

BELMONT WARRANT COMMITTEE MEETING MINUTES

FINAL

MAY 23, 2013, 7:30 P.M.

CHENERY COMMUNITY ROOM

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Present: Chair Lynch; Members Allison, Baghdady, Bruschi, Dash, Epstein, Gammill, Grob, Libenson, Manjikian, McLaughlin, Millane, Sarno; BOS Chair Paolillo; School Committee Representative Slap

Ms. Helgen arrived at 8:59.

The meeting was called to order at 7:34 pm by Chair Lynch.

Chair Lynch began by turning to the Reserve Fund Transfer (RFT) request.

Reserve Fund Transfer (RFT) Request – Department of Public Works (DPW)

Chair Lynch said that he would ask subcommittee members to weigh in since the committee could not meet to vote.

Subcommittee Chair Epstein noted that, because of the heavy snowfall, the DPW budget was exhausted in the course of the year. He said the request is for \$226,792. He said the request meets the standards of a RFT. Subcommittee members voiced their support for this request.

Member Epstein moved: To support the DPW reserve fund transfer request.
The motion passed unanimously.

Discussion and Vote on Warrant Articles for the May 29th Special Town Meeting (STM)

Chair Lynch noted that there are several amendments to the articles that will be reviewed.

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

The WC paused to review the amendment to Article 10; the amendment was then discussed.

Member Bruschi moved: Favorable action on the amendment to Article 10.
The motion passed unanimously.

Member Brusch moved: Favorable action on Article 10 (as amended).
The motion passed unanimously.

ARTICLE 11 - New General Bylaw: Residential Snow Removal

The WC paused to review the amendment to Article 11. The amendment was then discussed.

Member Epstein noted that he submitted a “friendly amendment.” The WC raised questions regarding the sunset clause. Member Allison asked if the WC needs to weigh in on this given the minimal amount of financial impact it will have. Member Brusch raised the issue of the impact on rental property where the owners are out of town. Member Sarno raised questions on snow events and related fees. BOS Chair Paolillo offered that this by-law was put in place to educate the community and raise the level of awareness. Specifically, that it’s important for pedestrian safety that sidewalks get cleared. He said it was never supposed to be a revenue generator.

Member McLaughlin moved: Favorable action on Article 11 (as amended).
The motion passed unanimously.

Member Baghdady moved: Unfavorable action on the original Article 11.
The motion passed with 14 in favor and 1 opposed.

ARTICLE 12 - Appropriation: Insurance Proceeds – This article will be dismissed.

ARTICLE 13 - Appropriation: BAN Premiums

Mr. Kale explained Article 13.

Member Epstein moved: Favorable action on Article 13.
The motion passed unanimously.

ARTICLE 14 - Amend FY13 Budget – This article will be dismissed.

ARTICLE 15 - Easement: Trapelo Road

The WC agreed to not report on Article 15.

ARTICLE 16 Authorization to Transfer Property

The WC will discuss this article when it meets on Wednesday – May 29 at 5:30, before the STM.

ARTICLE 17 - Amend Zoning By-law: Inclusionary Housing

The WC decided to not vote on the Article 17 amendment.

Member Allison explained Article 17, noting that it has changed since March as a result of two lawsuits. The by-law that existed was not legally defensible and needed to be adjusted. The other issue addressed concerns for the need to actually produce affordable housing. She then explained that the formula was difficult to interpret and has been simplified. The Planning Board and the Belmont Housing Trust will support this by-law, as it will ultimately produce more affordable housing in Belmont. Town Counsel, Member Baghdady added, supports this by-law. He said Belmont had been imposing a fine on “by right” developments.

The WC discussed.

Member Bruschi moved: Favorable action on Article 17.
The motion passed unanimously.

ARTICLE 18 - Citizen Petition: Demolition Moratorium

Member Manjikian explained that residents from Precincts 3 and 4 are concerned about what is happening in by-right development in Waverley Square, e.g., single family houses are being demolished and replaced by large two family houses. He said there is no public discussion or consideration on how these homes are sited in an already populated area.

WC members commented that, a year from now, the problem will still exist. Member Baghdady replied that the PB will look at the zoning during the year. He explained that there is an unanticipated consequence in the present by-law as the footprint appears to be doubled. The intent, he said, is to alter the zoning for it to be more in character with the neighborhood.

Member Sarno explained that often one house is put in front of the other, at a huge height. BOS Chair Paolillo noted that the Board voted unanimously in support of this article.

Member Dash noted that there is probably some revenue loss associated with this article. Member Allison said that the net fiscal impact of the existing practice may be negative because of the services required to support the additional residents.

Member Sarno moved: Favorable action on Article 18.
The motion passed unanimously.

Vote on Budget Articles

ARTICLE 3 - Salaries of Elected Officials

Member Bruschi moved: Favorable action on Article 3.

The motion passed with one abstention.

Article 5 - Authorization to Transfer Balances

Member Brusch moved: Favorable action on Article 5.
The motion passed unanimously.

Article 6 - Authorization for Revolving Funds

Member Brusch said that it has been past practice for the WC to discuss new revolving funds. The WC discussed what would be needed to vote on this article from a process standpoint. Chair Lynch said this could be taken up on May 29, 2013.

Article 7 – Up-Front Funds for Highway Improvements

Member Allison moved: Favorable action on Article 7.

Member Libenson asked if the topic of roads' improvement would ever be discussed. BOS Chair Paolillo said the Board has not lost sight of this issue. The WC discussed the issue of roads repair with regard to the CBC prioritizing as well as road prioritizing. BOS Chair Paolillo suggested that Mr. Clancy make a presentation to TM on the topic of roads.

The motion passed unanimously.

Article 8 - Water and Sewer and Stormwater Services

Member Brusch moved: Favorable action on Article 8.
The motion passed unanimously.

Article 20 - General by-Laws-Enabling Electronic Voting

The WC agreed to not report on Article 20.

Article 10 - Sewer Borrowing De-Authorization

Member Allison moved: Favorable action on Article 10.
The motion passed unanimously.

Article 11 - Other Post Employment Benefits (OPEB) Stabilization Fund

Member Brusch moved: Favorable action on Article 11.
The motion passed unanimously.

Article 12 - Appropriation to Landfill Stabilization Fund

Member Brusch moved: Favorable action on Article 12.

Mr. Kale explained that this is money received from a \$51K environmental landfill settlement. He said this money will help with the incinerator site. Member Libenson asked about placing the money in the stabilization fund.

The motion passed unanimously.

Article 21 - General By-law: Demolition Delay

Member Baghdady said the Planning Board (PB) has not voted, as the by-law is not yet in final form. The WC discussed Article 21 and will vote on it at a later date.

Adjournment

Member McLaughlin moved to adjourn at 9:27 pm.

Submitted by Lisa Gibalerio
WC Recording Secretary