

**BELMONT WARRANT COMMITTEE MEETING MINUTES
FINAL**

2014 JUN 13 AM 9:08

JUNE 2, 2014, 6:00 P.M.

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CHENERY MIDDLE SCHOOL ROOM 103

Present: Chair Libenson; Members Allison, Brusch, Dash, Epstein, Fallon, Gammill, Grob, Helgen, Manjikian, McLaughlin, Mennis, Sarno; School Committee Chair Slap

Others: Mr. Jeffrey Wheeler, Office of Community Development
Mr. Michael Battista, Planning Board Chair

Members Absent:

The meeting was called to order at 6:07 p.m. by Chair Libenson.

Chair Libenson began by turning to Article 3.

Discussion and Vote: Article 3 - Minuteman

Chair Libenson noted that there will be a substitute motion that will need to be voted on. The WC will take two votes, deciding whether to postpone Article 3 or not.

Member McLaughlin moved: Favorable action on the substitute motion to indefinitely postpone Article 3.
The motion passed unanimously.

Chair Libenson raised several issues surrounding a vote to withdraw from the district. A no vote, he said, effectively postpones the vote. A yes vote, offered Member McLaughlin, removes Belmont's sovereignty and a no vote gives Belmont a "seat at the table."

Member McLaughlin moved: Unfavorable action on Article 3.
The motion passed unanimously.

Member Brusch suggested that Chair Libenson report to TM on the actual article as well as on the WC and BOS votes. Member Fallon agreed, noting that TM needs to understand the underlying issues as well as the conversations that have happened at the WC table. Chair Libenson said that Article 3 will be explained at TM and that he will fill in any blanks.

Article 14 - Citizen's Petition

Chair Libenson informed the WC that there are seven amendments to Article 14. The last two amendments (submitted by Mr. Dillon) will not be considered tonight.

Main Motion

Regarding the main Article 14, Chair Libenson opened it up for discussion. Member Epstein noted that the article is Waverley-centric in terms of lot sizes – many General Residence lots elsewhere in town have multi-family housing on less than 4,000 square foot parcels. He then raised the issue of a burned down house – could the owner, under this article, rebuild his two-family home?

Planning Board Chair Battista approached the WC table and replied that yes, the owner could re-build a two-family home, as a fire is considered “an act of God.” Member Fallon noted that the over-sized building of homes is not just a General Residence (GR) problem. Single Residence districts are also facing a challenge with regard to over-large homes. She said she feels uncomfortable that no two-family homes can be built in Belmont, under this article, without a special permit. PB Chair Battista replied that the PB has not discussed this outside of the GR district. He recognized the problem and said he expects that topic will be discussed in the future (with regard to the Single Residence areas).

Member Epstein expressed concern about vague language in the article. He said there could be a legal challenge, as a result. PB Chair Battista acknowledged the vague language and said it was written to give the PB some discretion as the permit applications come in. Member Dash agreed, noting that this (the language) is not unusual for the special permit process. The language of the sunset clause was then identified, and construction trucks and their proximity to trees was discussed.

Member Bruschi moved: Favorable action on Article 14.
The motion passed unanimously.

Amendments

PB Chair Battista briefly explained each amendment prior to the WC vote. The first four amendments were submitted by the PB.

Member Manjikian moved: Favorable action on amendment 1.
The motion passed unanimously.

Member Manjikian moved: Favorable action on amendment 2.
The motion passed unanimously.

Member Sarno moved: Favorable action on amendment 3.
The motion passed unanimously.

Amendment 4 was briefly discussed. This amendment will allow for a side entrance for historical homes.

Member Sarno moved: Favorable action on amendment 4.

The motion passed unanimously.

Regarding the fifth amendment, Chair Libenson briefly explained this amendment was submitted by Mr. Roger Colton and pertains to stormwater.

Member Epstein moved: Unfavorable action on amendment 5.
The motion passed unanimously.

Capital Budget Committee (CBC) Amendments

Chair Libenson invited CBC Chair Anne Marie Mahoney to the WC table. She called the CBC to order at 6:43 p.m. CBC members present: Ms. Lougée, Mr. Battista, Ms. Brusch.

Amendments to the CBC Budget

CBC Chair Mahoney noted that the Grove Street master plan study (\$30K) caused concern for the WC. Mr. Colton, she informed the WC, has filed an amendment to remove the Grove Street master plan study and to transfer the \$30K to the sidewalk fund. The CBC was not able to meet to respond to that amendment. She said she filed a substitute amendment (as a TMM) that, if Mr. Colton's amendment passed, would further amend it to direct the \$30K toward other items on the CBC list. The CBC, she explained, has a process, and items that fall below the funded line should be picked up before additional funding is put toward sidewalks.

Member Brusch provided more details on the CBC process. CBC Chair Mahoney explained why the CBC voted to fund the Grove St. study (\$30K) in the first place. Member Fallon expressed reasons why the amendment submitted by Mr. Colton should be passed – given all the concern raised concerning the \$30K for the Grove Street study. Many people, she said, feel this study is not an appropriate use of CBC funds.

CBC Votes:

Member Battista moved: Unfavorable action on the amendment submitted by Mr. Colton.
The motion passed with two in support, 1 opposed, and 1 abstention.

Member Battista moved: Favorable action on the amendment submitted by Ms. Mahoney.
The motion passed unanimously.

The CBC adjourned their meeting at 6:54 p.m.

Member Allison moved: Unfavorable action on the amendment submitted by Mr. Colton.
The motion tied with 7 in favor and 7 opposed.

Member Dash moved: Favorable action on the amendment submitted by Ms. Mahoney.
The motion passed unanimously.

Adjournment

Member McLaughlin moved to adjourn at 6:56 p.m.

Submitted by Lisa Gibalerio
WC Recording Secretary