

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Wednesday, August 15, 2012
7:00 PM**

**RECEIVED
TOWN CLERK
BELMONT, MA.
SEP 28 2 27 PM '12**

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 7:01 pm by Chair Paolillo in the Selectmen's Meeting Room. Selectmen Jones and Rojas were present. Interim Town Administrator Kellie Hebert was present.

QUESTIONS FROM TOWN RESIDENTS

Chair Paolillo reviewed the evening's agenda.

Ms. Diane Coulpoulos, 28 Glenn Road, expressed concern (on behalf of many residents) regarding the traffic pattern on Glenn Road. She said that since Blanchard Road is a heavily traversed street and that Cambridge residents use Glenn Road to avoid the traffic roundabout, this is a safety issue for the neighborhood as cars are traveling through very quickly. Also, there is a new group home with lots of vehicles surrounding it, which is impairing visibility. She said it has become too hazardous for people to even walk on the street.

Chair Paolillo said that this issue will be discussed at a September Traffic Advisory Committee (TAC). He said that TAC will hear the residents' concerns and present possible options to help address the issue.

Mr. Clancy, Community Development Director, present in the audience, said that the entire issue will be addressed at the September meeting. He said that he expects restrictions will be placed for turning onto Glenn Road during peak commuting hours. He noted that the Police Department is aware of this issue and will gather the appropriate data.

ACTION BY APPOINTMENT

Trapelo Road – Amended Vote, Orders of Taking

Mr. Glenn Clancy, Town Engineer, appeared before the Board to offer two amended motions on the Trapelo Road, Orders of Taking. Mr. Clancy explained that the first document lists the Trapelo Road properties that do not require compensation, and the second pertains to properties that do require compensation. He offered two amended motions that have been approved by Town Counsel.

The Board moved: That the vote to approve the Order of Taking to acquire temporary construction easements over properties whose owners waived their right to an appraisal and to compensation, made on August 6, 2012, be amended to include the property at

68/70 Trapelo Road.

The motion passed unanimously (3-0).

The Board moved: That the vote to approve the Order of Taking at the appraised values to be furnished by appraiser but not to exceed \$300.00 per person, made on August 6, 2012, be amended to include the property at 379/381 Belmont Street, and to specify that the amounts to be awarded to each property owner be set at \$100 per parcel, in accordance with the appraiser's report.

The motion passed unanimously (3-0).

The Board signed the amended motions.

RFP for Town-Owned Land at 180 Woodfall Road

Mr. Jay Szklut, Director of Planning and Economic Development, appeared before the Board to discuss the Request for Proposals ("RFP") for town-owned land located at 180 Woodfall Road.

Chair Paolillo began the discussion by stating that there is no proposal before the Board for any commercial development. He said the Board would like to sell the town-owned land at 180 Woodfall Road. He said the recent RFP resurfaced because of interest in the site by a company who is interested in building a hospice center and a residential developer. He said no decisions have been made on the property.

Mr. Szklut said that the parcel is zoned residentially, but that the existing zoning does allow for a Special Permit to be issued in order to construct a hospice facility. He explained the history of this parcel of land noting that, in 2005, the town approved for the Board to dispose of the parcel. In 2007, the land was subdivided into four lots and offered for sale at auction. He noted that the bids came in too low and the parcel did not sell. He explained that an access road would need to be built, as there is a "paper street" there at present.

Mr. Szklut reviewed the potential uses for the parcel (as outlined in the RFP), including the development of single family homes and, with a special permit, a day care center, a hospital or sanitarium, elderly housing or a cluster development. He then explained the RFP requirements, noting that a bidder can partner and subdivide the parcel for allowed uses. The winning bidder will be responsible for constructing the road.

Mr. Szklut reviewed the selection criteria, noting that the following criteria will all be seriously considered: bid amount (with consideration for long-term and short-term fiscal impacts), neighborhood impact (traffic, design, noise), and environmental impacts (wetlands). Anything other than the four-lot subdivision would need Conservation Commission approval.

Regarding timeline, Mr. Szklut said that the draft RFP states that bids would be due by October 10, 2012 and a winning bid will be selected by October 31, 2012. The Board of Selectmen would need to review the bids prior to a decision for the winning bidder.

Selectman Rojas asked about the subdivision clause. He then asked why the town would allow

the special permit options under the current zoning. Mr. Szklut said that the town can indeed restrict who the property is sold to. Mr. Szklut said that the RFP should have a bid deposit included and he suggested a minimum of \$25,000. Selectman Jones confirmed that financial documents are required in the RFP submission process.

The Board opened discussion for residents' concerns and questions.

Mr. Gerald Gnerre, of Stony Brook Road, said the residents are concerned about selling the land, the impact to property values, and on the residents' way of life.

Mr. David Berman, 33 Birchhill Road, said he is concerned that a Hospice facility would be built on this parcel. He said he wonders how a company in Georgia found out that this property is available. He said the RFP should require a disclosure about a town employee receiving a finder's fee for the selling of this property. Regarding the special permit, he said that the ZBA will decide this matter, but that the ZBA is appointed by the Board of Selectmen. He stated that the October 10 deadline is unconscionable as the interested parties have had a huge lead time to get their affairs in order. He requested that residential bids be given preference over commercial bids to maintain the beauty of the neighborhood. He then spoke to the detriments of having a Hospice Center on that site.

Mr. Malcolm Atamian, Woodfall Road, suggested that Belmont reduce the price and allow the property to be used for four homes.

Mr. Edward Rabinovitz said the town has held on to this land for many years and that the town is now rushing to sell the parcel. The issue is how much money the town is going to receive for this land. To sell this parcel for commercial use, he said, will be to reduce the value of the houses in the neighborhood. It's not fair to have this neighborhood pay a disproportional rate.

Ms. Susan Deranian, Crestview Road, said that the town owes this neighborhood loyalty as they have invested a lot in this town. She asked if the questions raised here this evening will be answered.

Mr. Frank French, Chester Road, asked if the company who buys this land can turn around and sell it to a non-profit?

Dr. Peter Warinner of Stonybrook Road, asked, "What's to stop special permits from popping up all over the neighborhood?"

Ms. Michelle Banker raised questions about discrepancies in the 40-page report. She said it will be important to have more accurate information on the location of the wetlands. She said that the number of children in four residential homes will not alter the teacher numbers at the Winn Brook. She said that the 40-page report raises several questions and need to be addressed.

Another resident from the neighborhood said that a hospice center will necessitate ambulances and hearses driving through the neighborhood, thus disturbing the residents. He suggested that MGH (Massachusetts General Hospital) may want to acquire this hospice in the future, and the

property would become non-profit.

Ms. Jeanne Atamian, 11 Woodfall Road, said that she is afraid this is a “done deal.” She said the traffic on Woodfall Road is a major concern. Mr. Szklut explained the access road.

Mr. Tagg Romney, Greensbrook Road, said that he put a lot of money into his home and increased the property values in town. He said the values of the homes will decrease dramatically. He said he did bid on Woodfall Road in 2007, and that it took several months to get the bid together, therefore the one-month timeframe is too short. He said there is interest in developers buying this land.

Selectman Jones said there is no need to rush this process. Chair Paolillo agreed and added perhaps the RFP should be restricted, or preference given to residential developers. He said the date could be extended. Selectman Jones said the RFP could be adjusted. Selectman Rojas said he agreed that the process could be slowed down and that he would restrict it to single family houses.

Mr. Romney added that there are a lot of children in the neighborhood. He said if the parcel becomes a hospice center, the neighborhood will fight hard to prevent this.

Chair Paolillo said the Board will restrict the RFP and alter the timing of it. Selectman Jones agreed that the RFP should be a free and clear process.

Ms. Victoria Fici, Greensbrook Way, asked about the daycare center possibility. The Board discussed.

Ms. Gayle Koch, 47 Greensbrook Way, expressed concern about the zoning guidelines. She requested that safety issues be taken into account.

Ms. Kim Edmonds, Belmont Hillcrest neighborhood representative, said that they appreciate that the process will be slowed down. She said there is a petition regarding the desire for four residential homes.

The Board discussed public and private ways and road access.

The RFP will be revised and the neighbors will have the opportunity to view the new draft.

The Board took a 10-minute recess.

Conservation Restriction by Belmont Land Trust for “Weeks Property”

Mr. Neal Winston, from President Land Trust, a non-profit organization, appeared before the Board to discuss the Conservation Restriction being sought by the Belmont Land Trust for the “Weeks Property.” He said he is requesting that the Board to vote on a piece of property on Belmont Hill to keep it from being developed. He said that Massachusetts Audubon Society owns the property at this point.

The Board moved: To accept the Conservation Restriction for the property.
The motion passed unanimously (3-0).

The Board signed the documents.

Executive Session

The Board moved: To enter into executive session at 9:12 p.m. to discuss strategy with respect to salary negotiations if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and the Chair so declares. The Board will return to open session.

A roll call vote was taken and the motion passed unanimously (3-0).

The Board moved: To return to open session at 9:47.

The motion passed unanimously (3-0).

Vote on Contract to Appoint Mr. David J. Kale as Permanent Town Administrator (TA)

Chair Paolillo said the Board will execute the contract in an official motion and that the contract will be made public once Mr. Kale executes it. Mr. Kale will begin his position on Monday, August 20, 2012.

The Board moved: To approve the contract to appoint Mr. Kale as TA and to authorize the BOS to execute the contract on behalf of the Board for the Town of Belmont.

The motion passed unanimously (3-0)

Committee Appointments

This topic was deferred until Tuesday, August 21.

Town Administrator's Report

Ms. Hebert reported on correspondence from Lexington Town Manager Mr. Carl Valente who contacted Belmont and Minuteman Member Communities regarding the ongoing issues with the Minuteman Feasibility Study. Lexington is reaching out to ask the interest and involvement of the member managers to meet with the Superintendent and discuss an upcoming Regional Minuteman Meeting that will include a discussion of the proposed feasibility study.

Chair Paolillo requested that the Town Administrator's Office invite the Superintendent to the Town and to schedule a meeting for Monday, September 10th. The Capital Budget Committee and the Warrant Committee should be invited so that they will have the opportunity to hear the presentation and to discuss the feasibility study. The Board discussed this matter. School Committee Chair Laurie Graham (from the audience) suggested notifying Town Meeting members about this meeting.

ACTION BY WRITING

DPW – FY13 Cooperative Bid for Diesel Fuel and Gasoline

Selectman Jones said he is now comfortable approving this after getting more information about the bidding process.

The Board moved: To approve the DPW – FY13 Cooperative Bid for Diesel Fuel and Gasoline.

The motion passed unanimously (3-0).

The Board signed the documents.

Approval of July 16, 2012 Meeting Minutes

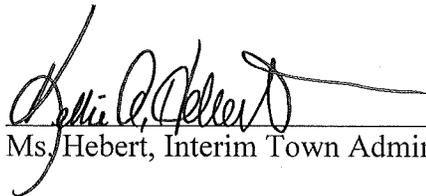
The Board moved: To approve the minutes of the above noted meeting.

The motion passed unanimously (3-0).

NEXT MEETINGS:

- Tuesday, August 21, 2012
- Monday, September 10, 2012
- Monday, September 24, 2012

The Board moved to adjourn the meeting at 9:59 pm.



Ms. Hebert, Interim Town Administrator