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BELMONT, MA

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MINUTES  
TOWN OF BELMONT  
BOARD OF SELECTMEN  
BEECH STREET CENTER  
Tuesday, April 21, 2015  
7:00 PM

APPROVED  
BOARD OF SELECTMEN  
DATE: 9-28-15

**CALL TO ORDER**

A regular meeting of the Board was called to order in open session at 7:00 p.m. by Chair Baghdady at the Beech Street Center. Selectmen Williams and Selectman Paolillo were present. Town Administrator David Kale was present; Assistant Town Administrator Marshall was also present.

Chair Baghdady reviewed the order of items on the agenda.

**QUESTIONS FROM TOWN RESIDENTS**

There were none.

**Proclamation for 100<sup>th</sup> Anniversary of the Armenian Genocide**

Chair Baghdady read the proclamation. Chair Baghdady invited Mr. Jirair Hovsepian, TMM Precinct 4 and Human Right Commission member, to speak before the Board. Mr. Hovsepian expressed his gratitude to the Board for this proclamation.

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

**Review and Approval of the FY16 Water and Sewer Rates**

Mr. Jay Marcotte, Director of Public Works, explained to the Board the process of developing the annual water and sewer rate recommendations. Mr. Marcotte reviewed the FY16 Water and Sewer Rates presentation with the Board.

He noted that five years ago a comprehensive rate study was prepared by Woodcock and Associates and RFC (Raftelis Financial Consultants, Inc.) to provide a review of the rate structure and financial policies in order to meet the long term needs of funding the water, sewer and stormwater utilities. Mr. Marcotte continued that using the financial planning from that past study, RFC reviewed the status of the financial plan based on current information to recommend water and sewer rates for FY16, in consultation with DPW/Water Administration.

*The Board moved:* To approve the recommended increase in all Water fees by 2.5% for FY16 (see attached)

APPROVED  
The motion passed unanimously (3-0).  
BOARD OF SELECTMEN

~~DATE~~  
The Board moved: To approve the recommended increase in all Sewer fees by 2.6% for FY16 (see attached)

The motion passed unanimously (3-0).

Town Administrator Kale reported to the Board that the Belmont Public Works Department Water Division was nominated for the Public Water Systems Award. Mr. Michael Bishop, Water Division Manager, explained to the Board the nature of this award. The Board thanked Mr. Bishop, Mr. Marcotte and Mr. Santoro for their continued efforts.

**Joint Meeting with Warrant Committee, School Committee, Capital Budget Committee on Minuteman Regional Vocational High School Project  
(WC, CBC, SC did not have a quorum)**

Mr. Jack Weis, Belmont's representative on both the Minuteman School Committee and the Minuteman Building Committee appeared before the Board to present a brief history of what has been done to date, as well as the various options that are currently being considered.

The Board viewed the Minuteman High School Building Project Presentation for the Town of Belmont that was prepared by the Minuteman School Building Committee. Following the presentation Chair Baghdady stated he supports vocational education but questions the size of the school.

Mr. Kevin Mahoney, Assistant Superintendent for Finance at Minuteman Regional Vocational High School, explained that the target enrollment is 628 students. He continued that the size of the school based on an enrollment of 435 students was not sufficient and would not support the educational programming Minuteman had developed based on students' interests and future career opportunities. Mr. Mahoney indicated that the option of a building that held 800 students was not supported by the Minuteman communities. Vice Chair Paolillo added that he also supports vocational education and asked if member enrollment at Minuteman would grow to the expected 628. Mr. Kevin Mahoney, Assistant Superintendent for Finance at Minuteman Regional Vocational High School, explained that the expectation is that within five to six years the enrollment will grow from 525 students to 628.

Mr. Bob McLaughlin, Warrant Committee Member, stated that the sizing is critical. He asked how many of the 19 programs will run with a school designed for 450 students. Mr. McLaughlin continued that all sixteen communities would need to approve the debt and an appraisal of the property would be necessary. Ms. Pat Bruschi, member Capital Budget Committee, stated that the size of the building should be examined first. She then asked when the NESDEC study was completed. Mr. Kevin Mahoney told the Board the 2011 study was updated in 2014. Mr. Michael Libenson, Warrant Committee Chair, asked if all sixteen Minuteman communities were required to get Town Meeting approval and if five or six of the communities were also to get debt exclusions. Mr. Libenson asked for clarification about the expected increase in enrollment from 385 to 628. Mr. Ford Spaulding, Former Chair of the Minuteman School

Committee, offered that Wayland had asked to get out of the Minuteman District by unanimous consent.

Mr. Spaulding stated that the building would not be built or occupied until 2021.

The Board took a brief recess.

**Convene as Board of Survey to discuss 863 Concord Ave.**

*The Board moved:* To convene as the Board of Survey.  
The motion passed unanimously (3-0).

Chair Baghdady explained that the application for 863 Concord Avenue was seeking approval to subdivide the lot into two lots. He asked if there had been any changes in the plans since the Board of Survey had last met to discuss 863 Concord Avenue.

Chair Baghdady introduced Mr. Joe Noone, counsel for Mr. William Hunt, Manager for the Belmont Noma-Reischauer House. Mr. Noone asked if the Board would approve the waivers that were discussed at the last meeting. He also reminded the Board that previously they had struggled with the proposed length of the new road. Chair Baghdady explained the waivers that the applicant was requesting the Board to approve. The first waiver was to allow a slope of 10% in order to allow the road to follow the contour of the existing property and to approve a slope of 5% at the approach to Concord Ave. The Board was requested to approve the waiver seeking to reduce the width of the pavement to 24 feet due to low traffic expectations for the two house subdivision. The final waiver was the request to waive the installation of a sidewalk.

Chair Baghdady then read the Regulations adopted by the Board of Survey. Mr. Joe Noone responded that the regulations clearly state that due to the size of the lot an exception can be granted. Vice Chair Paolillo asked why the Board of Survey regulation indicates that a road is required to be 350 feet, is this reason related to public safety. Vice Chair Paolillo said he felt strongly that sidewalks should be added as he feels this is a public safety issue. Vice Chair Paolillo asked Mr. Glenn Clancy, Community Development Director, if all roads in Belmont are 350 feet. Mr. Clancy reminded the Board that the Board of Survey regulations were established in 1989 and he could not recount the reason why this dimension was chosen.

Selectman Williams stated he was not in favor of the project as it had no compelling public interest. He continued that he had been contacted by abutters who are opposed and those abutters who are concerned about the potential traffic issues on Concord and the blind street that results of this project. He concluded that he thinks a street should not be less than the regulated 350 feet.

*The Board moved:* To continue the vote to June 22, 2015  
The motion passed unanimously (3-0).

**Trapelo Road Project – Request to Relocate Two Traffic Controller Cabinets**

Mr. Glenn Clancy, Community Development Director, appeared before the Board of Selectmen to inform them that two property owners on Trapelo Road are requesting traffic controller cabinets, proposed to be located in front of their property, be relocated away from their properties. He explained that since each request comes after most of the work to install the cabinets has been completed, Mass DOT will not fund the relocations. The Town of Belmont must pay to move the cabinets.

Mr. Clancy stated the traffic controller cabinet located at 614 Trapelo Road is at the back edge of the public sidewalk in front of an existing fence. He continued that the property owner believes the proposed location could create a safety hazard for pedestrians, especially children. Mr. Clancy explained that the sidewalk in this area is eight feet wide and the width of sidewalk along the front of the cabinet will be 4-5 feet. He stated that this is an adequate width to meet accessibility requirements and is safe especially considering there is a parking lane and bicycle lane between the sidewalk and the travel lane on Trapelo Road. Mr. Clancy added that the owner of 614 Trapelo Road does not agree and is asking the board to pay to relocate the cabinet.

Mr. Clancy noted that an option to relocate the cabinet to behind the curb line, thus resulting in pedestrians walking in the 4-5 foot width between the cabinet and the fence, was proposed but rejected by the property owner. The estimated cost for this relocation would be \$3,493.86.

Mr. Clancy continued that four options for moving the cabinet across the road to a location that is suitable to accommodate the cabinet have been explored. The estimated cost to relocate the cabinet ranges from \$6,781 to \$15,653 and is dependent upon specific tasks required under each option.

The second traffic controller cabinet, located at 480 Trapelo Road (Belmont Wheelworks) was originally to be located at the curb line however subsurface conditions forced it to be relocated closer to the building. Mr. Clancy explained that the proposed location is at the back of the sidewalk approximately 6 inches from the face of the building. He told the Board that the owner is concerned that the location of the cabinet will impact the ability for someone to maintain the wood exterior finish of the building that is beneath the storefront windows.

Mr. Clancy stated that the cost to relocate the cabinet across the road, to an area behind the curb line, is \$11,389.10. He concluded that should the board support each request pavement management funds are the only source to cover the cost. Finally, Mr. Clancy noted that using the low cost of \$6781 for the cabinet at 614 Trapelo Road and with contingencies he felt the total cost would be estimated between \$20,000 and \$22,000.

*The Board moved:* To approve the request to relocate the traffic controller cabinets presently located at 480 Trapelo Road (Wheelworks) and 614 Trapelo Road with total expected cost to be in the range of 20,000 to 22,000.

The motion passed unanimously (3-0).

**Open and Close Warrant for Special Town Meeting on May 6, 2015**

*The Board moved:* To open and close the Special Town Meeting Warrant on April 21, 2015

The motion passed unanimously (3-0).

*The Board moved:* To sign the Special Town Meeting Warrant to be held on Wednesday, May 6, 2015 at Belmont High School at 7:00 p.m.

The motion passed unanimously (3-0).

**Discussion and Vote on Annual Town Meeting Warrant Articles (Segment A)**

***Article 1: Reports***

*The Board moved:* To recommend favorable action on Article 1.

The motion passed unanimously (3-0).

***Article 2: Authorization to Represent the Town's Legal Interests***

*The Board moved:* To recommend favorable action on Article 2.

The motion passed unanimously (3-0).

***Article 3: Amend General By-laws for "Stormwater Management and Erosion Control"***

*The Board moved:* To recommend favorable action on Article 3.

The motion passed unanimously (3-0).

***Article 4: Amend General By-laws; Authority for Town Clerk to Assign Appropriate Alphanumeric References***

*The Board moved:* To recommend favorable action on Article 4.

The motion passed unanimously (3-0).

***Article 5: Amend General By-laws to Correct Typographical Clerical Errors***

*The Board moved:* To recommend favorable action on Article 5.

The motion passed unanimously (3-0).

***Article 6: Citizen's Petition – One Year Moratorium in a portion of the Single Residence C***

***Zoning District on the Construction of Oversized Single-Family Dwelling Units***

***The Board moved:*** To recommend favorable action on Article 6.

The motion passed unanimously (3-0).

***Article 7: Amend Zoning By-law: Amend General Residence Zoning Districts Zoning By-law for Single Dwellings as an Alternate to a Two-Family Dwelling***

***The Board moved:*** To recommend favorable action on Article 7.

The motion passed unanimously (3-0).

***Article 8: FY16 Community Preservation Committee Budget & Projects***

***The Board moved:*** To recommend favorable action on Belmont Veterans Memorial Project in the amount of \$60,000

The motion passed unanimously (3-0).

The Board opted to “table” the motion on the Electrical Upgrade Project for Community Housing until more information is obtained from the State.

***The Board moved:*** To recommend favorable action on the Digitization of Belmont Newspapers in the amount of \$17, 923.24

The motion passed unanimously (3-0).

***The Board moved:*** To recommend favorable action on the Rehabilitation and Restoration of 1853 Homer House in the amount of \$100,000

The motion passed unanimously (3-0).

***The Board moved:*** To recommend favorable action on the Rehabilitation and Restoration of the Pequossette Tennis Courts in the amount of \$295,000.

The motion passed unanimously (3-0).

***The Board moved:*** To recommend favorable action on the Wellington Station Exterior Restoration and Rehabilitation in the amount of \$26,300.

The motion passed unanimously (3-0).

***The Board moved:*** To recommend favorable action on administrative costs to support the CPA Committee activities.

The motion passed unanimously (3-0).

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

- Mr. Kale praised the Belmont Fire Department for their work at a recent house fire.
- Mr. Kale informed the Board that the PGA has found an alternate site to utilize for parking during the upcoming tournament which is scheduled at the Belmont Country Club. After a thorough review of the site and the potential impact on traffic patterns the PGA has opted not to utilize Rock Meadow for parking during the future tournament.
- Mr. Kale asked the Board to review a draft letter to Mr. Joseph Nolan, Director of Public Outreach, asking that the MBTA follow up to provide fencing on Channing Road and safety training to the students at the High School.

*The Board moved:* To approve and send the letter to the MBTA.

The motion passed unanimously (3-0).

- Mr. Kale recommended to the Board that Mr. Marcotte, Public Works Director, be appointed as the Town's representative to the MWRA Advisory Board and Mr. Michael Bishop, Water Department Manager, as the alternate designee.

*The Board moved:* To approve Mr. Marcotte, Public Works Director, to represent the Town of Belmont on the MWRA Advisory Board

The motion passed unanimously (3-0).

*The Board moved:* To approve Mr. Michael Bishop, Water Division Manager, as the alternate designee to the MWRA Advisory Board.

The motion passed unanimously (3-0).

### **Belmont Town Day, May 16, 2015**

Request from Belmont Center Business Association to host Town Day on Saturday, May 16, 2015

*The Board moved:* To approve Town Day on May 16, 2015.

The motion passed unanimously (3-0).

### **ACTION BY CONSENT**

**Approval of an application from Ms. Ursula Weaver for a renewal of license  
Antique/Second Hand Goods for a store known as All That Matters at 400 Trapelo Road**

*The Board moved:* To approve the license renewal

The motion passed unanimously (3-0).

**Approval of an application from Mr. George Smith for a renewal of a license**

**Antique/Second Hand Goods for a store known as Waverly Collectibles at 503 Trapelo Road**

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

**Approval of an application from Mr. Anthony Sacca for a renewal of a Junk license for a business known as A. Sacca Junk located at 51-53 Baker Street**

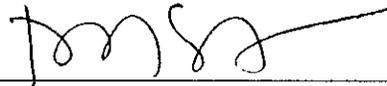
*The Board moved: To approve the license renewal*  
The motion passed unanimously (3-0).

**Taxi License Renewals:**

**Approval of an application from Mr. Louis Truscello of a Taxi license renewal for Yellow Cab of Belmont (D/B/A Keegan Taxi, Belmont Cab & Morse Taxi) located at 61R White Street**

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

The Board moved to adjourn the meeting at 10:40 p.m.



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Mr. David Kale, Town Administrator

**ATTACHMENT A: PROPOSED WATER, SEWER, & FIRELINE RATES**

<b>Water Rates</b>	<b>FY2015</b>	<b>FY2016</b>
	<i>Current</i>	<i>Proposed</i>
<b>Equivalent Meters Charge (per quarter)</b>		
5/8" (Most Residential)	\$ 18.68	\$ 19.15
3/4"	\$ 18.68	\$ 19.15
1"	\$ 20.01	\$ 20.52
1.5"	\$ 24.52	\$ 25.14
2"	\$ 27.16	\$ 27.84
3"	\$ 28.71	\$ 29.43
4"	\$ 46.14	\$ 47.30
6"	\$ 61.38	\$ 62.92
8"	\$ 80.97	\$ 83.00
<b>Volume Rates (per hcf)</b>		
Regular Rate		
Block 1: 0-30 hcf	\$ 5.91	\$ 6.06
Block 2: > 30 hcf	\$ 6.79	\$ 6.96
Irrigation Rate	\$ 7.12	\$ 7.30
Lifeline Rate (30% Discount)	\$ 4.14	\$ 4.25
Lifeline - Flat Account Charge (per quarter)	\$ 13.07	\$ 13.40

<b>Sewer Rates</b>	<b>FY2015</b>	<b>FY2016</b>
	<i>Current</i>	<i>Proposed</i>
<b>Equivalent Meters Charge</b>		
5/8" (Most Residential)	\$ 16.69	\$ 17.13
3/4"	\$ 17.88	\$ 18.35
1"	\$ 19.73	\$ 20.25
1.5"	\$ 25.97	\$ 26.65
2"	\$ 29.64	\$ 30.42
3"	\$ 31.78	\$ 32.61
4"	\$ 55.90	\$ 57.36
6"	\$ 77.01	\$ 79.02
8"	\$ 104.14	\$ 106.85
<b>Volume Rates (per hcf)</b>		
Regular Rate	\$ 11.81	\$ 12.12
Lifeline Rate (30% Discount)	\$ 8.27	\$ 8.49

<b>Fireline Charges</b>	<b>FY2015</b>	<b>FY2016</b>
	<i>Current</i>	<i>Proposed</i>
<b>Equivalent Meters Charge</b>		
2"	\$ 281.28	\$ 288.32
4"	\$ 281.28	\$ 288.32
6"	\$ 817.73	\$ 838.18
8"	\$ 1,740.92	\$ 1,784.45
Hydrants (Private)	\$ 817.73	\$ 838.18
Hydrants (Town)	\$ 0.00	\$ 0.00

