necessary adjustments.

The Board moved: To continue the Board of Survey public hearing for 863 Concord Ave. until the Board meets again on April 21, 2015.
The motion passed unanimously (3-0).

Discuss Final Warrant Articles for Annual Town Meeting

Mr. Kale informed the Board that Mr. Hall provided redline edits to the draft warrant. Ms. Marshall highlighted the redline changes.

Vote and Sign the Official Warrant for Annual Town Meeting

The Board moved: To approve the official TM Warrant for the annual Town Meeting May 4, 2015.
The motion passed unanimously (3-0).

The Board signed the Warrant.

Town Administrator's Report

Mr. Kale reported on the following items:

- The Grove Street Master Plan meeting will be held on Monday, April 13, 2015 at the Beech Street Center
- The Minuteman Meeting will be held Tuesday, April 21, 2015 at 7:30pm at the Beech Street Center

APPROVED
BOARD OF SELECTMEN
DATE: _____

ACTION BY CONSENT

Junk, Old Metal and Second Hand Article License Renewals:

- unCommon Finds, 432 Trapelo Road (Donata Barber)
- Belmont Jewelry Place, 5 Williston Road (Levon Terzian)
- As Tyme Goes By, 97 Trapelo Road (Annette Hannon)
- BenchCraft Jewelers, 383 Trapelo Road (Tony Minassian)
- Fancy That, 4 Trapelo Road (James and Edith Diamond)
- Dick's Place, 360-A Trapelo Road (Richard Chandler)

The Board moved: To approve the license renewals, details noted above.
The motion passed unanimously (3-0).

Application for a One Day Liquor License:

- Emi's Eats Inc. d/b/a Kitchen on Common, 442 Common Street, Application for One Day Wine and Beer License to host a Wine Tasting Dinner on April 27, 2015

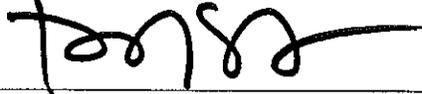
The Board moved: To approve the one day liquor license, details noted above.

The motion passed unanimously (3-0).

NEXT MEETINGS

- Tuesday, April 21, 2015 7:00 pm Beech Street Center
- Monday, May 4, 2015 6:00 pm High School
- Wednesday, May 6, 2015 6:00 pm High School

The Board moved to adjourn the meeting at 10:06 p.m.



Mr. David Kale, Town Administrator

APPROVED
BOARD OF SELECTMEN
DATE: 5-28-2015