

MINUTES

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BOARD OF SELECTMEN
MAY 13, 2005
REGULAR SESSION

Call to Order

The Board convened in open session at 7:45 a.m. in the Selectmen's Meeting Room of Belmont Town Hall. All members were present.

The purpose of the meeting was to discuss the Selectmen's goals for FY06.

Before turning their attention to this discussion, the Board discussed some other items of business.

Selectman Firenze reported to the Board on a meeting he and Town Administrator Tom Younger attended with representatives of the Belmont Country Club (BCC) to discuss the sale of Town-owned land on Woodfall Road to the BCC for use as house lots. This conversation had begun some time ago. It is Selectman Firenze's intent to put together a deal for approval at a Special Town Meeting in the fall. He reported that the sale price could be in the \$4,000,000 range. The land will be used to create 4 or 5 house lots.

Selectmen Firenze also reported on a conversation he had with a resident who is interested in purchasing the Leonard Street Fire Station Headquarters and convert it into an upscale, five start restaurant. The prospective buyer is a well regarded chef in the area, is nationally recognized and has excellent credentials from his career in some of Boston's finest restaurants. The Selectmen discussed the advantages of a restaurant use in that location but agreed that the RFP for the building should not limit its future use to restaurant. The Board was in agreement that it was in the town's best interest to begin drafting an RFP for this building which requires as a preliminary matter that the building be declared surplus town property. The Board also discussed ways to begin considering options for dealing with the so-called "Pink Building" which sits next to the Fire Station building. Mr. Younger has been asked to confer with Town Counsel on legal options the town has in dealing with this building.

Selectman Brownsberger raised the issue of a payment of \$20,000 to the Trustees of Reservations for its oversight and management of the Mclean open space. This money comes from the sale to the Cosmans of a parcel of land, which is adjacent to their property on Concord Avenue, close to Mill Street. The Cosmans have agreed to pay \$100,000 for this parcel. Once this transaction occurs, \$20,000 of the purchase proceeds can be paid over to the Trustees of reservations to fulfill this commitment.

The Board moved: to reaffirm its support for the accomplishment of the land transactions related to the McLean Development project, including the payment of \$20,000 to the Trustees of Reservations out of the proceeds of the sale of land to the Cosmans.

The motion was approved unanimously (3-0).

The Board of Selectmen then took up Conservation Restrictions B-1 and B-2 relating to the McLean property which were approved by the state's Secretary of Environmental Affairs earlier in the week. The Board must approve the Restrictions as part of the process of creating the conservation restriction.

The Board moved: to approve Conservation Restriction B-1 and Conservation Restriction B-2 in the form presented and signify its approval by signing them where provided.

The motion was approved unanimously (3-0).

Mr. Younger presented the Board with the Purchase and Sale Agreement for 301-303 Concord Avenue which has been approved by John Giorgio, Town Counsel.

The Board moved: to execute the agreement for the purchase of 301-303 Concord Avenue.

The motion was approved (2-1), with Selectman Firenze abstained due to a conflict of interest arising from a family relationship with one of the sellers.

Selectman Brownsberger asked the Board of Selectmen to discuss the Board's vote for a representative to the Metropolitan Planning Organization. He recommended that the Newton candidate, Mayor David Cohen, was the stronger of the two (2) candidates running. The Board agreed to vote for Mayor Cohen and not for the Hopkinton candidate.

The Board then discussed candidates for the unfilled position on the Board of Registrars. The appointee must be a member of the Democratic Party in order to maintain the political balance of this board required by state law. Selectmen Brownsberger explained that as chairman of the Town Democratic Party Committee he is responsible for offering names of potential nominees to the Board of Selectmen. Selectmen Firenze mentioned that he had been approached by Charles Laverty Jr. who is interested in the position. The Board agreed to put this on the agenda for its next meeting when Selectmen Brownsberger could propose a list of potential nominees for the Board's consideration.

The Board received a report from Mr. Younger on estimation of rink repairs costs by a consultant hired by Peter Castanino, Director of Public Works. Selectmen Firenze asked Mr. Younger to be sure that the consultant confers with Dante

Muzzioli, the Belmont High School boys hockey coach, on the condition of the rink and needed repairs.

The Board then took up the discussion of setting its goals for the next fiscal year. Members reviewed the most recent draft of a document entitled, "Mission, Goals and Objectives of the Board of Selectmen as of August 19, 2004". They talked about the process for developing a current version of the document as well as the specific overarching goals of each member. The Selectmen asked Mr. Younger to take their comments and rough out a draft document from which they could work to refine their thoughts and on which they could reach consensus.

The Board adjourned its special session at 10:30 a.m.

Thomas G. Younger
Town Administrator