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**BELMONT WARRANT COMMITTEE MEETING MINUTES  
FINAL**

**MARCH 13, 2013, 7:30 P.M.  
CHENERY COMMUNITY ROOM**

Present: Chair Lynch; Members Baghdady, Bruschi, Dash, Epstein, Gammill, Grob, Libenson, McLaughlin, Millane, Sarno; BOS Chair Paolillo; School Committee Representative Slap

Members Absent: Allison, Helgen, Manjikian

The meeting was called to order at 7:37 pm by Chair Lynch.

***Planning Board (PB) Warrant Articles – Sami Baghdady, PB Chair***

Member Baghdady distributed a handout that pertained to the PB warrant articles. He said he will focus on two articles this evening: Medical Marijuana Moratorium, and the Demolition Delay By-Law. He added that the PB is also working on a Religious and Municipal Building Preservation By-Law, the Inclusionary Housing By-Law, as well a Warrant Article to re-zone some property on Concord Ave. to relocate the Clark House.

***Medical Marijuana Moratorium By-Law***

Member Baghdady explained that the law allows for medical marijuana treatment centers (dispensaries). The law allows for not more than five dispensaries in each county. The dispensaries must be registered with the DPH and must be not-for-profit. He said permission to home grow a 60-day supply of medical marijuana would be allowed, under the regulation. He said there is currently no framework from the state for regulatory placement of treatment centers. Two municipalities enacted by-laws to ban the dispensaries and other municipalities, including Belmont, are opting to implement a moratorium, until the DPH issues guidelines and regulations. The Attorney General, however, has just disapproved Wakefield's total ban of medical marijuana treatment centers.

The intent of Belmont's moratorium is to restrict any medical marijuana treatment centers as well as homegrown marijuana until June 30, 2014. This will allow time for the state to issue its regulations, and for the Planning Board to draft zoning restrictions.

The Warrant Committee offered comments and asked questions.

***Demolition Delay By-Law***

Member Baghdady summarized this issue. The HDC has 214 properties on their list of protected properties. He said some residents think that a one (1) year demolition delay as proposed by the HDC is much too long and they do not want their home on the list.

The PB put together its own By-Law that allows for a strict 9-month delay, which includes the public hearing time frame. This By-Law includes a one-time opt out option for residential properties. A public hearing will be held on this By-Law to gather community input and participation on the delay period and the opt out option.

The Warrant Committee offered comments and asked questions.

Member Brusch raised a concern regarding the delay of municipal buildings. To delay construction by a year will cost the town money, as the construction costs associated with a project can rise significantly from one year to the next. She then asked if a rectory would be considered a church structure or residence. Member Libenson raised the point of tax revenue from new developments.

Member Baghdady said there are many ways to analyze situations such as these. One can value historic building preservation because of the property's character and history versus increased tax revenue through new growth. Tax revenue, he cautioned, needs to be balanced with school and town services rendered, e.g., police, fire, education. Ultimately, he said, it is about balancing priorities.

Member Epstein asked several clarifying questions about various definitions included in the By-Law.

### ***Minuteman Update – Member McLaughlin***

Member McLaughlin reported that the Committee to Amend the District Agreement had postponed its second scheduled meeting of March 11th to March 27, 2013. He also reported that the District School Committee had purported to appoint one of their members, who sits on the Committee to Amend the District Agreement, as Chairperson of that committee. Member McLaughlin questioned the independence of the Amendment Committee. He also reported that the Belmont working group that had been meeting with a similar group from Minuteman on the feasibility study had not reached any consensus. Mr. McLaughlin reported that the Belmont working group plans to regroup with Town Counsel and consider their next course of action.

### ***Preliminary Subcommittee Reports***

#### ***Education***

Subcommittee Chair Sarno reported that the subcommittee has completed its initial review of the proposed FY14 budgets and submitted a list of questions to the School Department.

#### ***Culture and Recreation***

Subcommittee Chair Grob informed the WC that the subcommittee met with the COA. Member McLaughlin, who attended this meeting, said that it was a good meeting and that

the issue of transportation was discussed in detail.

### ***Public Safety***

Subcommittee Chair Libenson reported that the Police and Fire budgets are being analyzed and that questions have been submitted to the departments.

### ***General Government***

Subcommittee Chair Millane noted that the subcommittee is well into the process of meeting with department heads. She said there are no significant concerns or budget increases at this time.

### ***Public Works***

Subcommittee Chair Epstein reported that there is a vacancy in the Community Development department and that the Town Planner position will now report to the Community Development Director. The sidewalk budget, he said, remains extremely tight.

### ***Warrant Committee Template – Roy Epstein***

Chair Lynch raised the issue of the WC template. The WC discussed if and how to include “all in” costs in the WC report. Member Millane informed the WC that she has gathered all the building costs and that the next step is for this data to be further broken down. Member Gammill said that he; the Town Administrator and Town Treasurer have gathered data on pension costs and town debt.

Member Epstein wondered about the value of including “all in” data, given that much of it is non-discretionary. Member Grob suggested retaining the data in the report to highlight the “all in” costs, but keeping this data separate. Chair Lynch added that it is important to capture “all in” costs for new FTE positions. Member Epstein said that a concise table summarizing important town-wide expenditures might be useful. Member Libenson added that the incremental “all in” analysis would be valuable to include in the summary section of the report.

Chair Lynch said he was inclined to put this data in a table and include it in the summary section of the report.

Member Epstein will send out the general report template in the near future.

### ***Community Preservation Act (CPA) Projects***

Chair Lynch said that Member Helgen discussed the CPA projects. Mr. Lynch added that CPA Committee members will be invited to a future meeting.

### ***Approval of Meeting Minutes***

The Minutes of February 27, 2013 were approved, as amended, with two abstentions.

### ***Warrant Committee Planning Calendar: Spring 2013***

Chair Lynch distributed the spring planning calendar.

### ***Updates: Board of Selectman, School Committee, Planning Board***

**Board of Selectmen:** BOS Chair Paolillo noted that the Board has scheduled precinct meetings (jointly with the School Committee). These meetings will be held on Monday, April 8<sup>th</sup> and Thursday, April 11<sup>th</sup>. The intent of the meetings is to highlight the FY14 budget and to provide an overview of major building projects. He said there is some analysis back regarding the Underwood Pool and meetings will be held to address this issue.

**School Committee:** SC Rep Slap informed the WC that the SC will be hosting public budget forums to gather input from community members.

**Planning Board:** Member Baghdady said that he had nothing to add to his initial report.

### ***Public Contributions***

There were none.

### ***Adjournment***

Member McLaughlin moved to adjourn at 9:20 pm.

Submitted by Lisa Gibalerio  
WC Recording Secretary