

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Tuesday, May 21, 2013
7:00 PM**

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CALL TO ORDER

A regular meeting of the Board was called to order in open session at 7:19 pm 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.

Chair Paolillo reviewed the highlights of the evening's agenda.

QUESTIONS FROM TOWN RESIDENTS

[There were none.]

ACTION BY APPOINTMENT

Discussion and Vote on Proposed Demolition Delay By-law

Mr. Michael Smith (Historic District Commission Chair), Ms. Liz Allison (Planning Board/Warrant Committee member), Mr. Sami Baghdady (Planning Board Chair), and Mr. Charles Hamann (By-Law Review Committee Chair) appeared before the Board to discuss the proposed Demolition Delay By-law. Mr. Hamann explained that the By-Law Review Committee felt it best to give the authority over this issue to the HDC – as opposed to the Town Meeting (TM) body. This is because TM, he said, does not have the expertise to make these determinations. He added that the Board of Selectmen is the appropriate group to ratify the decisions of the HDC. The HDC, he said, will add the properties, but that the Board would need to approve the HDC's add-ons.

Ms. Allison reviewed the Planning Board's objectives:

- o To create a by-law that TM will pass
- o That municipal buildings must be excluded from this by-law
- o To acknowledge that TM approve a CPA audit which will review culturally relevant properties in Belmont

Selectman Jones said that he would like to limit the number of properties that the Board needs to review each year. Ms. Allison added that the Selectmen may be charged with removing properties from the list. It was clarified that the Board would *ratify* the HDC's decisions. Ms. Allison noted that the PB will seek to understand what happens when demolition is delayed in other communities.

Mr. Smith stated that this by-law will not prevent demolition; it will just delay it for six months. Most communities, he said, start very slowly with regard to demolition delay.

The Board discussed issues related to this by-law. The Board sought to understand more fully what is meant by the Board's charge to "ratify" (or perhaps deny) the HDC's recommendations.

Chair Paolillo got a sense from the Board that they approve the Board's role as it involves ratifying the HDC's recommendations. The Board supported this notion.

The Board noted that the McLean property will be removed from the HDC's list. The Board then discussed whether or not the actual list was a part of the by-law. (It was determined that it is not.)

Convene in Joint Session with the Capital Budget Committee (CBC)

Members of the CBC Ms. Anne Marie Mahoney (Chair), Mrs. Pat Brusch, Ms. Anne Lougée, Ms. Becky Vose, and Mr. John Conte appeared before the Board to discuss the planning and prioritization of major capital projects.

Ms. Mahoney provided some background information regarding the prioritization of capital items needing the town's attention. She said the process has been difficult because there is not enough money to take care of the requests that come before the CBC. As a result, the CBC felt it necessary to create objective criteria regarding the major projects across town, e.g. pool, rink, library, BHS, police station, DPW facility.

She noted that the CBC generated the following seven criteria:

- Core Mission – does the project serve the town's core mission?
- Usage – who does the facility serve?
- Safety/Condition of Facility – are the bathroom facilities usable?
- Cost – what will be the impact to the tax rate, the town's debt?
- Synergy – is combining projects (library and BHS) possible?
- Scope and Sighting – is there space available?
- New Construction vs. Renovation – would a renovation be possible at less cost?

The criteria categories have questions attached to help elicit the needed data in making these determinations. She said that the objective criteria could help to supersede core constituencies from advocating for any one project. For example, the high school will have an advocacy group, but the DPW facility may not.

Chair Paolillo wondered if the CBC should be the body that begins to apply the criteria to the major projects across town. He suggested shifting the placement of the "cost" criteria. The Board discussed the criteria and priorities form. Mrs. Brusch noted that seven projects have been accomplished since this conversation began back in 2000. Selectman Jones noted that once the projects are prioritized, Town Meeting may begin the process of advocating for their desired projects.

Mr. Kale said that once there is an order in which to address the projects, a long-term financial management plan can be addressed.

The CBC discussed receiving the WC's input on the criteria and priorities document.

Chair Paolillo thanked the CBC for their efforts in creating this document.

Cushing Square Project Discussion

Mr. Sami Baghdady, PB Chair, and members of the Planning Board appeared before the Board to discuss the updates on the Cushing Square project. Mr. Baghdady provided some background data, noting that the PB is nearing final approval for the Cushing Village project. The developer has made some very meaningful concessions, he said. At this point, the PB can support the height, scope, and mass of the project. The project is now better designed and contains more open space and a smaller footprint overall. The neighbors and the business community, he said, are in support of the new proposal. He is hoping a final decision will be made in a matter of weeks.

Next steps include the purchasing of the parking lot and the issuance of the special permit.

Chair Paolillo acknowledged the PB for all their work.

Vote on Water and Sewer/Stormwater Rates for FY14

DPW Director Peter Castanino appeared before the Board with regard to the Water and Sewer/Stormwater rates for FY14. Mr. Castanino noted that the rates were overhauled in 2010. He reviewed the water and sewer budget expenses, including MWRA capital spending and debt. He then reviewed water consumption over a calendar year, noting that it peaks in the summer (as a result of outdoor water use). Mr. Castanino expressed concern to the Board about the projected future rate increases.

The recommendation for FY14 is for water fees to be increased by 3.9% and for sewer fees to be increased by 4.9%. Regarding customer impact, it looks like the rates will rise by 4.6%.

The Board moved: That the water rates and fees for FY14 be increased by 3.9%.
The motion passed unanimously (3-0).

The Board moved: That the Water and Sewer rates for FY14 be increased by 4.9%.
The motion passed unanimously (3-0).

Citizen Petition for a Proposed Demolition Moratorium

Ms. Judith Ananian Sarno and Mr. Raffi Manjikian, both TM members from Precinct 3, appeared before the Board regarding the proposed Demolition Moratorium. Mr. Manjikian provided some background information on the petition. He said that Precincts 3 and 4 have

come together to express concern over the numerous demolitions of single family-homes – demolitions which have had an adverse impact on the neighborhoods. He said the zoning has allowed for this. Green area and open space have been reduced as large townhouse combinations have replaced single-family homes. The development has impacted schools and public safety. He said other developments across town have had public debate, but that these demolitions have not had the benefit of public debate.

Since 2007, that there have been 20 teardowns involving single-family home replaced by two units. In precincts 3 and 4 alone, 17 single-family homes have been replaced with 34 units. Mr. Manjikian said that this community would like to work within the public process.

Ms. Sarno reviewed the current zoning map. She explained that two dwelling units are now being placed on one small lot. She noted that these huge townhouses are “by-right” developments. She explained that the moratorium does not change the current zoning and does not delay commercial development.

The Board expressed its concern for what has been happening and its support for this moratorium.

Mr. Bob Sarno, Precinct 3 TMM, noted that the PB is in unanimous support of this.

The Board moved: To support the citizen’s petition (Article 18) for a demolition moratorium for one year.
The motion passed unanimously (3-0).

The Board and Mr. Kale briefly discussed issues relating to Minuteman.

Special Town Meeting Articles – Vote and Discuss

ARTICLE 2 Amend General By-Laws Repeals

The Board moved: Favorable action on Article 2.
The motion passed unanimously (3-0).

ARTICLE 3 Amend General By-Laws: Reorganize and Renumber

The Board moved: Favorable action on Article 3.
The motion passed unanimously (3-0).

ARTICLE 4 Amend General By-Laws: General Recodification

The Board moved: Favorable action on Article 4.
The motion passed unanimously (3-0).

ARTICLE 5 Amend General By-Laws: Recodification of Chapter 10

The Board moved: Favorable action on Article 5.
The motion passed unanimously (3-0).

ARTICLE 6 Amend General By-Laws: Recodification of Chapter 20

The Board moved: Favorable action on Article 6.
The motion passed unanimously (3-0).

ARTICLE 7 Amend General By-Laws: Recodification of Chapter 30

The Board moved: Favorable action on Article 7.
The motion passed unanimously (3-0).

ARTICLE 8 Amend General By-Laws: Recodification of Chapter 40

The Board moved: Favorable action on Article 8.
The motion passed unanimously (3-0).

ARTICLE 9 Amend General By-Laws: Recodification of Chapter 60

The Board moved: Favorable action on Article 9.
The motion passed unanimously (3-0).

ARTICLE 10 Amend General By-Law: Stormwater Management & Erosion Control

Mr. Glenn Clancy appeared before the Board to discuss Article 10. Mr. Clancy highlighted the changes; the Board discussed.

The Board moved: Favorable action on Article 10.
The motion passed unanimously (3-0).

ARTICLE 11 New General Bylaw: Residential Snow Removal

Selectman Jones noted that several amendments have been filed pertaining to this by-law. Mr. Kale explained the process of adjusting this article. The Board decided to vote on the amended article once the By-Law Review Committee finishes its review. They opted to vote on the article in front of them (the unamended Article 11.)

The Board moved: Favorable action on Article 11.
The motion passed unanimously (3-0).

ARTICLE 12 Appropriation: Insurance Proceeds

The Board moved: To dismiss Article 12.

The motion passed unanimously (3-0).

ARTICLE 13 Appropriation: BAN Premiums

Mr. Kale explained this article.

The Board moved: Favorable action on Article 13.
The motion passed unanimously (3-0).

ARTICLE 14 Amend FY13 Budget (If Needed)

The Board moved: To dismiss Article 14.
The motion passed unanimously (3-0).

ARTICLE 15 Easement: Trapelo Road

Mr. Clancy stated that he will explain this article to TM.

The Board moved: Favorable action on Article 15.
The motion passed unanimously (3-0).

ARTICLE 16 Authorization to Transfer Property (Belmont Municipal Light Department)

This article was approved earlier in the evening when the Board met with the Light Department.

ARTICLE 17 Zoning By-law: Inclusionary Housing

Mr. Wheeler, Community Development, approached the table to explain article 17. The Board briefly discussed the details of this article.

The Board moved: Favorable action on Article 17.
The motion passed unanimously (3-0).

ARTICLE 17 –as amended - Zoning By-law: Inclusionary Housing

Mr. Wheeler explained that this amendment simply refers to the issues of numbering.

The Board moved: Favorable action on Article 17, as amended.
The motion passed unanimously (3-0).

Vote on the FY14 Budget

Mr. Kale provided the adjustments to the FY14 budget based on state aid and the House adopted budget. He said that both the School Committee (SC) and the Warrant Committee are aware of the changes to the budget. The SC will make staffing changes to close their \$150K gap, so as to

minimize the impact on the operating budget. Mr. Kale said that the current FY14 budget stands at \$91,736,910M.

Chair Paolillo acknowledged the work of the financial team.

The Board moved: To approve the FY14 budget at \$91,736,910M.
The motion passed unanimously (3-0).

Vote to Dissolve the Government Structure Review Committee (GSRC)

Chair Paolillo recognized and thanked the members of the GSRC.

The Board moved: To dissolve the Government Structure Review Committee.
The motion passed unanimously (3-0).

ACTION BY CONSENT

Think Blg-Think Belmont – Cushing Square event – June 8, 2013 10:00 am – 4:00 pm

Mr. Kale noted that this event has been postponed until the fall.

License to Westport Rivers, Inc. 417 Hix Bridge Rd. Westport, MA to sell wine at the Belmont Farmer's Market

The Board moved: To approve the license request as noted above.
The motion passed unanimously (3-0).

Meeting Minutes Approval

April 8, 2013 at 8:00 am, 5:00 pm and 7:00 pm
April 22, 2013
April 29, 2013

The Board moved: To approve the minutes of April 8, 2013 (all three sets), April 22, 2013 and April 29, 2013.
The motion passed unanimously (3-0).

Board to sign Richardson Farm Historic District Map

The Board signed the historic district map.

Discussion of proposed legislation regarding Minuteman Regional High and the School Building Authority's District Calculation

Chair Paolillo noted that this topic will be addressed at an upcoming Board meeting.

Town Administrator's Report

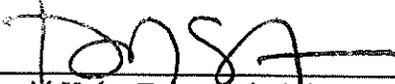
Mr. Kale reported on the following items:

- The Memorial Day Parade has been planned and will take place on May 27, 2013
- Dates for upcoming Board meetings need to be established
- Legislative meetings are ongoing regarding the disposition of the Incinerator site
- The annual Committee appointments process is moving forward
- Issues impacting Minuteman (the new facility and the district membership agreement) will need to be discussed at an upcoming Board meeting
- Approval was requested and granted to have summer hours again this summer

NEXT MEETINGS

- June 3 at 6:00 pm @ Chenery Middle School (before Annual Town Meeting)
- June 5 at 6:00 pm @ Chenery Middle School (if needed)
- June 17 at 7:00pm in the Town Hall, Selectmen's Meeting Room

The Board moved to adjourn the meeting at 10:33 pm.



Mr. David Kale, Town Administrator