

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Monday, April 7, 2014
7:00 PM**

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CALL TO ORDER

A regular meeting of the Board was called to order in open session at 7:08 pm by Vice Chair Baghdady in the Selectmen's Meeting Room. Selectman Paolillo was present. Town Administrator David Kale and Assistant Town Administrator Phyllis Marshall were also present.

Vice Chair Baghdady reviewed the evening's agenda.

QUESTIONS FROM TOWN RESIDENTS

[There were none.]

ACTION BY APPOINTMENT

National Grid Petition for Livermore Road – (This agenda item was withdrawn.)

Vote to clarify the Statement of Interest (SOI) to MSBA

Mr. Tony DiCologero, School Finance Director, appeared before the Board of Selectmen regarding an update on the SOI for the MSBA. Mr. DiCologero requested that the Board vote favorably to submit the SOI for the Belmont High School. The SOI keeps BHS design and construction in the MSBA list of proposed projects for funding and reminds the MSBA that the high school is in need of renovation by citing the deficiencies of the building. Mr. DiCologero reviewed the process concerning submission of the SOI, noting that the MSBA may not make its decision until fall.

The Board briefly discussed this issue and whether there should be a meeting with representatives of the MSBA. The feasibility was completed in 2007 and the estimated cost was \$90 to \$100 million in 2013 dollars. The reimbursement rate is probably about 30%.

The Board moved: Having convened in an open meeting on April 7, 2014, prior to the closing date, the Board of Selectmen of the Town of Belmont, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated on or before April 11, 2014 for the Belmont High School located at 221 Concord Avenue, Belmont, MA which describes and explains the following deficiencies and the priority categories for which an application may be submitted to the Massachusetts School Building Authority in the future.

Priority 3 - Prevention of the loss of accreditation – based on facilities-related conditions

cited in the most recent report from the New England Association of Schools and Colleges (NEASC), dated February 22, 2013;

Priority 4 - Prevention of severe overcrowding expected to result from increased enrollments;

Priority 5 - Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility;

Priority 7 - Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements;

and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town or the School District to filing an application for funding with the Massachusetts School Building Authority.

The motion passed unanimously (2-0).

Mr. DiCologero said he will create the on-line document for signature by the Board of Selectmen.

Wellington Building Committee – Noise Issues

Mr. Bill Lovallo, of the Wellington Building Committee, and Mr. Gerry Boyle, Belmont Facilities Manager, appeared before the Board to provide an update on the Wellington noise issues. Mr. Lovallo said that the Wellington Building Committee is still working on the Wellington project. There are some unresolved MSBA issues before the project can be closed out. He has been in touch with Mr. Boyle regarding the noise concerns with the rooftop units. He explained that the rooftop units provide heat and cool air for the building and operate consistent with occupation of the building. The MSBA requires that the units be put on the roof to be eligible costs for reimbursement by the MSBA. After the building was built, neighbors expressed concern over the noise. Acoustic consultants who worked on the original project were brought back to the project after completion of the school. He said that while improvements to the units were made, the noise problem did not go away. During this past winter, the units needed to run all night in order to warm up the rooms in the day instead of during the day when children were in the school. This was neither efficient nor acceptable to the neighbors. However, the decibel level does not exceed the town noise bylaw.

Selectman Paolillo asked for information about the decibel readings and what would be acceptable to the neighbors. Mr. Lovallo estimated the acceptable level would be around 20 decibels even though the bylaw maximum is 40 decibels. A significant amount of money was spent to address the noise levels with screening and baffles.

Mr. Boyle said that the units should work with little or no systems running at night. He will review the mechanical control and look at 15 minute increments to see if the system is on schedule and whether the system is running as designed.

Vice Chair Baghdady said he is reassured that the Facilities Department is exploring the issue fully. This, he said, is a state-of-the art system and should not be causing this level of noise. This issue needs to be resolved before solar panels are installed which might limit an options to address the noise.

At this point, several neighbors stepped forward to express their concerns.

Ms. Susan Carey, TMM Precinct 1, asked about low frequency noise related to the burner start-ups. Mr. Lovallo said that the burners were replaced and that the rumble has not occurred again.

Mr. John Carey, TMM Precinct 1, said that during the summer it was not a problem. They have tried to mitigate through the home since September and the rumble persists throughout the night. He said that he hopes that the nighttime noise can be greatly alleviated.

Mr. Boyle explained that the boiler system, which is indoors, should run all night, but that the roof top units should not need to run at night.

Ms. Margaret Waters, Orchard Street, said that the noise persists all night long. She provided some specific data points concerning the noise.

Vice Chair Baghdady said that it is clear that the issue is being addressed. He encouraged Mr. Boyle to keep communicating with the neighbors. He thanked both Mr. Boyle and Mr. Lovallo for their efforts.

Mr. Boyle said he will check in with the Board again in about a month.

Discuss Warrant Articles for Town Meeting

Article 15: Community Preservation Project – Affordable Housing

Ms. Judie Feins and Ms. Gloria Leipzig, from the Belmont Housing Trust (BHT), appeared before the Board to discuss the Affordable Housing CPA project. Ms. Leipzig explained that this project allows for three units to be affordable housing units in perpetuity. The resale price of the property is calculated to incorporate the amount of Community Preservation Act funds which would maintain the affordable status of the housing unit and that the units will not be clustered in one neighborhood. In addition, the unit must be the homeowner's primary residence. Ms. Feins said that this program provides an opportunity for Belmont to increase its number of affordable units.

The Board discussed how this program would be administrated. It was noted that an applicant would be approved for a qualified bank homeowner loan and this funding level for a total of three separate properties would probably subsidize a condo unit.

Vice Chair Baghdady commended the Belmont Housing Trust on their efforts. He asked about the allocation of the funding for each qualified applicant and property.

Mr. Floyd Carman, Town Treasurer, approached the table to explain how the motion will be worded at Town Meeting by the Community Preservation Committee. The article will include three First-Time-Homebuyer units.

Library Non-binding Resolution Request for Town Meeting Consideration

Selectman Paolillo noted that the Article pertaining to the Non-binding Resolution for the Library has been withdrawn. He then discussed the order of the TM articles.

Official TM Warrant: Vote and Sign

The Board moved: To sign the annual Town Meeting Warrant with the first session to be held on Monday, May 5, 2014 at Belmont High School at 7:00 p.m.
The motion passed unanimously (2-0).

The Board signed the Warrant.

Board of Selectmen – Liaison Assignments

Vice Chair Baghdady noted that a Board of Selectmen member sits on each of the major committees to open channels of communication and then report back to the Board. He said that the Liaison assignments will be deferred until Chair Rojas returns.

Town Administrator’s Report

Mr. Kale reported on the following items:

- The Town Administrator’s office has been working on the Warrant, meeting with the Warrant Committee and working to prepare for Town Meeting.
- The Town has again received a Moody’s Investor Services AAA rating – the best possible credit rating and allows for better interest rates when selling approximately \$29 million in bonds scheduled for this week. The achievement represents the financial policies and practices that have been supported by the Board of Selectmen, Warrant Committee, Town Meeting Members, Capital Budget Committee and others including the Town Treasurer, Town Accountant, Town Administrator Office and other departments. He read a section of the Moody’s report which summarizes healthy financial operations which are bolstered by strong reserve levels and manageable debt levels. The Board briefly discussed the Moody’s rating.

Board Liaison Reports

Selectman Paolillo suggested that Board members report from the committees that they serve as liaison.

Financial Task Force (FTF)

Selectman Paolillo reported out on the FTF. He said each of the working groups are meeting and “digging in” to their areas. Reports are updating progress that is being made. The issues that are being explored are not temporary, but are ongoing issues. As such, the FTF will probably stay in place.

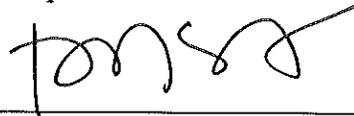
NEXT MEETINGS

Tuesday, April 22, 2014 at 8:00 a.m.

Thursday, May 1, 2014 at 7:00 at the Beech Street Center

The Board discussed with Mr. Kale various options for meetings to review the Warrant articles.

The Board moved to adjourn the meeting at 8:20 pm.



Mr. David Kale, Town Administrator