

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Monday, September 24, 2012
7:00 PM**

OK

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TOWN CLERK
BELMONT, MA.
OCT 25 8 37 AM '12

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 7:02 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 evening's agenda.

QUESTIONS FROM TOWN RESIDENTS

[There were none.]

ACTION BY APPOINTMENT

Convene as the Board of Survey

The Board moved: To call the Board of Survey to order at 7:05 p.m.
The motion passed unanimously (3-0).

Board of Survey Waiver Amendment – Woodfall Road

Mr. Glenn Clancy, Director of Community Development, appeared before the Board to discuss the Board of Survey Waiver Amendment. Mr. Kale briefly explained that some of the language is outdated and requires a waiver amendment. Mr. Clancy provided more details regarding the timeline of the Woodfall Road access road approval. He said a year buffer was added to the time requirements, but that the timeline needs adjusting, noting that it should start when the Board of Selectmen sign the Purchase and Sales agreement.

The Board moved: That the time requirement of Item 14 to be adjusted to require a binder course of asphalt within one year of the execution of a purchase and sale agreement by the Board of Selectmen and full completion within two years of the execution of a purchase and sale agreement.
The motion passed unanimously (3-0).

Reconvene as Board of Selectman

The Board moved: To reconvene as the Board of Selectmen at 7:10 p.m.
The motion passed unanimously (3-0).

Woodfall Road Revised RFP

Mr. Jay Szklut, from the Office of Community Development, appeared before the Board to discuss the revised Woodfall Road RFP. Chair Paolillo noted that the RFP was revised based on input from the community following a discussion that occurred at a Board meeting in August.

Mr. Szklut reviewed that the new RFP is now limited to four lots and that all bids are for the entire 5.25-acre parcel. (In other words, they will not be sold as individual lots.) He updated the requirement changes to the new RFP, including changes to the power system, roadway construction, and the requirement for two references. He said the timeline has been revised and that bids will be due on December 5, 2012, with December 19 being the tentative date for the Board's selection of the winning bidder.

Mr. Kale reviewed some of the questions he received from the community. He noted that the goal is to sell these four lots as homes so as to collect yearly property tax revenues from these properties. He said this will be a transparent process and that updates will be posted to the town's website.

Questions from Residents

Ms. Michelle Banker, Precinct 2, said that prior bidders have requested more time to bid. She said the process feels rushed, and therefore, not transparent. She also added an adjustment to a section of the RFP. Chair Paolillo said requests for additional time would certainly be considered. Selectman Rojas explained how the process will work with regard to pre-bid meetings and the timeline.

Ms. Eleanor Counselman, 42 Crestview Road, asked: "What would happen if no bids were received by the deadline?". Selectman Jones said if this should happen he expects that the process would begin again at a later time.

Ms. Kim R. Edmonds, 84 Spring Valley Road, asked what safeguards would be in place if a developer changes his mind regarding the four developments – after the P & S is signed. Mr. Kale said the RFP is clear that the parcel will be sold and no more than four houses can be built on it. She then asked about the references requirement.

Mr. Robert McLaughlin, TM member Precinct 2, suggested that a "deed restriction" be written in to the P & S stating the terms clearly. The Board agreed to include this in the P & S agreement.

Mr. Clancy approached the table and suggested that the Board differentiate between "use" versus "dimensional" variances. He said this will be an important distinction going forward.

Chair Paolillo said that comments heard tonight will be incorporated into the RFP and the RFP will be voted on later in October. He noted that the timeline (deadlines) will now need to be adjusted as well.

In joint with the Government Structure Review Committee (GSRC) to discuss their recommendations

Dr. Paul Solomon, Chair of the GSRC, as well as Ms. Becky Vose and Mr. Bob McLaughlin appeared before the Board to discuss the GSRC's recommendations for the Board's review. Dr. Solomon provided a review of the GSRC, including the committee's membership over the past few years. He said the Board of Selectmen appointed this group in 2008. He then reviewed the recommendations that were submitted in March 2009. He said one recommendation pertained to strengthening the role of the Town Administrator. He noted that the committee would like very much to meet with Mr. Kale. The Board discussed this recommendation as well as how it could be enacted, e.g., bylaw changes or special acts.

Dr. Solomon said the next step is to meet with Mr. Kale and then report back to the Board. He said he would like the Board's endorsement before this appears before Town Meeting.

Dr. David Alper, Chair of the Board of Health, requested that the GSRC meet with the Boards in town (Health, for example) who are impacted by this potential change in structure. Dr. Solomon agreed.

Dr. Solomon said that the GSRC has also recommended that the Board of Selectmen appoint a different Light Advisory Board. Selectman Jones noted that the BMLD will meet with the Board of Selectmen on October 10. BMLD Director, Mr. Jim Palmer, said he is working on draft revisions regarding the structure of the Light Board.

Dr. Solomon said that the GSRC will meet with Mr. Kale as well as with the Light Board in the near future.

Chair Paolillo thanked the GSRC for their efforts.

ACTION BY CONSENT

One Day Liquor License Approval

Belmont Hill School, 350 Prospect Street:

- Thursday, November 1, 2012: Wines and Malt

The Board moved: To approve the wine and malt license for the date noted above.
The motion passed unanimously (3-0).

- Thursday, December 13, 2012: All-Alcohol

The Board moved: To approve the all-alcohol license for the date noted above.
The motion passed unanimously (3-0).

Approval of Meeting Minutes: August 15 and August 21, 2012

The Board moved: To approve the meeting minutes of the dates noted above.
The motion passed unanimously (3-0).

ACTION BY WRITING

Executive Sessions

I. *The Board moved:* To enter into executive session at 8:09 p.m. to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the bargaining or litigation position of the public body and the Chair so declares. And also:

II. In preparation for negotiations with nonunion personnel or to conduct collective bargaining sessions or contract negotiations with nonunion personnel specifically, health care for union personnel and pay raises for non-union personnel.
A roll call vote was taken and the motion passed unanimously (3-0).

Return to Open Session

The Board moved: To exit Executive Session at 9:50 p.m.
The motion passed unanimously (3-0).

Contract Approval

The Board moved: To accept the ASCME contract.
The motion passed unanimously (3-0).

Town Administrator's Report

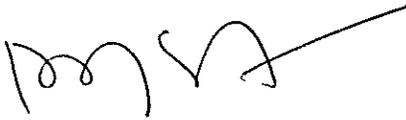
Mr. Kale reported on the following items:

- He suggested that the Board give Mr. Clancy the authority to execute the documentation on low interest loans.
The Board moved: To accept this suggestion.
The motion passed unanimously (3-0).
- CPA committee requests have been submitted pertaining to replacing the Town Hall doors, the pool project, and buying back some of the Upland site.
- As November 5 is the evening preceding the Presidential election, the Board will need to meet at the Chenery Middle School.

NEXT MEETINGS

- October 1, 2012
- October 22, 2012

The Board moved to adjourn the meeting at 9:56 p.m.



Mr. David Kale, Town Administrator