

RECEIVED
TOWN CLERK
BELMONT, MA.

May 6 11 53 AM '14

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN ~ WORKING SESSION
SELECTMEN'S MEETING ROOM
Friday, March 28, 2014
9:30 AM**

CALL TO ORDER

A "working session" of the Board was called to order in open session at 9:37 a.m. by Chair Paolillo in the Selectmen's Meeting Room. Selectmen Jones and Rojas were present. Town Administrator David Kale and Assistant Town Administrator Marshall were also present. (Selectman Jones left at 10:26 a.m.)

Also in attendance: Mr. George Hall, Mr. Floyd Carman, Mr. Glenn Clancy, Ms. Liz Allison, and Mr. Jeffrey Wheeler

Chair Paolillo noted that this morning's meeting was intended to allow an opportunity for the Board to discuss the articles (off camera), but not vote on them.

Planning-Board-Sponsored Articles

Article 10: Change Home Occupation Certificate Expiration

Ms. Cushman, Town Clerk, said this article will change the home occupancy expiration date from three years to four. She explained the rationale for proposing the change, noting that the Office of Community Development and the Town's Clerk's Office expiration dates should be consistent – at four years. The Planning Board is supportive of this article.

Article 9: Allow Kennels by Special Permit in Certain Districts

Mr. Wheeler explained the details of this article. Ms. Allison raised a concern about the number of dogs in a Doggie Day Care. She said that the Planning Board has supported Article 9, but has concerns with Article 8 – even though Article 8 does not fall within the PB's purview.

Health-Department-Sponsored Articles

Article 8: Amend General Bylaws - for Animals (a general by-law)

Mr. Hall explained this article, which was created to conform with state laws. Article 9 will deal with the land use of the kennels which are allowed in Article 8.

Article 11: Allow Shared Driveways by Special Permit in Residential Districts

Mr. Wheeler discussed the impetus for this article, noting that shared driveways have not previously been allowed. This article would allow for shared driveways, by special permit. The PB supports this article.

Article 12: Create a Medical Marijuana Overlay District

Chair Paolillo said that with regard to Articles 12, 13 and 14, he does not currently feel fully

informed to take a vote on the particular articles. He would like to possibly move these three articles to June so as to allow time to become fully informed. Ms. Allison said that the moratorium(s) will expire soon, and the town needs to have guidance in place when that happens. These articles can be pushed to the June TM (which is a continuation of the Annual TM), without a Special TM, offered Mr. Kale.

The timing of these articles was discussed. The locations of said dispensaries as well as the buffer zones were also discussed. Mr. Hall provided information on the legal applications of Article 12, noting what is necessary for Attorney General approval.

Article 13: Require 'As-Built' Plan Submission and Approval

Selectman Jones expressed his support for this article. Mr. Clancy said that this is already informally required, but that this article formally supports it.

Article 14: Address Citizens' Petition from 2013 Special Town Meeting

Mr. Wheeler said that the moratorium (from the Citizen's Petition) to halt development of two family homes (on small lots) expires on June 30. This article addresses the treatment of those properties. He reviewed the many details of this article. Mr. Hall said that while the details are complex, the goals are clear. The PB will continue to educate the public on this article, offered Ms. Allison.

Mr. Kale suggested that these articles get pushed to the June TM.

Article 18: Non-Binding Resolution - Library

Chair Paolillo expressed his concern about the timing of this article. Ms. Conners said that the Library did not vote formally on the actual language of the article; however, the Trustees have discussed it. There is not unanimity, she said. Chair Paolillo said that there needs to be a formal vote on this issue from the Library Trustees. Ms. Conners said that the article came about because it would be useful to know how TM feels about the Library applying for another state grant, to rebuild the Library.

Mr. Kale suggested postponing this article until a later date, especially given that the makeup of the Library Trustees (as well as the Board) will change next week. Chair Paolillo said he understands the merit of the article, but thinks the timing is off. The Chairs of the Board of Selectmen and the Library will attempt to have a conversation on the resolution prior to April 7.

Community Preservation Funds

Article 15: FY15 Community Preservation Committee Budget & Projects

Mr. Carman reviewed the projects:

- JV Field Irrigation Upgrade – \$8,700
- Electrical Upgrade – \$165,000
- Daniel Butler School Playground Project (Phase II) – \$66,524
- Winn Brook Field Renovation – \$100,000

First Time Homebuyer Assistance – \$375,000
Belmont Community Moving Image Archive – \$12,000
Underwood Pool - \$2,000,000

Regarding the Underwood Pool, Mr. Carman said that the debt exclusion will be for \$2.9M with a project cap of \$5.2M.

Article 5 – Amending Criminal History Checks

Captain Peter Hoerr said that this article corrects some wording and placement errors in the current by-law based on a review of by-law as part of its implementation.

Land and Building

Town Clerk

Article 4: Land Management Bylaws – Lone Tree Hill, Belmont Conservation Land

Ms. Cushman explained that the committee has had difficulty enforcing rules on Lone Tree Hill. There are a lot of violations, she said, and the police need this by-law to pass in order to help with enforcement. Mr. Hall added that enforcement will apply to the publicly-owned portion of this area.

Article 6: Citizens’ Petition - Delete General Bylaws “Residential Snow Removal”

Ms. Cushman said this article is to repeal the by-law.

Article 7: Citizens’ Petition - General Bylaws Regarding Yard Sales

Ms. Cushman said that the by-law has been re-written and simplified from last year’s submission.

Health Department

Article 8: Amend General Bylaws - for “Animals”

Mr. Hall said this deals with animal licensing and gets Belmont to adhere with state laws.

School

Article 3: Amendment to Minuteman Regional Vocational High School Agreement

Chair Paolillo said that the amendment revisions are a bit better for Belmont. The underlying reasons for the changes to the amendment will need to be explained, as well as the changes themselves. Chair Paolillo said that the underlying reasons for the changes relate back to the new facility. Continued discussions will take place with the Warrant Committee on April 2, 2014.

Town-Department-Sponsored Articles

Article 27: Belmont Center Reconstruction Project

Mr. Kale said that this article should be postponed until the fall. A report to Town Meeting

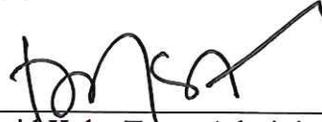
would take place this spring to provide information on the potential funding mechanisms, e.g., state grants, Chapter 90, Woodfall Road, Cushing Village. Mr. Carman advised the Board to note that improvements to Cushing and Waverley are happening concurrently.

NEXT MEETINGS

Monday, March 31, 2014 at 7:00 (At the Homer Building ~ Gallery)

Wednesday, April 2, 2014 at 7:00 (with the WC at the Selectmen's Meeting Room)

The Board moved to adjourn the meeting at 12:45 pm.

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

Mr. David Kale, Town Administrator