

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Friday, March 22, 2013
8:00 AM**

RECEIVED
TOWN CLERK
BELMONT, MA
MAY 22 9 50 AM '13

CALL TO ORDER

A "working session" of the Board was called to order in open session at 8:12 am by Chair Paolillo in the Selectmen's Meeting Room. Selectmen Jones and Rojas were present. Town Administrator David Kale and Assistant Town Administrator Kellie Hebert were also present.

WORK SESSION – ANNUAL TOWN MEETING WARRANT ARTICLES*

(*The Article numbers are in draft form and are subject to change.)

Article 25: Senior Work Abatement Program

Mr. Reardon and Ms. Marianne Knorr, from the Assessors' Office, appeared before the Board regarding Article 25. Mr. Reardon said that this article was created with the support of the Council on Aging. He provided the Board with an overview of the abatement program.

The Board expressed its support of the article.

Articles 16 - 20 – Underwood Playground and Library Articles

DPW Director Peter Castanino appeared before the Board to discuss the Underwood Playground and Library Articles.

Article 16: Establishment of an Underwood Park Project Committee

Article 16, Mr. Castanino informed the Board, pertains to forming an Underwood Park Project Committee. Chair Paolillo said the Board would like to have a say in appointing members to this committee.

The Board reviewed the 1911 land swap deal. Regarding the three pool options that have been put forward at this point, Chair Paolillo said the Board may need to take a vote on the option it most prefers.

Article 17: Appropriation of Funds for Design Services for Underwood Pool/Park

The Board agreed that this article could be removed as it falls under the CPA articles. The Board further discussed and decided to leave the article in at this time.

Article 18: Transfer of Control of School Property to the Board of Selectmen

Dr. Kingston (School Superintendent), Ms. Laurie Graham (School Committee Chair), and Ms. Maureen Connors (Library Director) appeared before the Board to discuss Article 18. Chair Paolillo reviewed the upcoming SC and Board votes that will be taken on this issue. The issue of field replacement was discussed. Mr. Kale reviewed the state's extension possibilities and what needs to be in place in order to go forward with the new library proposal. Ms. Connors said that the incinerator site should continue to be explored (for the replacement field). The Board discussed the title issue surrounding the incinerator site. Chair Paolillo expressed concern about the identification of a replacement field. He said, depending on the outcome of the School Committee's vote, Articles 19 (Authorize the Establishment of a Library Building Committee) and 20 (Appropriation of Funds for Design Services of a Library) may need to be withdrawn for the upcoming Town Meeting.

The Board discussed taking articles 18, 19 and 20 up at the Special Town Meeting, scheduled for May 29, 2013. Ms. Hebert said that Articles 19 and 20 may be combined.

Chair Paolillo thanked the School Department for their efforts in resolving this issue.

Planning Board (PB) Sponsored Articles: 33, 34, 35

Mr. Sami Baghdady, PB Chair, and Mr. Jeff Wheeler, from Community Development, appeared before the Board to discuss the PB sponsored articles (33, 34, 35).

Article 33: New Zoning By-law: Moratorium on Medical Marijuana Dispensaries

Mr. Baghdady updated the Board on Article 33. He said that Town Counsel has opined on this article. He said the state will need to define its regulations, which will aid the PB in going forward. He explained the changes that will be made to the article, based on Town Counsel's input. The issue of home cultivation of medical marijuana was discussed vis a vis the Attorney General's recent rulings on Burlington and Wakefield's articles. Mr. Baghdady will review the article's language again with Town Counsel and will make the language stronger regarding the severability clause.

Article 34: New Zoning By-law: Religious/Municipal Building Preservation

Mr. Baghdady reviewed the by-law noting that about 20 buildings would be impacted by it. He explained that the by-law gives developers incentives to preserve the structures. The Board discussed the impact of this article, as well as adjustments to the article.

Article 35: Amendment to Zoning By-law: Inclusionary Zoning By-law

Mr. Baghdady noted that this article will be sponsored jointly with the Belmont Housing Trust.

Articles 36 and 37: Demolition Delay By-laws

Mr. Baghdady said that he is close to a compromise with the Historic District Commission (HDC) on the demolition delay by-laws. Article 36 is currently sponsored by the HDC while

Article 37 is sponsored by the Planning Board. He explained the distinctions between the two by-laws, e.g., dropping the “opt out” clause and the impact on municipal properties.

Clark House Article

Mr. Baghdady explained an article pertaining to moving the Clark House. This article will be taken up at the Special Town Meeting. Mr. Baghdady said that the HDC has a year to figure out what to do with the Clark House, if the current plan with the Armenian Church falls through.

Article 15: Oakley Development Easement

Mr. Baghdady said the issue with this small parcel of land pertains to upkeep and maintenance, e.g., tending the shrubs, trash removal, etc.

Article 27: Richardson Farm in Historic District

The PB, said Mr. Baghdady, has no issues with this article.

Department-Sponsored Warrant Articles

Article 24: Police Chief Appointing Authority

Chief McLaughlin and Assistant Chief MacIsaac appeared before the Board to discuss Articles 24 and 28. The Chief requested that the by-law reflect the changes of the special act.

Article 28: National CORI Vendors

Chief McLaughlin said that this pertains to ice cream vendors coming into town. He said this by-law will help protect children in Belmont. He explained that the by-law will allow for the adoption of the state law requiring a national CORI check for certain vendors.

Article 13: OPEB Stabilization Fund

Town Treasurer, Mr. Floyd Carman, appeared before the Board to discuss Article 13. Mr. Carman said that the article in this form includes the Warrant Committee’s feedback. He explained that enacting this article will require a transfer from free cash.

Articles 31: Stormwater Management /

Article 32: Establishing the Stormwater Management Fund

Mr. Peter Castanino, DPW Director, and Mr. Glenn Clancy, Community Development Director, appeared before the Board to discuss Articles 31 and 32. Mr. Clancy provided a brief overview of the Environmental Protection Agency’s (EPA) stormwater permitting process. Municipalities are now required to have a stormwater management program, which is what this by-law lays out. He said the EPA’s requirements will be onerous.

Implementing these requirements will require funding, he said, which is what Article 32 pertains to. The funding will come from sewer surcharges.

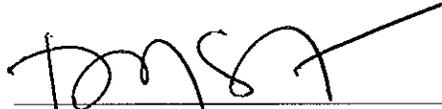
Article 30: Residential Snow Removal

Mr. Peter Castanino and Mr. Clancy remained before the Board to discuss Article 30. Mr. Clancy put forth several small adjustments for the Board's consideration. The issue of snow removal on town-owned land was discussed. Mr. Kale noted that this by-law pertains to residents with paved sidewalks. There will be an exemption to this by-law for elderly residents. The fee for violation was discussed.

Schedule and Logistics Leading Up to Town Meeting

This was not discussed at this time.

The Board moved to adjourn the meeting at 10:21 a.m.

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

Mr. David Kale, Town Administrator