

**MINUTES  
BOARD OF SELECTMEN  
MONDAY, SEPTEMBER 25, 2006  
REGULAR SESSION  
SELECTMEN'S MEETING ROOM, TOWN HALL  
7:00 PM**

**CALL TO ORDER**

A regular meeting of the Board was called to order in open session at 7:15 PM in the Selectmen's Meeting Room at Town Hall. All members were present. Town Administrator Tom Younger and Assistant Town Administrator Jeff Conti were also present.

**QUESTIONS FROM TOWN RESIDENTS**

There were no questions.

**ACTION BY APPOINTMENT**

Roger Wrubel of MassAudubon appeared on behalf of the Conservation Commission and the Friends of the Western Greenway. Mr. Wrubel explained that the Conservation Commission is asking the Board to send a letter of support for their state grant application for a Recreation Trails Grant to make some physical improvements at Rock Meadow, including replacing the Beaver Brook Bridge and repairing trails.

The Board moved: to express its support for the grant application by signing the letter.

Motion carried unanimously (3-0).

*Cemetery Commissioners – Discussion of Funds*

The members of the Cemetery Commission (Ellen Cushman, Charles Johnson, and Alex Corbett) and Treasurer Floyd Carman appeared before the Board to report on cemetery sales and revenues.

Ms. Cushman said that the cemetery has so far realized \$1.32 million in sales of new lots. 308 lots have been sold out of about 2,000 available for sale. The Cemetery Commission is holding half the lots as unavailable until after the new cemetery actually opens. She noted that Belmont has had a backlog of people waiting to purchase lots since 1988. The Commission estimates that going forward there could be up to 100 families a year that have a last-minute need.

Ms. Cushman explained that Belmont's neighboring towns closed their public cemeteries to non-residents because they were afraid they would run out of space as Belmont did. So Belmont folks have had to go to private cemeteries until now. The current prices for lots in the three zones of the new cemetery are \$4,000, \$6,000, and \$8,000, which are comparable to prices at the private cemeteries the Town is competing with. The cemetery

needs to be able to fund its perpetual care obligation and the Commission's goal is to make the cemeteries self-sustaining in about ten years. Ms. Cushman confirmed that the Town is on track to do that.

These prices will be stable until the new cemetery opens in the spring, at which point the Commission will consider whether to raise prices. Unlike other public cemeteries, Belmont expects to cover the cemeteries' costs and has chosen to put that burden on the buyer rather than on the taxpayer. 50% of the proceeds from lot sales go to the perpetual care account. The Commission will request to put this amount, \$530,000, in that account at the fall Town Meeting.

The Commission has also paid off \$530,000 of its debt and has another \$130,000 waiting to be paid toward the \$1 million in authorized debt for the project.

The Commission hopes to be able to self-fund when it is time to invest in the next phase of development on the site.

*All Alcoholic Beverages License Application Hearing; 441 Common Street*

Tom Cutrone (owner and chef) and John Wolfe (manager) and the members of the Alcohol Beverage Licensing Committee (ABC) appeared before the Board.

Mr. Cutrone explained that the location of his new restaurant is the former Cushing Market. It will be a full service Mediterranean restaurant (Savino's) and he is seeking a full service liquor license, although most of the sales will probably be beer and wine. The design meets the 130-seat requirement for a full liquor license. Mr. Cutrone has met the requirements of the Board of Health and the Building Department and hopes to open his restaurant this winter.

ABC Chairman Andy Levin stated that the ABC met with the applicants for about an hour. They have a lot of experience and the Board unanimously voted that they should be granted the license. Maryann Scali said that the only significant concern that was expressed by the ABC was the location of the alcohol service area relative to the entrance. Ms. Scali said the owner has listened to the ABC's concern, and the ABC views this establishment as a potentially tremendous asset to Cushing Square.

Alice Janjigian, a neighbor, said she is happy this restaurant will be there but is concerned about how late the restaurant will be open. Mr. Cutrone responded that the hours would be from 5 PM until 10 PM. Ms. Janjigian said that there is already a noise problem in the neighborhood and she is just concerned that the departing traffic from the restaurant will make it worse.

The Board moved: to grant the full liquor license.

Motion carried unanimously (3-0).

*Discussion with Planning Board (Karl Haglund) – Jeffrey Wheeler*

Members of the Planning Board and the Permanent Building Committee (PBC) and Planning Director Jay Szklut appeared before the Board to discuss the Planning Board's desire to be more involved in the building process for new buildings.

Planning Board Chair Karl Haglund explained that in April 2005, Town Meeting amended the Town's by-laws to require design review for large building projects including public projects. The Planning Board's goal is to try to work cooperatively with all current projects and generate discussion as early as possible in the process.

PBC Chair Pat Bruschi stated that at the end of the initial design phase, a building committee will work with the Planning Board before the formal design hearings, which will allow the committee to plan for what will be needed at those hearings and work out issues earlier in the design process and before seeking voter approval.

PBC member Bob McLaughlin added that while this change may not improve the efficiency of the process, hopefully it will improve the final product.

Mr. Haglund clarified that the Planning Board's focus is the exterior of the building, the lot usage and issues like parking, traffic, and the impact the project will have on the neighborhood. They are not going to get involved in the interior design features.

Ms. Bruschi said that the Wellington School will be the first project to go through this from the beginning; these issues will be looked at in January.

The Board proceeded to the discussion of the Trapelo Road corridor planning process. The Planning Board is hoping the Board will express its support for the proposed overlay zoning change in Cushing Square that will be submitted to Town Meeting in the fall.

Mr. Szklut said that a public hearing on the change is scheduled for October 10, 2006.

Planning Board member Andy McClurg said that the Trapelo Road corridor has the most potential for economic growth and will experience more pressure for development than any other part of town. The Planning Board felt it was important to try to have a plan to guide that growth. When it was learned that the Tops Cleaners building would need to be taken down, the Planning Board saw it as an opportunity to re-vision the zoning in the area to encourage some positive redevelopment. The Planning Board is also working with the Traffic Advisory Committee to make sure that land use in the area blends with the new traffic designs.

Planning Board member Sami Baghdady explained that an overlay zoning district will sit on top of the existing district, which will give developers a choice of which zoning regime to work under. The new by-law will provide incentives for redevelopment by allowing more flexibility

for larger commercial uses. Currently, commercial uses up to than the current 5,000 square feet are allowed by right and limit, up to 1012, 000 square feet by(???) before needing special permit. The proposed zoning would allow uses up to 12,000 square feet by right and anything larger would need a special permit.s. Also, the current zoning allows 2 stories by right, 3 with a special permit. The new overlay would allow 3 stories by right, and in limited cases for larger properties with underground parking, a fourth story (for residential use only) by special permit to encourage mixed-use development. Any project that makes use of the overlay district will have to come before the Planning Board for design and site plan review.

The Planning Board hopes to eventually create something similar for Waverley Square and Belmont Center.

There was discussion of public input and outreach. The Planning Department has had two public informational meetings with neighbors and one with the business community to gather input.

There was discussion of the extent of the proposed overlay. It will cover the entire LB I district currently in place in Cushing Square.

Joe DeStefano, local developer and building owner, said that parking is the key to attracting good tenants, and the municipal lot is the key to parking in Cushing Square. The overlay sounds great but he thinks parking is going to make or break it.

Planning Board member Jenny Fallon said that neighbors seem to prefer the idea of one significant parking facility rather than parking sprawl that spreads outward. Mr. Baghdady added that if the Planning Board agrees to waive parking requirements for a developer, a fee would be charged which would go towards funding municipal parking.

The Board moved: to express the Board's support for the direction the Planning Board is moving in and the process it is undertaking.

Motion carried unanimously (3-0).

#### *Town Administrator's Report*

Mr. Younger reported on the following items:

- Fire Stations – The final move into the Alexander Avenue station is scheduled for September 27. This will free up parking spaces on Leonard Street which have been reserved for emergency vehicles. There was discussion of a dedication ceremony for the fire buildings.
- Caller ID from Verizon will be ready for the Town in early October.

- Personnel: The Town has hired a new Youth Service Coordinator, Lauren Becker, for the position previously held by Rick Chasse.
- The Board has received a request from Marc Thibeault who is moving out of Belmont but wishes to stay on the Cultural Council. There does not seem to be a residency requirement in law. The Board had no strong feelings about this but did not want to set a precedent. The Board decided to take no action, effectively allowing Mr. Thibeault to remain on the Council by default.
- State Representative Anne Paulsen writes that the office of the Secretary of Commonwealth Development would like to provide some support to the Arlington-Belmont-Cambridge Stormwater Committee.
- Calendar items: Tomorrow at noon is the Habitat groundbreaking ceremony on Brighton Street. The Verizon cable license hearing is this Thursday at 7:30 AM. The ribbon-cutting ceremony for Sudbury Kitchens is also on Thursday.
- The RFP for the Harvard Lawn Fire Station has been issued. Proposals will be opened October 31, 2006.
- The regionalization subcommittee had a good meeting with the Metropolitan Area Planning Council (MAPC) about regionalization of purchasing. Selectman Firenze said there could be substantial savings in the area of 10%, for example with paving contracts. Something like this exists on the South Shore with 20 communities. The Metropolitan Planning Organization does all the legwork, negotiation, and administration and bid work for a fee. Belmont Schools are already collaborating to purchase fuel oil and the Town is piggybacking on that. If Belmont can identify 4 or 5 communities that are willing to get on board to pursue this, MAPC will jump in and help.

## **ACTION BY CONSENT**

Application for Licenses and Permits – Renewals  
Junk, Old Metals and Second Hand Articles License  
*DVIN Jewelers, 210 Belmont Street*

Mr. Younger said that this business still owes back taxes to the Town. Technically, the Board is required by law to act on the license and deny it, rather than delaying it to allow time for the taxes to be paid.

The Board moved: to deny the application.

Motion carried unanimously (3-0).

## **ACTION BY WRITING**

Mr. Conti presented the Board with copies of a Public Health Mutual Aid agreement which had been approved by the Board and by Town Meeting in the spring.

The Board moved: to sign the agreement.

Motion carried unanimously (3-0).

## **OTHER**

There was discussion of environmental concerns related to the Sandler property which had been the subject of a recent letter to the newspaper. There are EPA issues with the property. There was discussion of vacant properties in general and how to encourage their redevelopment. The complaint mentioned parking of trucks on the site and exposed wires which might pose a hazard. Mr. Younger said the Town can address those issues.

There was discussion of signage to increase the number of visitor parking spaces in the Town Hall lot.

There was discussion of a bike rack in Cushing Square where bikes have apparently been abandoned and are presenting a nuisance at that particular location.

The Board moved: to enter executive session to discuss potential litigation and not to return to open session.

Motion carried unanimously (3-0). The Board entered executive session at 9:55 PM.

*(During executive session, one substantive motion was made and passed. The Board adjourned at 10:02 PM.)*

---

Thomas G. Younger  
Town Administrator