Town of

Belmont

MASSACHUSETTS

2024 ANNUAL REPORT

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TOWN PHONE LISTING BY DEPARTMENT

Department:	Number: *(617)*
Town's Main Phone Line	993-2600
ACCOUNTING	993-2620
ASSESSORS	993-2630
FACILITIES DEPARTMENT	993-2640
PLANNING AND BUILDING	993-2650
BUILDING	993-2664
ENGINEERING	993-2665
PLANNING	993-2666
PLUMBING	993-2662
INSPECTION LINE	993-2663
COUNCIL ON AGING	993-2970
CREDIT UNION	993-2790
FIRE DEPT	993-2200
Fire Prevention	993-2210
BELMONT HOUSING AUTH	484-1411
EMERGENCY MANAGEMENT	993-2260
HEALTH	993-2720
VETERANS AGENT	993-2725

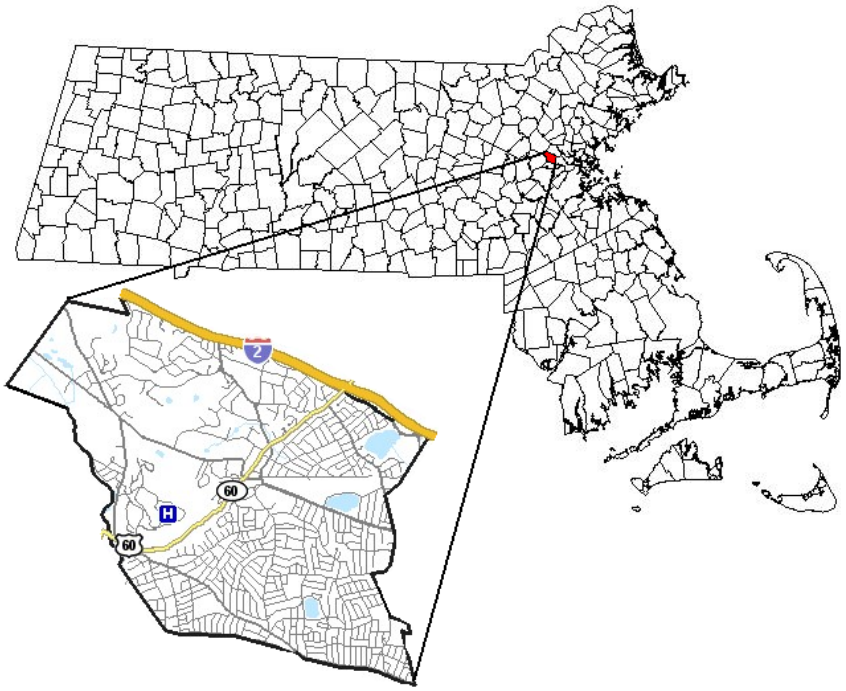
Department:	Number: *(617)*
HUMAN RESOURCES	993-2740
INFORMATION TECH	993-2750
LIBRARY	993-2850
LIGHT	993-2800
POLICE	993-2501
Traffic Division	993-2530
PUBLIC WORKS	993-2680
Snow Emergency Hotline	993-2698
Parks	484-2538
Cemetery	993-2710
Recreation	993-2760
Water	993-2700
RETIREMENT	993-2792
SCHOOL DEPT	993-5400
SELECT BOARD	993-2610
TOWN CLERK	993-2603
TREASURERS	993-2770
PARKING CLERK	993-2770

Belmont Town Hall
455 Concord Avenue
Belmont, Massachusetts 02478

Select Board and Town Administration
Office General E-mail: selectboard@belmont-ma.gov

Town Website: www.belmont-ma.gov

COMMUNITY PROFILE:



LOCATION:

The Town of Belmont is suburban community located in heart of the Greater Boston Metropolitan Area. Known to longtime residents as "The Town of Homes", Belmont is a primarily residential community located in close proximity to the region's economic centers. A part of Middlesex County, Massachusetts, Belmont is situated on Cambridge's western border and is just 8 miles from Downtown Boston. The Town is also bordered by Watertown, Waltham, Lexington and Arlington.

HISTORICAL:

First Settlers	1639
Town Incorporated	1859

GEOGRAPHIC LOCATION:

Latitude	42° 23' 46"
Longitude	71° 10' 33"

ELEVATION ABOVE SEA LEVEL:

High Point	341.2 feet
Low Point	6.8 feet

AREA DATA:

Area in Square Miles	4.655
Total Acreage	2,978.95
Land Surface Acreage	2,946.40
Water Surface Acreage	32.55

REAL ESTATE IN FY18:

Real Estate Valuation (total)	$	10,365,286,669
Personal Property	$	115,745,370
Total Valuation	$	10,481,032,039
FY23 Tax Rate per Thousand	$	11.24

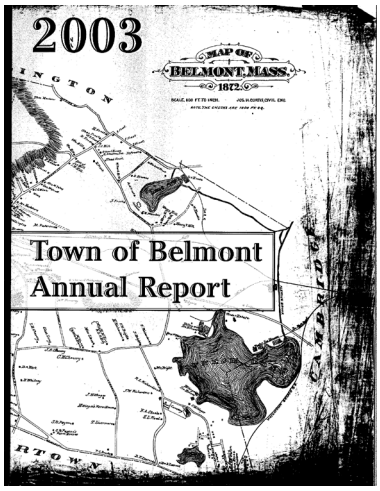
POPULATION:

Federal Census, 1970	28,285
Federal Census, 1980	26,100
Federal Census, 1990	24,720
Federal Census, 2000	24,194
Federal Census, 2010	24,729
Town Census, 2015	23,570

HISTORY OF BELMONT:

By Richard Betts; Town Historian

Settlement in the area that now includes Belmont began in 1630, when Sir Richard Saltonstall and approximately 40 families separated from the first settlers of the Massachusetts Bay Colony and moved inland to start an agricultural community. Originally called Pequosette after the local Indian tribe, the name of the new town soon changed to Watertown. In 1638, by order of the General Court, Watertown paid the Pequosette Indians the sum of 13 pounds, 7 shillings and 6 pence for the land.



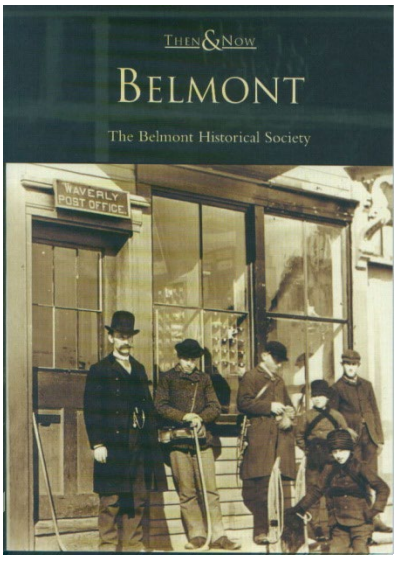
The original settlement spread inland extensively into the present towns of Watertown, Waltham, Weston, Lincoln, and parts of Cambridge and Belmont. In 1738, Waltham seceded from Watertown, and the future Belmont was now part of three towns.

In 1805, Frederick Tudor began cutting ice on Fresh Pond. As his business grew, he decided to build a railroad from his wharves in Charlestown to Fresh Pond. This line was built about 1843.

With the railroad so near, the citizens of Waltham clamored to have it extended to their village which was granted and the line ran through what was to become the Town of Belmont. The railroad made the purely agricultural community available for residences of well-to-do Bostonians. Settlements centered around Wellington Station (now Belmont Center), Waverley Station, and Hill's crossing station.

Those settlements grew into villages, but local government arrangements were annoying because citizens had to go to Watertown, Waltham, or West Cambridge (now Arlington) to vote and attend town meetings. A group of about 1,000 people joined together in the early 1850's and announced their desire to form a separate town. One of the most enthusiastic advocates was John Perkins Cushing, the largest taxpayer of the proposed town, who gave generously and openly to the incorporation expense on the condition that it be named after his 200 acre estate "Bellmont."

The towns of Watertown, Waltham, and West Cambridge fought the proposed creation of a new town, but in the end the battle was won and on March 18, 1859 the Town of Belmont was born. Of the then total area of 5 square miles, 2.26 were taken from Watertown, 0.67 from Waltham, and 2.82 from West Cambridge. The population was 1,175 of whom 170 were registered voters and 325 were school children. The new town was a widespread collection of fruit farms and market gardens. Produce from Belmont farms was sold at Faneuil Hall market. Specialties included celery, tomatoes, cucumbers, berries, and small fruits. In fact, "Belmont" became a term of distinction indicating quality and large size.

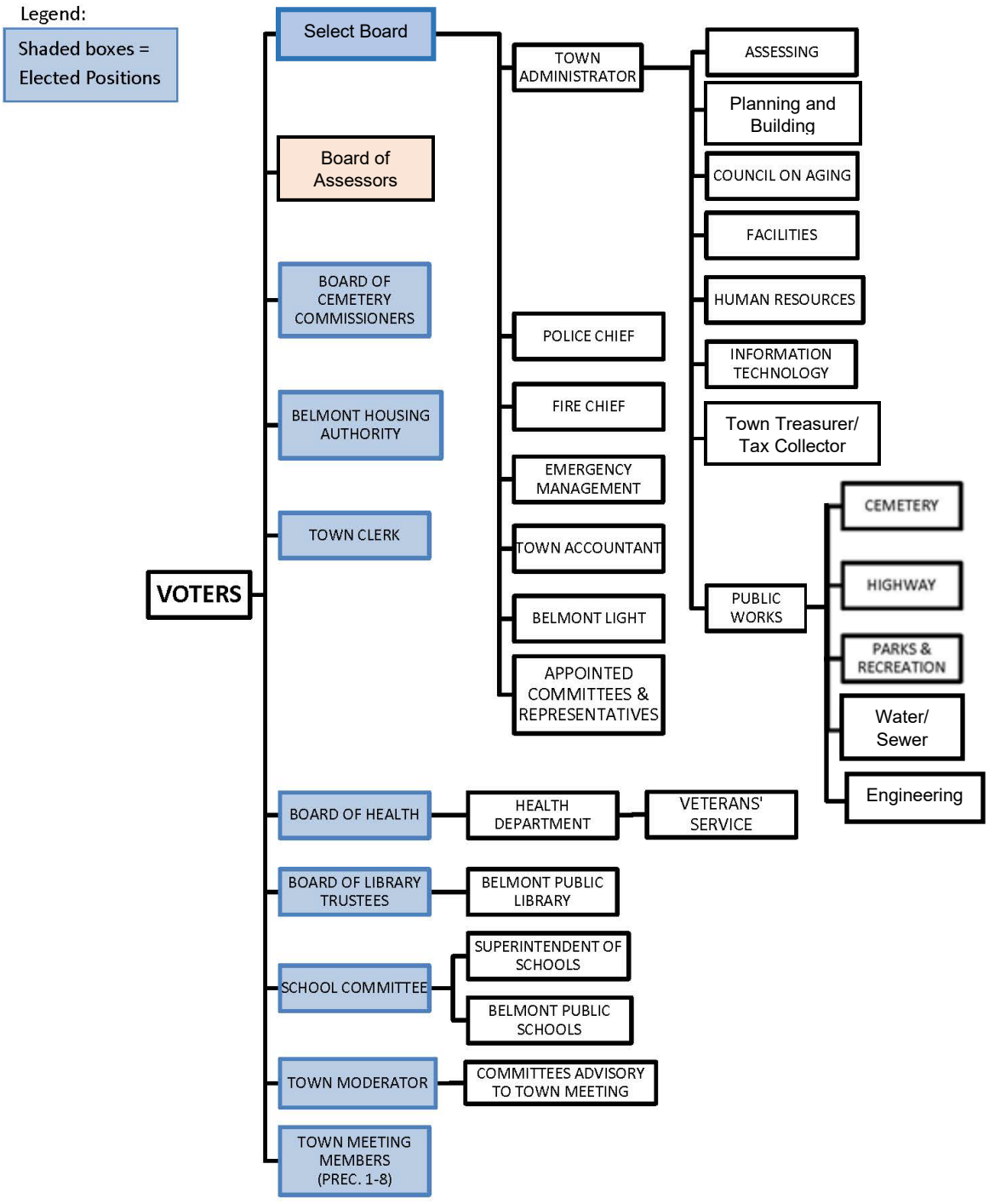


The original town included a part of present day Cambridge including half of Fresh Pond. Because of a controversy over a slaughter house erected in Belmont on the banks of the pond which was the drinking water supply for Cambridge, 0.89 square mile of Belmont was annexed in 1880 to that city.

This left Belmont with a total area of 4.676 square miles. Minor adjustments due to various Route 2 widenings makes the total area 4.655 square miles today.

In the 1900's, the large number of artists, authors, educators, physicians, and scientists moving to the town doubled its population. As a result, the farming community disappeared. Belmont today, with a population of 25,349, is almost entirely residential and is known as *"The Town of Homes."*

Town of Belmont Organizational Chart



May 1, 2024

ELECTED OFFICIALS:

Select Board:	Term:
Elizabeth Dionne, Chair	2026
Roy Epstein, Vice Chair	2025
Matthew Taylor, Member	2027

School Committee:	Term:
Meghan Moriarty, Chair	2027
Amy Checkoway, Secretary	2025
Matthew Kraft	2027
Jeffrey Liberty	2025
Jung Yueh	2026
Amy Zuccarello	2026

Board of Cemetery Commissioners:	Term:
Ellen O'Brien Cushman, Chair	2027
William J. Chemelli, Vice-Chair	2025
Alexander E. Corbett, III, Clerk	2026

Board of Health:	Term:
Julie C. Lemay, Chair	2025
Stephen Fiore, Vice-Chair	2026
David Dudzinski	2027

Representative in General Court:	Term:
David M. Rogers	2027

Senator in General Court:	Term:
William N. Brownsberger	2027

Housing Authority:	Term:
Gloria E. Leipzig, Chair	2028
Anne Barrington Mahon, Vice-Chair	2026
Charles R. Laverty, III,* Treasurer	2026
Sally Sennott**	2029
Sarah Bilodeau	2025

**Massachusetts Governor's Appointee*

***Belmont Housing Tenant Appointee*

Board of Library Trustees:	Term:
Kathleen Keohane, Chair	2026
Corrine McCue Olmsted, Vice Chair	2027
Stephanie Southwick Cahoon	2027
Mark Carthy	2025
Gail S. Mann	2026
Mary Donahue Stearns	2025

Municipal Light Board:	Term:
Andrew Machado, Chair	2026
David Beavers, Vice-Chair	2025
Travis Franck	2025
Steve Klionsky	2027
Michael Macrae	2027

Town Clerk:	Term:
Ellen O'Brien Cushman	2025

Town Moderator:	Term:
Michael J. Widmer	2025

TOWN MEETING MEMBERS:

AT-LARGE

Town Clerk:

Ellen O'Brien Cushman 38 Scott Rd

Select Board:

Elizabeth Dionne 55 Wellesley Rd

Matthew Taylor 59 Edgemoor Rd

Board of Assessors:

Daniel Dargon 324 Payson Rd

Board of Health:

Stephen M. Fiore 34 Van Ness Rd

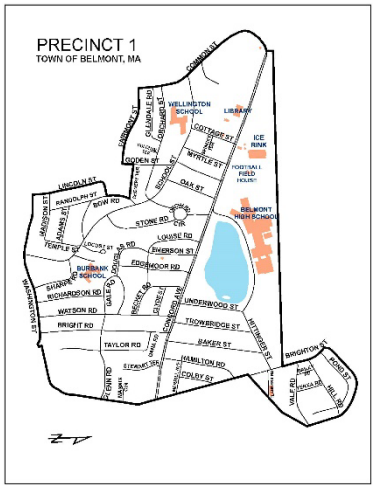
Town Moderator:

Michael J. Widmer 126 Gilbert Rd

Senator in General Court:

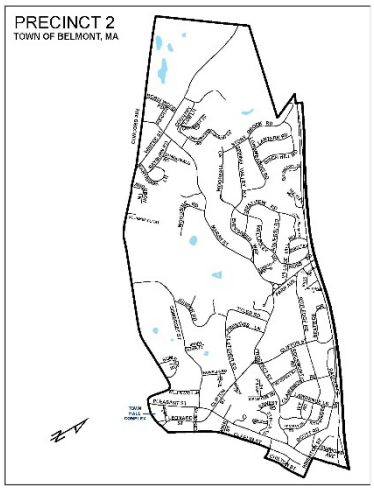
William N. Brownsberger 120 Gilbert Rd

PRECINCT ONE:



Olumakinde Adeagbo 80 Douglas Rd
Jennifer G. Ausrotas 65 Richardson Rd
Heather A. Barr 180 School St
Carolyn J. Bishop 7 Orchard St
Reed F. Bundy 259 School St
Mark Carthy 21 Stone Rd
Adam Dash 12 Goden St
Roger Diebold 56 Fairmont St
Peter J. Dizikes 34 Randolph St
Nicole Anna Barry Dorn 42 Madison St
Alisa Gardner-Todreas 16 Chenery Ter
Rachel Schorr Hirsch 256 School St
James Y. Knight 55 Watson Rd
Mary Dewhurst Lewis 34 Randolph St
David A. Lind 68 Fairmont St
Lawrence J. Link 49 Orchard St
Vincent Paul Lisanke, Jr 77 Bow Rd
Dawn MacKerron 70 Becket Rd
Anne Marie S. Mahoney 24 Goden St
Robert E. McGaw 23 Louise Rd
Kelly E. Michaud 11 Stone Rd
Holly Hart Muson 40 Temple St
Kristin Nelson-Patel 82 Trowbridge St
Jeffrey S. North 138 School St
Martin Tropper November 15 Goden St
Daniel J. O'Connell 23 Becket Rd
Henry M. Ogilby 96 Taylor Rd
Corinne McCue Olmsted 28 Stone Rd
Emily A. Peterson 22 Glendale Rd
Adriana Poole 53 Louise Rd
Yvette J. Tenney 70 Bow Rd
David Quyen Tu Thu 27 Taylor Rd
Alex Thurston 101 Baker St
John J. Weis 30 Chenery Ter
Joseph Melville Wright 70 Edgemoor Rd
Breda Zimkus 134 Concord Ave

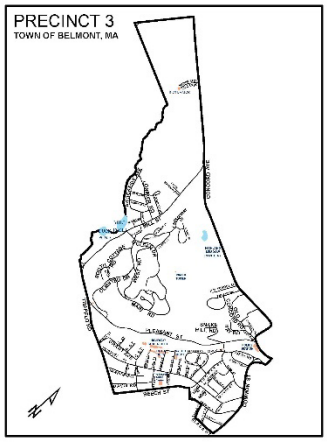
PRECINCT TWO:



Leslie J. Aitken 70 Evergreen Way
William Anderson, II 76 Stony Brook Rd
Edward P. Barker, Jr 21 Garfield Rd
Marty Bitner 207 Claflin St
W. Sumner Brown 35 Ross Rd
M. Patricia Brusch 52 Radcliffe Rd
Susan Burgess-Cox 135 Radcliffe Rd
Rosemary B. Burke 216 Prospect St
Thomas Caputo 63 Richmond Rd
Julia F. Corbett 48 Stella Rd
Joseph G. DeStefano 3 Sumner Ln
Frank French, Sr. 44 Evergreen Way
Ronald H. Geiger 27 Stella Rd
Anne K. Helgen 243 Marsh St
Karen B. Herosian 585 Pleasant St
Kelly Ann Higgins 9 Garfield Rd
David Hurley 20 Birch Hill Rd
Kathleen Keohane 19 Rutledge Rd
Lydia L.W. Kogler 30 Rutledge Rd
Anne-Marie Lambert 79 Chilton Rd
Jeff Levin-Scherz 75 Woodbine Rd
Linda Levin-Scherz 75 Woodbine Rd
Barry Lubarsky 257 Rutledge Rd
Peter R. Magni 140 Radcliffe Rd
Paul MacDonald 595 Concord Ave
Robert E. McLaughlin 81 Wellesley Rd
Meghan A. Moriarty 22 Garfield Rd
Deran M. Muckjian 108 Village Hill Rd
John Robotham 19 Scott Rd
Suzanne H. Robotham 19 Scott Rd
Nancy Sarris 11 Hough Rd
Maryann L. Scali 19 Prospect St
Julia H. Weeks 585 Concord Ave
Elizabeth F. Weintraub 51 Prenitss Ln
Taylor Yates 85 Lawrence Ln
David Zipkin 137 Claflin St

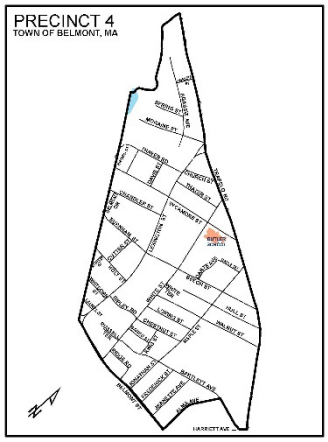
***Resigned in 2024*

PRECINCT THREE:



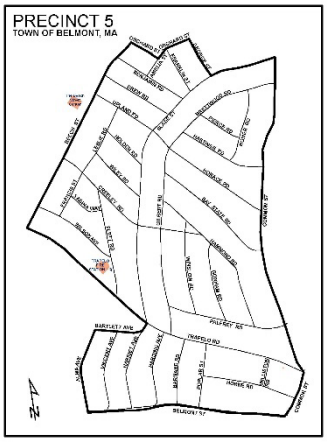
John P. Alcock	5 Stables Way
Liz Allison	69 Pinehurst Rd
Adeshina Ayodeji Baptista	44 White St
Suzanne R. Bass	530 Concord Ave
Joseph John Bernard	71 Waverley St
David R. Chase	14 Waverley Ter
Kathryn St.Clair Colburn	34 Centre Ave
John T. Dieckmann	47 Lorimer Rd
Christine Dunn	15 Blake St
Jolanta Eckert	68 South Cottage Rd
Bonnie L. Friedman	16 Hay Rd
Ariane Goodman-Belkadi	12 Woodland
Sarah G. Griffith	57 Common St
Rachel Heller	44 White St
*Vera L. Iskandarian**	*338 Waverley St*
Ann M. Jansen	59 Lorimer Rd
Juliet B. Jenkins	76 Lorimer Rd
Ralph T. Jones	56 Summit Rd
Meryl Junik	14 Royal Rd
Mary K. Kennedy	11 Lorimer Rd
Ray Lemieux	57 Common St
Raffi M. Manjikian	35 Summit Rd
Christina Marsh	218 Orchard St
Diane Beckley Miller	80 Clark St
Ella Miller	80 Clark St
Martha C. Moore	331 Waverley St
Lisa A. Oteri	31 Waverley Ter
Martin Plass	10 Stanley Rd
Judith Ananian Sarno	30 Waverley Ter
Robert L. Sarno	30 Waverley Ter
Vincent P. Stanton, Jr.	32 Royal Rd
Mary Donahue Stearns	15 Winthrop Rd
Heli Tomford	72 Pinehurst Rd
Kate B. Vigour	3 Thomas St
Carole Williams	3 Stables Way
Michelle A. Young	34 Davis Rd
Jung Yueh	151 Waverley St

PRECINCT FOUR:



Kathryn Auffinger	211 Lexington St
Rola M. Baghdady	14 Loring St
Roni Baghdady	14 Loring St
Sami S. Baghdady	14 Loring St
Helen E. Bakeman	92 Lexington St
Jonathan R. Bridges	47 Sycamore St
Kenroy Cayetano	426 Trapelo Rd, #3
William J. Chemelli	11 Ripley Rd
Michael B. Chesson	21 Whitcomb St
Kevin M. Cunningham	20 Chandler St
Debra Deutsch	56 Hull St
David R. Flewelling	36 Sycamore St
Sheila M. Flewelling	36 Sycamore St
Lucia E. Gates	11 Agassiz St
Linda DeVito Ghilardi	16 Church St, 3L
Jordan Grace Hampton	52 Agassiz Ave
Eileen Hanson	238 White St
Jirair M. Hovsepian	44 Chandler St
Brian Keefe	195 Lexington St
Samuel M. Lasser	16 Chandler St
John B. Occhino	18 Hull St
Sandra M. Occhino	18 Hull St
Rose E. O'Neil	77 Maple St
Michael A. Palomo	113 Sycamore St
Lisa A. Pargoli	223B White St
Eric James Perkins	32 Thayer Rd
Kathy Posey	20 King St
*David Powelstock**	*23 Alma Ave*
Gitanjali Rege	64 Beech St
Elizabeth B. Schmidt	59 Lexington St
Andrew W. Schultz	10 Ripley Rd
Kevin Smith	18 Frederick St
Daniell G. Stevens	3 Chestnut St
Laura Joy VanderHart	96 Agassiz Ave
Rachel M. Watson	73 Hull St
David M. Webster	18 Holt St
Joseph P. White	14 Maple Ter

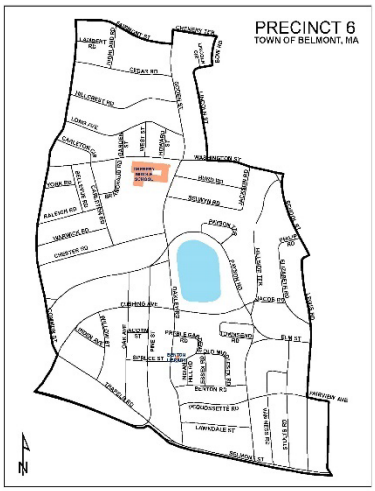
PRECINCT FIVE:



Elaine C. Alligood	265 Beech St
Arto N. Asadoorian	40 Slade St
Jessica J. Barnard	48 Alma Ave
Claus C. Becker	20 Poplar St
Kristen Bell	121 Slade St
Suzanne W. Bloore	37 Hastings Rd
Mary Frances Bradley	12 Leslie Rd
Kristen CahalanePetchar	179 Trapelo Rd
Laurie CahalanePetchar	179 Trapelo Rd
Nancy A. Carlson	12 Poplar St
Joanne E. Coakley	95 Horace Rd
Julie S. Crockett	232 Trapelo Rd
Thayer Donham	77 Hammond Rd
Janice M. Ellard	12 Horace Rd
Judith D. Feins	71 Bay State Rd
Travis R. Franck	102 Gilbert Rd
Barry Gaiman	53 Winslow Rd
Matthew Garver	33 Homer Rd
Kimberly Haley	64 Upland Rd, #2
Raymond Johnson	53 Hammond Rd
Cosmo Macero, Jr	4 Palfrey Rd
Norma Massarotti	53 Bay State Rd
Azra Nelson	28 Vincent Ave
Tommasina A. Olson	10 Bay State Rd
John W. Pollock	383 Common St
Lois J. Pollock	383 Common St
Andres T. Rojas	72 Drew Rd
Jane Rosenzweig	58 Bay State Rd
Catherine Ann Scott	36 Brettwood Rd
Andrea Serra-Masciari	51 Flett Rd
John P. Sullivan	72 Palfrey Rd
Catherine Umina	14 Benjamin Rd
John Umina	14 Benjamin Rd
Mark D. Wagner	21 Hastings Rd
Jeanne Widmer	126 Gilbert Rd
Roger P. Wrubel	165 Slade St

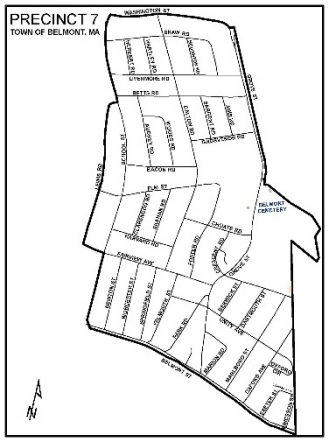
***Resigned in 2024*

PRECINCT SIX:



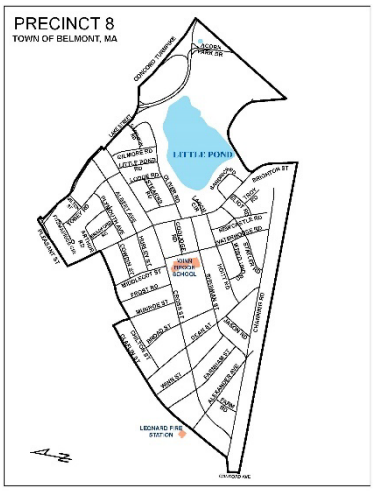
Daniel Patrick Barry	129 Goden St
Karen Bauerle	59 Hurd Rd
Kathryn Bonfiglio	84 Long Ave
John J. Bowe	20 Elizabeth Rd
Laura Burnes	24 Branchaud Rd
Mary Angela Carini	39 Benton Rd
Amy Checkoway	26 Pequossette Rd
Roger Duane Colton	34 Warwick Rd
Susanne Croy	95 Stults Rd
Tara Donner	47 Payson Rd, #2
Christine Doyle	15 Cedar Rd
Theodore Dukas	236 Payson Rd
Roy Epstein	34 Cushing Ave
Stephen A. Evans	100 Van Ness Rd
Judith F. Feinleib	87 Oakley Rd
Mary T.W. Gavin	12 Long Ave
Elizabeth Gibson	15 Oakley Rd
Laurie A. Graham	32 Warwick Rd
Marcie Hirsch	64 Old Middlesex Rd
Suzanne Johannet	45 Warwick Rd
Stephen H. Klionsky	196 Payson Rd
Douglas Koplow	18 Oak Ave
Matthew Lennon	26 Pequossette Rd
Priya Adhikari Licht	174 Lewis Rd
Caroline E. Light	200 Payson Rd
Kenneth E. Lind	60 Hurd Rd
Gail S. Mann	196 Payson Rd
Melissa McKenna	15 Warwick Rd
Jeanne R. Mooney	60 Oak Ave
Katherine Oates	82 Cushing Ave
Aaron B. Pikcilingis	24 Branchaud Rd
Erin K. Rowland	178 Goden St
Joel Semuels	18 Bellevue Rd
Marie Virginia Warner	39 Hillside Ter
Julie Wu	66 Hillside Ter
Kristen F. Zecchi	32 Warwick Rd

PRECINCT SEVEN:



Claudia Albert	67 Dalton Rd
Michael Atlas	49 Newton St
John F. Avilla	42 Worcester St
Carol Ann K. Berberian	91 Elm St
Edward B. Berberian	91 Elm St
Kathryn Bowers	14 Marion Rd, #1
Heather Brenhouse	42 Bacon Rd
Margaret M. Callanan	21 Sargent Rd
Clare G. Crawford	134 Dalton Rd
*Nina DelVecchio**	*125 Elm St*
Joan A. Drevins	61 Betts Rd
*Deanna Earle**	*22 Park Rd*
Thomas F. Foley	41 Unity Ave
Paul Gormisky	79 Betts Rd
Paul Griffin	9 Anis Rd
Susan Griffin	9 Anis Rd
Shannyn Heyer	62 Berwick St
Paul Joy	9 Harvard Rd
Sarah Kirshner	16 Marion Rd, #3
Hannah Smith Liberty	43 Worcester St
Jeffrey W. Liberty	43 Worcester St
Paul J. Looney	406 School St
Geoffrey George Lubien	38 Unity Ave
Anne Mahon	29 Livermore Rd
Michael McNamara	41 Marlboro St
Benjamin J. Meshoulam	54 Newton St
Ira Morgenstern	21 Clarendon Rd
Mary-Ellen Oberhauser	2 Sargent Rd
Gregory Piotrowicz	10 Marlboro St
Alison M. Rhodes	54 Newton St
Heather M. Rubeski	133 Dalton Rd
Kimberly Selness	48 Unity Ave
Kenneth Siskind	27 Skahan Rd
Susan R. Titus	26 Livermore Rd
Alice Becker Uflacker	214 Grove St
Alexandra E. van Geel	64 Livermore Rd
Glenn P. Wong	70 Livermore Rd

PRECINCT EIGHT:



Angus J.B. Abercrombie	79 Winn St
Julie Brady	219 Cross St
Carolyn A. Bunyon	50 Albert Ave
Brian C. Caputo	75 Oliver Rd
Laura S. Caputo	75 Oliver Rd
Alexander Corbett, III	114 Alexander
Kathleen "Fitzie" Cowing	278 Cross St
Michael F. Crowley	119 Farnham St
David J. DeMarco	36 Lodge Rd
Sharon L. DeMarco	36 Lodge Rd
Kate Dilawari	55 Munroe St
Rogelio Fussa	153 Channing Rd
Gunghua Gao	9 Plymouth Ave
Alexandra Houck	345 Cross St
Melissa Ann Irion	132 Dean St
Radha Iyengar	76 Dean St
Mark Kagan	160 Claflin St
Stephen Michael Kerins	27 Sandrick Rd
Amy Cohen Kirsch	8 Jason Rd
Allison V. Lenk	145 Sherman St
Melissa MacIntyre	94 Winn St
Caitlin Madevu-Matson	32 Frost Rd
Kara Morin	153 Channing Rd
Mark Paolillo	42 Pilgrim Rd
Lynn Peterson Read	62 Munroe St
Roger Read	62 Munroe St
Paul C. Rickter	119 Cross St
Paul F. Roberts	54 Cross St
Deborah M. Rosales	48 Farnham St
Stephen B. Rosales	48 Farnham St
Ellen F. Schreiber	49 Sandrick Rd
Lisa Starobin	54 Cross Rd
Ellen J. Sugarman	119 Cross St
Ted Tieken	105 Farnham Rd
Gi Hyun Yoon-Huang	107 Winn St
Erica Zidel	105 Farnham Rd

***Resigned in 2024*

2024 Annual Report

SELECT BOARD:

Chair: Roy Epstein
Vice Chair: Elizabeth Dionne
Member: Mark Paolillo

Town Administration Office Staff:
Town Administrator: Patrice Garvin
Assistant Town Administrator/Finance Director: Jennifer Hewitt
Budget Analyst: Adrien Kordas
Administrative Supervisor: Pam Callahan
Administrative Coordinator: James Goudie

Board's Purpose and Duties:
The Office of the Select Board and Town Administrator is responsible for the oversight and general direction of the Town's delivery of municipal services, and all matters not otherwise provided for by law or specified in the Town's By-Laws.

The Select Board is comprised of three (3) elected members who serve in a part-time capacity and receive a small annual salary for their service. The members do not maintain individual offices in the Town Hall. Instead, they rely on full-time administrative and management staff to manage the day-to-day operations of the Town.

The Select Board appoints a full-time Town Administrator to serve as the Town's Chief Administrative Officer and to manage the daily operations of the Town on behalf of the Board.

The Board oversees many aspects of Town business, including the preparation of the annual budget and the Warrant for Town Meeting, approval of local licenses, making committee appointments, setting town policies and overseeing the management and delivery of municipal services. The Select Board convenes regularly throughout the year, typically biweekly on Monday evenings, to discuss policy issues; to set agendas for itself and the Town Meeting; to resolve disputes; to issue licenses; to establish ad hoc committees; to make appointments to existing boards and committees; and to develop a budget recommendation for Warrant Committee consideration and Town Meeting approval. Although the Town's governing structure is fragmented (e.g., many independent, elected boards and officials), the Select Board is the primary entity that has the structure and ability to identify issues of Town-wide importance that can be translated into operational goals or placed on the legislative warrant for Town Meeting consideration and approval. It is the Select Board that creates the official Warrant for the Town Meeting.

Many hours of staff and management support are provided to the Select Board to fulfill the Town's legal duties and to oversee the delivery of town services in the most efficient and effective way possible. The Town Administrator's Office coordinates the following activities under the authority of the Select Board: processing Town license applications; working with the Chairman of the Select Board to set the Board's meeting agendas; preparing the "agenda packet" for each member of the Select Board; compiling background information for each agenda item to ensure efficient and effective meetings; processing the actions of each Select Board

meeting; tracking requests from residents for Town information, tracking and processing insurance claims against the Town; preparing all materials for the smooth and efficient flow of the Town Meeting; facilitating the preparation and consolidation of the Town's operating budget; formulating a budget recommendation to the Board for their consideration and approval as the Executive branch of Town government.

Summary of Activities and Accomplishments for 2024:

- Continued collaboration between the Select Board, School, Warrant and Comprehensive Capital Budget Committees in developing a fiscal 2025 operating and capital budget.
- Continued the Belmont Middle High School Building process in accordance with MSBA requirements and timelines.
- Continued collaboration with boards and committees concerning ongoing projects, bylaws, policies, regulations and zoning.
- Transmitted FY25 Balanced Budget and conducted several Budget Summits for FY2026 Budget
- Worked to distribute ARPA monies and distribution of Opioid Settlement Funds
- Finalized contracts for unions.
- Bestowed Proclamations for DPW Assistant Director, Michael Santoro, Arbor Day, 109th Armenian Genocide, LGBTQ Pride Month, Dr. Peter Holland and the Belmont League of Women Voters Lifetime Members.
- Continued to publish Town Administrator monthly bulletins.
- Conducted several meetings, public forums and input sessions on subject such as Elected to Appointed Assessors, Traffic Monitoring and Mitigation Agreement between Belmont and McLean Hospital, MBTA and 3A Communities, Community Path, Select Board Goals and Objectives, and Zoning Articles for STM
- Approved 10 beer and wine, 3 all alcohol one-day Liquor licenses applications and 2 agricultural wine permits
- Filled crucial vacant positions such as Chief Innovation Officer, Assistant DPW Director, Budget Analyst, DPW Business Manager, and Assistant Town Engineer, to name a few

Goals Setting Topics for 2025:

- Continue progress working with Belmont Boards and Committees in fulfilling their charges
- Continue work with Building Committees – Municipal Skating Rink Building Committee and the Library Building Committee
- The Select Board, School, Warrant, and Capital Budget Committees will continue to collaborate on developing a balanced fiscal 2026 operating and capital budget.
- Restate Financial Policies
- Revisit Collins Center Recommendations

Belmont School Committee

Chair: Meghan Moriarty
Secretary: Amy Zuccarello
Committee Members:
Amy Checkoway
Matthew Kraft
Jeffrey Liberty
Jung Yueh

Finance Subcommittee: Chair: Amy Zuccarello, Secretary: Jung Yueh, Member: Jeffrey Liberty

Policy Subcommittee: Chair: Jeffrey Liberty, Secretary: Matthew Kraft

Negotiations Subcommittee: Chair: Meg Moriarty, Member: Amy Zuccarello

Purpose and Duties:
The Belmont School Committee is a volunteer six-member board elected to three-year terms at Belmont's annual Town Election. Terms overlap so that two members are elected on a town-wide basis per year. The Committee organizes itself into subcommittees to help carry out its business.

Massachusetts law grants three main authorities to the School Committee including: hiring and evaluating the Superintendent, developing and reviewing district policies, and reviewing and approving the annual district budget. The School Committee works closely with the Superintendent to develop policies towards improving the school system and student outcomes. The School Committee is also responsible for conducting collective bargaining with local employee organizations.

School Committee Goals for the 2024-2025 school year include**:**

- **Financial/Budget Goal:** Align district budget investments, resources, and support systems with student and district needs.
- **Evaluation Goal:** Promote and monitor district actions to improve the special education system for families and children.
- **Policy Goal:** Continue to revise and update School Committee policies including I, E, J, and G/H.
- **Educational Planning Goal:** Support the development of a new district strategic plan that addresses mission-critical needs.
- **Negotiations Goal:** Successful conclusion of negotiations with Local 408, AFSCME 93 employees and all four Belmont Education Association Units A, B, C, D.
- **Public Relations Goal:** Communicating the status of negotiations to the public.
- **SC Practice Goal:** Collaborate with the district to obtain and use data and evidence to inform all school committee decisions and examine the effectiveness of district financial investments, policies, and practices.

Programs and Instruction

This town report encompasses January-June of the 2023-2024 school year and September-December of the 2024-25 school year. While schedules and learning modes returned to pre-pandemic structures in September 2021, the district has continued to focus on impacts to students (academic and social emotional well-being) with the support of ESSER and ARPA COVID relief funds. Among the positions hired with these funds are

social workers for the middle and high schools and math specialists for the elementary schools. Through reallocations, many of those positions have been able to move into the general fund budget. 2023 saw the opening of the new Belmont Middle School on the Belmont High School campus. The final phase of the seven year reconfiguration process came to a conclusion as Chenery has been conceived as an upper elementary school. The fourth graders from four elementary schools were moved to Chenery forming the Chenery Upper Elementary (CUE) which houses grades 4-6.

BPS educators are supported in their learning and growth through the district's professional development program. This includes professional development meetings led by Principals, Directors, and Curriculum Specialists focusing on district and school strategic priorities, and professional development courses, seminars, workshops, and study groups which are led by BPS educators and partner organizations. Professional development during 2024 focused on implementing new curriculum, diversity, equity and inclusion, culturally responsive teaching, social emotional learning, and student mental health and well-being. All of these areas of focus strive for the same goal: ensuring that the district effectively meets the needs of all students, so that they feel a strong sense of belonging and are therefore able to learn at their highest potential.

Assessment

Belmont students in grades 3-10 participated in the spring 2024 administration of the Massachusetts Comprehensive Assessment System (MCAS). 2024 has brought a return of pre-pandemic testing expectations and schedules. (Summary of Massachusetts' District and School Accountability System, 1).

Here is the 2024 accountability information and school percentiles for Belmont**:**

School Accountability Information		About the Data
School	**Accountability information**	**School accountability percentile**
Belmont High	Not requiring assistance or intervention	97
Belmont Middle School	Not requiring assistance or intervention	99
Daniel Butler	Not requiring assistance or intervention	97
Mary Lee Burbank	Not requiring assistance or intervention	98
Roger E Wellington	Not requiring assistance or intervention	92
Winn Brook	Not requiring assistance or intervention	87
Winthrop L Chenery Upper Elementary	Not requiring assistance or intervention	91

Here is data from the 2024 MCAS for Belmont students.

Number of students tested, by grade and subject:

Grade Tested spring 2024	**YOG**	**Current Grade In 2024-25**	**# Tested**	**Subject Tested**
10	2026	11	373 368 348	English Math Science
8	2028	9	316 316 317	ELA Math Science
7	2029	8	351 350	ELA Math
6	2030	7	359 361	ELA Math
5	2031	6	355	ELA

			354 353	Math Science
4	2032	5	353 353	ELA Math
3	2033	4	292 290	ELA Math
Total MCAS Tests Administered, Spring 2024			5809	

Comparison of combined percentages of students Exceeding or Meeting Expectations on the MCAS

[Note: MCAS was not administered in 2019-20.]

Grade	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2020-21	2021-22	2022-23	2023-24
3 Reading	82%	86%	77%	81%	85%	82%	69%	80%	83%	81%	76%	73%	71%
3 Math	82%	85%	83%	89%	85%	85%	79%	79%	81%	70%	75%	73%	75%
4 English	84%	80%	83%	72%	90%	85%	75%	83%	82%	83%	73%	72%	66%
4 Math	69%	73%	78%	79%	80%	83%	73%	78%	79%	72%	76%	77%	73%
5 English	88%	83%	86%	91%	87%	89%	72%	79%	84%	69%	72%	70%	64%
5 Math	82%	84%	81%	88%	75%	78%	74%	75%	80%	57%	76%	69%	68%
5 Science	72%	71%	67%	81%	72%	79%	78%	80%	85%	73%	83%	73%	79%
6 English	94%	91%	89%	90%	90%	84%	80%	78%	76%	75%	73%	71%	69%
6 Math	85%	83%	84%	82%	84%	79%	81%	79%	85%	71%	86%	84%	78%
7 English	93%	97%	93%	93%	90%	90%	71%	71%	75%	76%	74%	71%	67%
7 Math	76%	78%	80%	83%	76%	84%	75%	76%	78%	75%	73%	76%	78%
8 English	93%	95%	98%	97%	91%	91%	85%	76%	78%	69%	75%	69%	76%
8 Math	79%	79%	87%	83%	70%	62%	85%	78%	79%	57%	79%	78%	81%
8 Alg. 1	NA	NA	NA	NA	97%	98%	NA	NA	NA	NA	NA	NA	NA
8 Science	71%	78%	80%	78%	75%	72%	76%	72%	83%	70%	81%	79%	81%
9 Physics	94%	95%	92%	91%	94%	95%	90%	93%	97%	86%	76%		
10 English	98%	99%	97%	98%	97%	98%	96%	98%	90%	88%	84%	84%	87%
10 Math	95%	96%	95%	96%	96%	96%	96%	93%	91%	85%	81%	84%	87%
10 Science	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	80%	86%

Tenth grade MCAS is still administered, but it is no longer used as a graduation requirement.

Other Assessments:

In addition to the required state assessments (MCAS), Belmont High School students also participate in Advanced Placement Tests.

The Advanced Placement Program offers 36 discipline-based examinations. These exams consist of multiple choice and open response questions. The examinations are graded on a 5-point scale. Most of the nation's colleges and universities award credit for grades of 3 or higher. The values of an Advanced Placement Program are many. First, AP courses offer a standard curriculum that is used across the country and acknowledged throughout the world for its quality and rigor. Second, the AP curriculum tends to raise the quality of curriculum throughout the entire high school. Finally, the AP courses at Belmont High School are aligned with university standards and expectations, allowing students to experience rigorous, college-level courses while still in high school.

Year	Students participating in AP program	Exams taken by the participating students	Subject areas of the exams	Percentage of scores of 3, 4, or 5
2013	414	838	22	93%
2014	459	1,006	25	95%
2015	458	1,032	27	95%
2016	468	1,034	25	95%
2017	498	1,099	28	95%
2018	502	1,159	25	95%
2019	528	1,206	28	93%
2020	489	1,088	26	96%
2021	491	1,037	26	92%
2022	560	1,273	29	92%
2023	596	1,383	26	94%
2024	656	1,574	26	95%

In 2024, Belmont High School students took Advanced Placement Exams in 26 subject areas. They are listed by discipline:

English
- English Literature and Composition

World Language
- Chinese Language and Culture
- French Language and Culture
- Latin
- Spanish Language and Culture

History and Social Science
- Macroeconomics
- Microeconomics
- Psychology
- United States Government and Politics
- United States History
- Modern World History

Mathematics
- Calculus AB
- Calculus BC
- Computer Science A
- Computer Science Principles
- Statistics

Science
- Biology
- Chemistry
- Environmental Science
- Physics 1
- Physics 2
- Physics C: Electricity and Magnetism
- Physics C: Mechanics

Visual and Performing Arts
- 2-D Art and Design
- Drawing

<u>AP Scholar Awards</u>

Belmont High School students are well represented in the AP Scholar Awards Program.

- The AP Scholar Award was earned by 86 students who received grades of 3 or higher on three or more AP exams with an average score of 3.93.
- The AP Scholar with Honors Award was earned by 78 students who received an average score of 4.08 on all AP Exams taken.
- The AP Scholar with Distinction award was earned by 183 students who received an average score of 4.41 on all AP Exams taken.

- The AP International Diploma was earned by 5 students. This certificate is available to U.S. high school students applying to universities outside the country who earned an average score of 4.43.

In total, 347 AP awards were earned by BHS students with an average score of 4.29

Business and Finance:

Budget

At the Annual Town Meeting, the members approved a general fund school budget for FY24 of $62,886,981. Supplementing this Town appropriation were expenditures of recurring federal and state grants totaling $3,807,067 and a Circuit Breaker reimbursement of $3,053,708. The School Department also offsets a portion of its operational expenses through user fees. In FY24, $3,755,229 was charged to fee-based revolving accounts to cover operational areas including preschool, food service, athletics, busing, visual and performing arts, student activities, and building maintenance.

Contractual salary raises, and mandated student services were the main cost drivers in the budget. While health insurance is a regular cost driver, beginning in FY24, the Town budgeted the benefits costs for all school employees into a Shared Service budget.

In FY24, the district experienced cost increases in the areas of out-of-district tuition, Special Education transportation, and contract services to support students. The FY24 school budget alone was not sufficient to absorb some of these unanticipated costs. Intra-year freezes were implemented in the areas of purchasing and hiring. Additionally, the School Department submitted a claim to the state Department of Elementary and Secondary Education (DESE) for Extraordinary Special Education Circuit Breaker Relief; approximately $1M in relief was approved by DESE for the district, $450K of which is an advance of the next year's reimbursement.

One-time federal COVID funding allocated to the Town continued to pay for nine School Department positions to support student academic learning, social-emotional and medical needs. In FY24, $1,031,908 was expended from these one-time federal funds. Positions included:

- Social Workers
- Math Intervention Specialists
- School Nurses
- Transition Room Educator (to transition hospitalized students back into school)
- Elementary Assistant Principal

Belmont Middle High School Project

On November 7th, 2018, the Town of Belmont voted in favor of a building project for a 7-12 Belmont Middle and High School. This project has been undertaken with assistance from the Massachusetts School Building Authority (MSBA), which provided partial funding for the project. In September 2023 the Belmont Middle School portion was opened for students in grades 7-8, representing completion of the final phase of construction.

Conclusion:

The 2023-2024 academic year was marked by rich learning and achievement, underscoring our students' academic strengths and multitude of talents. Our exceptional staff, both dedicated and skilled, offered daily care, support, and instruction, significantly contributing to this environment of growth.

This year, we initiated the development of in-district programs and the upgrading of our curriculum, thanks to the successful passage of last spring's override. We extend our appreciation to the Belmont community for the commitment to high-quality education. The collaboration between the Town, Belmont families, and our schools have been key to moving our district forward.

Respectfully submitted,

Meg Moriarty, Chair
Belmont School Committee

Jill Geiser, Ed.D., Superintendent
Belmont Public Schools

2024 Annual Report

Board of Assessors:

Chair: Daniel A Dargon, Chair

Member: Daniel Barry
Member: Anthony Leccese, Esq.

Department Head: Daniel A Dargon, Jr

Purpose and Duties:

The Assessors' Office is responsible for administering Massachusetts property tax laws effectively and equitably and for producing accurate and fair appraisals of all taxable property. In Belmont, the property tax contributes over 80% of the town's operating budget. Taxable property includes not only real estate, but business personal property as well.

Summary of Activities and Accomplishments:

The Assessors held regular bi-monthly meetings, and met on a weekly basis during the busy tax-billing periods, and at other such times, as requested, had conferences and meetings with taxpayers, interested citizens and various Town Boards, Officials and the Board of Selectmen.

Members of the Board and office staff attended schools, classes and conferences sponsored by the Department of Revenue, International Association of Assessing Officers, Massachusetts Association of Assessing Officers, the Appraisal Institute and the Middlesex County Assessors Association, in an effort to maintain their proficiency in the administration of the office and the appraisal and maintenance of real and personal property for assessment purposes.

The Board of Assessors successfully completed the Fiscal Year 2025 Recertification which is conducted by the Department on a five year cycle. The certification is an extensive audit of the town's assessments. The Board of Assessors voted to issue an actual real estate tax bill for Fiscal Year 2025, with a tax rate of $11.39 per thousand, in December 2024, to ensure proper financial management for the Town by avoiding unnecessary borrowing costs. The Board of Assessors has successfully issued timely tax bills for more than thirty years. The assessed value tax roll for the Town of Belmont contains over 8,400 real property accounts and over personal property accounts with an annual total assessed value of $11,633,855,368, an increase in value of approximately $329,0000 or 2.8% increase for Fiscal Year 2025.

The office staff processed transfers of real property in order to create the data used in developing the FY 2025 value. The Board successfully defended overvaluation appeals before the Massachusetts Appellate Tax Board. The Board of Assessors continued the real and personal property re-inspection program as part of the computerized assisted mass appraisal system, otherwise known as the "CAMA" system. During 2025. During Fiscal Year 2025 the Board of Assessors began the process of seeking vendors for a new CAMA System to be employed in Fiscal Year 2026. The existing system will run concurrently until the conversion is complete.

The Board of Assessors continued updating the existing CAMA system with regards to all property information: building permits, building plans, sketches, images, living area, as well as all other assessment information.

Personal Property accounts have also been updated with regards to assessment of furniture and fixtures, equipment and machinery, and inventory.

The re-inspection program provided an increase in assessed value of $81,372,970 in new growth for an increase in tax levy of $940,671 for Fiscal Year 2023. The continual updating of the computer system of the Assessor's Office allows for improved working conditions and public access. The Board also updated the property record information on the Town's Web site to make data, pictures, and sketches available online.

The Board will continue with an equalized value program. All building, plumbing and electrical permits, and occupancy certificates, will continue to be monitored for possible adjustments in value. Sales ratio studies will be monitored as part of the equalization program in preparation of the Fiscal Year 2024 reappraisal and Fiscal Year 2025 full Revaluation.

As a result of election held in April of 2024 the Board of Assessors was modified from an elected board to an appointed Board named by the Select Board. The current Board of Assessors would like express they're thanks to acknowledge the prior Boards skill and professionalism in service of Belmont.

In July, Daniel A Dargon was appointed as Chairman of the Board, with Mr. Barry and Mr. Leccese serving as members.

Goals for 2024:

Goals for Fiscal 2026 include the successful completion of the upcoming year's certification and to begin the transfer of the existing CAMA System to a new platform.

The Board also reaches out to the Town's Seniors and Veterans to ensure that they are taking advantage of any of the Exemptions the Commonwealth offers. The reach out included multiple mailings, presentations as well as phone calls to assist seniors and Veterans that need assistance. Staff have also, upon request, personally delivered and picked up applications from seniors who are unable to leave their homes.

Respectfully Submitted,

Daniel A Dargon, Jr.
Chairman of the Board of Assessors

2024 Annual Report

ENTER COMMITTEE NAME HERE:
Chair: Ellen O'Brien Cushman
Vice-Chair: William J. Chemelli
Secretary: Alexander E. Corbett, III

Purpose and Duties:
The Board of Cemetery Commissioners herewith files our annual report of activities for the calendar year 2023, our 164th year in operation. We are a three member, elected, volunteer board, consisting of the above-named members. The Department of Public Works employees are responsible for day-to-day cemetery operations of both Belmont Cemetery and Highland Meadow Cemetery. The Cemetery Commission is responsible for setting prices and policies for both Belmont Cemeteries, advocating for residents regarding cemetery issues, working with and on the Land Management Committee for Lone Tree Hill, the group that manages the inactive cemetery land at Highland Meadow Cemetery under a Conservation Restriction B2, and planning for any future phases of cemetery development. In addition the Board works cooperatively with the Town Treasurer to ensure proper investment planning for the perpetual care funds as articulated in MGL. Ch. 114.

Summary of Activities and Accomplishments:
The following improvements/ projects were undertaken in 2024, funded by the Cemetery Perpetual Care Interest Account:
The WebCemetery GIS-based cemetery data system has suffered a temporary delay with little to no progress in 2024. We are intent upon completing the long-awaited conversion in 2025.
At Highland Meadow Cemetery

- Execution of the engineering plans that were developed by Weston & Sampson to improve the onsite pooling of surface water and hydrology was finally completed. The installation of the new drainage system was completed by Dan's Company, d/b/a The Canniff Company. Since the final installation of the specialized drain and release system there have been several significant rainfall events; the drain worked beautifully and no pooling has been observed.
- Resurvey of all of the lots and landscape borders performed by Waterfield Design Group. This project was undertaken because of reports by staff of significant corrosion of posts on the individual lot markers that contain the unique numbers of each lot in the cemetery, as required by law. As of January 1st, Waterfield has completed the computerized survey, identified conflicts (such as a large tree has grown into an empty numbered lot). The DPW and the Cemetery Commission will be making the choice which lot number markers will be purchased and installed in spring of 2025 by Waterfield.
- Represented the interests of the Cemetery while working with the Town Administrator's office and Town Counsel on the expiring lease of inactive cemetery land currently leased to a private company to house a cell tower/emergency communications tower. The Cemetery Commission is concerned that any damage incurred as a result of cell tower maintenance must be repaired satisfactorily at the cost of the offending vendor. In addition, adequate advance notice must be provided to the DPW/Cemetery office to inform them of upcoming maintenance visits and require the company to delay temporarily in the event of a scheduled funeral.

At Belmont Cemetery –

- The Final Report of the Community Preservation Act Project, Master Plan for Belmont Cemetery with Treatment Options was delivered in July of 2024 by kzla our landscape consultants. The Commission with the

DPW staff will use the report as a guiding document to help make choices and set priorities for future projects to maintain this historic cemetery.

- Crashes and Vandalism continue to plague Belmont Cemetery. As a result of another crash that damaged the Grove Street antique gates and the accompanying pillars, they required reconstruction. The Commission in consultation with the DPW Director is evaluating options to preserve the Grove Street entrance gate to allow vehicles to exit and pedestrians through access. At this time, the gate and entrance are fully open.
- The Tree Warden has performed a significant amount of work to remove and trim trees in Belmont Cemetery, with plans for 2025 to replant with various tree species.

CEMETERY FUND BALANCES AS OF DECEMBER 31, 2023

	12/31/2022	12/31/2023	12/31/2024
Cemetery Annual Planting Fund	150,005.00	187,650.73	213,002.45
Cemetery Perpetual Care Fund	2,009,765.00	2,072,665.68	2,820,539.48
Northway Erikson Perpetual Care Fund	48,397.00	58,886.18	127,608.50
Highland Meadow Total Lot Sales	3,788,300.00	3,865,450.50	4,091,000.00

Goals for 2025:

- Complete the Resurvey work and remove and reinstall the lot number markers at Highland Meadow Cemetery
- Influence the DPW to prioritize the development of a plan for stormwater management and replacement of the pavement at Norton Circle so to eliminate the surface water pooling and enormous potholes that cause drivers to veer off road onto the cemetery burial areas to limit damage to vehicles
- Using the CPA project, working with the DPW to develop a long-term plan to prioritize and fund capital projects
- Evaluate pricing structure for lots at Highland Meadow and for all services performed for fees
- Working with the DPW Director and a contractor, develop a maintenance plan for the Highland Meadow Cemetery landscape borders and a plan to improve the area to the right of the entrance gate.
- Restore the lilac and spirea hedge at Belmont Cemetery by removing other species, pruning, interplanting
- Consider and develop plan for future cemetery phases per the original master plan for Highland Meadow Cemetery.
- Continue to advocate for and encourage participation in the Annual Planting Program and the Memorial Tree Planting Program to enhance landscape areas at both cemeteries.

- Respectfully Submitted,
- CEMETERY FUND BALANCES AS OF DECEMBER 31, 2023 12/31/2022 12/31/2023 Cemetery Annual Planti ng Fund Cemetery Perpetual Care Fund Northway Erikson Perpetual Care Fund Highland Meadow Total L ot Sales 150,005.00 2,009,765.00 48,397.00 3,788,300.00 187,650.73 2,072,665.68 58,886.18 3,865,4

50.50 Goals for 2024 Complete the audit of all cemetery lot, owner, interment data for both cemeteries into a GIS based data system in advance of the discontinuance of support for our access-based Cemetech management program Consider adding “way finding” signage on boulders at Highland Meadow to inform and assist visitors. Continue to fund the perpetual Care Account at 50% of cemetery lot sales and develop a list of projects that could be funded from the Interest on the Perpetual Care Fund. Develop a work plan and perform the work that Weston & Sampson designs to alleviate the hydrology issues at Highland Meadow. Work with DPW to evaluate, recommend/perform survey to replace all lot number markers to correct potential corrosion issue at Highland Meadow. Advocate with DPW on their operating model to maintain quality and flexibility as well as long-term financial viability. We still await their current cost elements and cost structure to consider for appropriate pricing of cemetery services. Prepare/plan for future cemetery phases – the original master plan maps show possible, future phase alternatives, and we will continue to work with the Town Treasurer to maintain flexibility to fund. Continue to advocate for and encourage participation in the Annual Planting Program and the Memorial Tree Planting Program to enhance landscape areas at both cemeteries, especially as trees are removed due to damage. Work with Tree Warden and possible donor organizations to plant trees at Belmont Cemetery. Develop a long-term plan to propose Cemetery Capital projects to be paid by Perpetual Care Fund Interest account or Sale of Lots account for significant maintenance and/or installation of such projects such as Walls, Fencing, as outlined in the kzla report. Respectfully Submitted, Ellen O’Brien Cushman Chairman, Board of Cemetery Commissioners.

2024 Annual Report

BOARD OF HEALTH:

Chair: Stephen M. Fiore, Esq.

Vice - Chair: Julie C. Lemay, M.P.H.

Board Member: David Dudzinski, M.D., J.D.

Health Department Staff:

Director: Wesley Chin, M.P.H.

Assistant Director: Diana Ekman, M.S., REHS

Public Health Agent: Lindsey Sharp, M.P.H.

Animal Control Officer: Suzanne Trasavage

Public Health Program Assistant & Clerk of the Board: Maria Reddington

Youth & Family Services Coordinator: Janet Amdur, LICSW, EdM

Public Health Nurse: David Neylon, R.N., CIC, REHS

Veterans' Service Officer: Robert Upton

Purpose and Duties:

The primary goal of the Belmont Board of Health (BOH) is to equitably promote and protect the health and wellness and prevent illness and injury in Belmont residents and visitors to the town. This mission is accomplished by a BOH that consists of three elected members who meet on a regular basis to establish and review local public health policies, regulations, and programs; these programs are designed to minimize the risk of disease, injury, and environmental health hazards to residents and visitors. The day-to-day operations of the BOH are carried out by Health Department staff. Staff interact with the public to provide education with the aim of promoting better health, preventing the spread of disease, connecting residents to resources, along with overseeing enforcement of local, state, and federal environmental and public health regulations, monitoring health status indicators to determine the needs of the community, and overseeing emergency preparedness efforts in response to possible communicable diseases.

Health Department functions include:

Inspection of permitted food service establishments to ensure that safe and sanitary conditions are being maintained and to minimize the risk of a foodborne illness outbreak. There are about 100 permitted food service establishments in Belmont. These establishments include retail food stores, restaurants, catering establishments, bakeries, school kitchens, mobile canteen trucks, farmers' market stands, etc. Between one to three routine inspections are conducted at each of these establishments throughout the year, depending on the relative risk of the operation and their history of compliance. Plan reviews are conducted for new food establishments and for renovations to existing ones. Pre-operational inspections are performed to ensure that new construction is consistent with the plans that were submitted and approved. The Department also conducts regular inspections at the seasonal Farmers' Market because products available for purchase now include many prepared foods, meats, dairy products and seafood. Volunteers and non-profit organizations, as well as for-profit organizations, are also subject to food safety regulations when they are serving food to the public at temporary food events. Event organizers regularly contact the Department for advice to determine if a temporary food permit is required for their event.

The Department enforces the State Sanitary Code, 105 CMR 410.000 Minimum Standards of Fitness for Human Habitation, and responds to residents' complaints concerning possible health and safety violations in their homes or dwelling units. If a housing violation is observed during an inspection, an Order Letter for Correction(s) is issued to the property owner and sometimes to the occupant/tenant. The Health Department is often required to facilitate corrective actions between occupants and landlords, so that violations can be remedied in a timely manner. However, cases may occasionally require court intervention and/or assistance from the Massachusetts Attorney General's Office (AG) to

achieve desired compliance. For example, n 2024, the Department worked with the AG's office and a property owner to successfully find a mutually agreeable resolution for an uninhabited home that had fallen into disrepair over many years.

In addition to housing concerns, the Department spends significant time responding to complaints that include inappropriate garbage/rubbish storage and disposal, air quality, electric sanding, overgrown lawns, rat sightings, food and general safety issues, and gas leaf blowers.

The Department also inspects recreational day camps, swimming pools, and one biotech facility/laboratory annually.

The Board of Health is responsible for the approval of the installation, maintenance, and/or removal of subsurface sewage systems in the town, under the Department of Environmental Protection's (DEP) regulations known as "Title 5." Soil testing, plan reviews, and oversight of construction are the responsibilities of Health Department staff.

The Public Health Nurse investigates and monitors disease outbreaks, oversees and coordinates seasonal flu and COVID vaccination clinics, provides health education, and participates in public health emergency preparedness activities. Disease surveillance and outbreak management is reported and tracked online through the Massachusetts Virtual Epidemiologic Network (MAVEN).

Additionally, in Fall 2024 the Public Health Nurse partnered with the Belmont Public Schools (BPS) Director of School Nursing to pilot a Vaccines for Children (VFC) Immunizations for School Entry Program for BPS students. This program is specifically geared towards providing vaccines to students who are not up to date with childhood immunizations (e.g. TDAP, Varicella, MMR, Meningococcal ACWY, Hepatitis B, Polio) that are required for school entry, and are currently without active health insurance and/or lack access to a local health care provider. Between the federal VFC program and the state MDPH Immunization Division, our office is able to acquire and administer vaccines required for school entry for all those under 19 years of age, as well as certain vaccines including COVID and flu for those 19 ages and older who do not currently have health insurance, or whose health insurance does not cover the cost of vaccines.

The Public Health Nurse position is dedicated to working on Belmont specific tasks two days per week and the remaining three days per week are spent working on regional efforts with the MPHC, these hours are funded through regional grants.

The Animal Control Officer (ACO) patrols the town's parks, streets, and conservation areas. The ACO is responsible for the quarantine of domestic animals for possible exposures to rabies and responds to

numerous animal related service requests. Examples of service requests include: wild animal rescues, wild animal euthanasia due to severe injuries, home visits, Police and Health Department dispatches, reports of found and missing dogs and cats, and reports of animal cruelty. Additional responsibilities of the ACO include submission of bats for rabies testing, annual inspections of backyard chicken coops, and scheduling, coordination, staffing of the annual community rabies clinic for dogs and cats, educating residents about cohabitating with wildlife, and working with the Board of Health to oversee hearings for dangerous or nuisance dogs. The ACO also assists the Recreation Department with implementation of their Off Leash Dog Program as time permits.

The Youth and Family Services Coordinator is a licensed clinical social worker who is shared with the Council on Aging (COA). Under this arrangement, the Coordinator works 20 hours per week for the Health Department providing social services for families and children in need and 20 hours for COA providing services for senior citizens. The Coordinator offers referrals to individual and family mental health counseling, case management, and crisis intervention services. The Coordinator also connects residents to resources for basic needs such as food, housing, and fuel assistance. Additionally, the Coordinator develops and oversees a number of community programs such as the Giving Tree, Golden Shoes, Peeps Diorama Contest, clutter support groups, a 50+ job seekers networking meetup and substance abuse education, and healthy eating/nutrition cooking classes.

In accordance with Chapter 115 of the Massachusetts General Laws, the Veterans' Service Officer (VSO) provides comprehensive services to the Town's veterans and their dependents. The VSO is typically the first individual that a Veteran or dependent contacts for advice and assistance when health issues arise. The VSO works to determine a Veterans' eligibility to receive entitlements from the Department of Veterans' Services and Veterans' Affairs through extensive vetting in accordance with State and Federal rules and regulations. The VSO also coordinates and oversees many events to raise awareness and honor Veterans including the annual Memorial Day Parade, Purple Heart Ceremony, Flag Disposal Ceremony, Veterans' coffee hour at the COA, and Veterans' Day exercises with the schools, COA, and local VFW.

The Director and Assistant Director manage all of the programs that are housed in the divisions of Environmental Health, Disease Control, Animal Control, and Social Services with a great deal of support from the Public Health Program Assistant. The day-to-day administrative tasks of the Health Department rest on the shoulders of the Public Health Program Assistant. Administration is considered

a division in itself due to the abundance of permits processed, accounts managed, phone calls answered, and grants monitored by the Program Assistant. On a regular basis there are also burial permits that must be reviewed and processed, dozens of phone calls to answer, Board meeting minutes to write, meetings and program planning, social media and web page maintenance and a variety of bookkeeping duties involved. The Program Assistant manages free sharps disposal collection and safe disposal, mercury disposal, temporary dumpster permits and edits documents for all staff members. Animal Control dispatch and response is a crucial task for the Program Assistant that takes coordination and attention to detail due to the potential for exposure to rabies. The Program Assistant assures that department has the most current public health information and updates by maintaining contact with several organizations such as the Massachusetts Health Officers' Association (MHOA), the Massachusetts Environmental Health Association (MEHA), and the Massachusetts Association of Health Boards.

The Health Department continues to collaborate regionally with other municipalities to maximize services to the community in multiple areas, allowing a small Health Department to provide a wide range and depth of services including: public health nursing, tobacco control and prevention of youth access to tobacco, mosquito control, emergency preparedness, and weights and measures. Additional information about these programs is below:

The Health Departments from Belmont, Arlington, Brookline and Newton collectively share a Public Health Excellence (PHC) grant from the Massachusetts Department of Public Health (MDPH). The purpose of this funding is to regionalize many aspects of local public health as a way to help deliver uniform public health services by decreasing inequities throughout the Commonwealth in terms of the delivery of public health programs, services, and information. The genesis of this state sponsored plan came out of the COVID-19 pandemic when we observed neighboring communities adopt different approaches to address the same public health issues. The four health departments, are known as the Metro Public Health Collaborative (MPHC) and share staff based out of the Brookline Health Department to oversee this regional effort. Brookline serves as the fiscal agent for this grant.

In 2024 the Health Departments in Arlington, Belmont, Brookline, Norwood, Randolph, Stoughton, and Watertown continued to share a grant from the Massachusetts Department of Public Health to fund a full-time regional Tobacco Control Program Coordinator. The Tobacco Control Program Coordinator

conducts inspections at tobacco retailers and performs tobacco compliance checks in the seven towns. There are currently 14 tobacco sales establishments in Belmont.

Belmont is one of approximately 28 cities and towns that comprise the East Middlesex Mosquito Control Project. Each participating municipality contributes funds toward the overall maintenance and administration of the District and then additional funds cover specific services provided to each community. Mosquito control specific to Belmont includes adult mosquito surveillance by trapping, helicopter Bti (Bacillus thuringiensis var. israelensis) application in a small area of Beaverbrook Reservation, and catch basin larval control.

Belmont is a member of Public Health Emergency Preparedness Region 4A/B, which encompasses 60 communities. Through this collaboration local municipalities are encouraged to work together to coordinate for emergency response planning. The most recent example of this effort were the regional COVID-19 vaccine clinics that were held with Arlington and Lexington when COVID-19 vaccines first became available in 2021.

Belmont contracts with Brookline for the services of a Sealer of Weights and Measures. The Sealer enforces all Massachusetts General Laws and Regulations pertaining to weights and measures including

the regulation of trade, unit pricing, and price verification. Weighing and measuring devices used by local establishments include automatic check-out systems (scanners), gasoline pumps, supermarket and deli scales, manufacturing and shipping scales, apothecary and jewelry scales, etc. The Sealer guarantees the accuracy of these devices, inspecting all for accuracy and correctness. Weights and Measures investigates complaints of short weight, price misrepresentation and use of illegal or non-conforming devices.

Belmont, Brookline, Waltham, and Watertown are members of a Substance Abuse Prevention Collaborative. This Collaborative shares a grant from the Massachusetts Department of Public Health; this grant is managed and administered exclusively by staff from the Wayside Multi-Service Center in Watertown to raise awareness and change social norms around underage drinking locally through the work of the Belmont Wellness Coalition.

Summary of Activities and Accomplishments:

- The Health Department partnered with Osco Pharmacy from Star Market to hold 8 vaccine clinics to offer COVID-19 and flu shots to residents of all ages. Space for these community vaccine clinics was kindly donated for the third consecutive year by Temple Beth El.
- The Health Department obtained 13,000 free rapid COVID-19 tests from the United States Department of Health & Human Services for distribution at no cost to residents.
- The Health Department partnered with the Town Administrator's Office to hire a Public Health Consultant to conduct a community Opioid Needs Assessment to help develop a plan to responsibly allocate Opioid Abatement Funds received from the state.
- The Health Department was approved for a $19,000 grant from the FDA, to continue to improve the effectiveness of Belmont's food inspection program.
- The Animal Control Officer partnered with Watertown to hold a low-cost community rabies for dogs and cats that reside in both towns.
- The Animal Control Officer worked with the Recreation Department and Selectboard to help pilot the Paws in the Park off leash dog program.

- In Summer 2024 the Social Worker installed two raised organic garden beds for the community to grow organic vegetables and herbs for seniors and to serve as a demonstration of organic gardening methods for health food.
- The Health Department Social Worker utilized a grant from Mount Auburn Hospital to sponsor a series of classes and seminars to promote awareness of self-management of chronic diseases through healthy eating options and lifestyle choices.
- The Veterans Service Officer partnered with students in the Belmont Hill School Veterans Club to raise awareness of the needs and sacrifices made by Belmont's veterans through the successful establishment and organization of the first (and hopefully) annual Belmont Hill School Veterans Club 5k Run, which raised over $5,500 to benefit the Belmont Veterans Memorial Committee.
- The Public Health Nurse administered 55 vaccines by appointment in the Health Department for students who required vaccines for school entry, and also uninsured and underinsured children and adults with Flu and COVID vaccine.
- Health Department staff distributed 474 doses of Narcan, an opioid overdose reversal medication, free of charge to the Belmont community. Community members can have these doses of Narcan on hand in case they encounter a loved one or a member of the public who has overdosed and can act quickly to reverse it.

Goals for 2025:

- To continue holding community clinics for the administration of COVID-19 and flu vaccines to Belmont residents, employees, and other members of the community.
- To work with the Town Administrator's Office to begin implementing the recommendations as outlined in the community Opioid Needs Assessment.
- To continue to identify and apply for public health grant opportunities for needs determined through regional and local health assessments.
- To continue to contract out food service inspections in order to increase our capacity to respond to allow department staff to better respond to other local public concerns.
- To continue to expand assistance and linkages of resources to residents and veterans who require counseling and/or other services in order to maintain a safe and healthy lifestyle.
- To develop and implement intergenerational social programs and community involvement projects to promote charitable contributions, healthy lifestyles, and improved mental health.

Respectfully Submitted,

2024 Annual Report

Wesley Chin, MPH
Director Belmont Health Department

2024 Annual Report

TOWN CLERK'S OFFICE:
Town Clerk : Ellen O'Brien Cushman
Assistant Town Clerk: Meg Piccione

Purpose and Duties:

The Town Clerk's Office gathers, records, and communicates governmental vital information in a timely manner and is the first point of contact for federal and state agencies and most residents as well as the first point of contact for resident inquiries. The Town Clerk's Office consists of three programs:

- Town Clerk: Responsible for creating, registering and maintaining official Town records, including births, deaths, marriages, businesses, pets, raffles, street address assignments, meetings and filings of governmental bodies, serving as the Town's Records Access Officer for Public Records Requests, and Ethics and legal filings and is the point of contact for Town residents, and local, State and federal agencies.
- Elections & Registrations: Responsible for running elections and management of the Town census of voters, and residents and processing and maintaining voter registrations, all in compliance with local, State and federal laws and verifying residency for inquiring agencies.
- Legislative: Responsible for managing and supporting Town Meeting through the elected Moderator, submitting votes to the Attorney General, Department of Revenue and other State agencies, maintaining contact information for and sending official communications to Town Meeting Members.

Summary of Activities and Accomplishments:

- *Customer Interactions:* These numbers reflect an extraordinarily busy period due to the four busy elections in 2024. Telephone calls are of course not included in these numbers. Customer-reported satisfaction, trust and confidence in our department is extremely high.

Customer Interactions	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**
Visitors	**14, 995**	**10, 345**	**7693**	3243 9/1-12/31/21 COVID closure	5011 1/1-3/15/20 COVID closure	15694	19,040	14,300
Emails Sent & Received	**48,683**	**74,012**	**60,676**	29,403	67,252	38,182	39,175	43,878

- *Elections:* 2024 was an extremely demanding year. Belmont had 18,864 registered voters; four elections were held: March Presidential Primary (33% voter turnout), April Annual Town Election (50.57% voter turnout), September State Primary (22% voter turnout) and November State/Presidential Election (78% voter turnout). In addition, a Recount Petition by residents on the results of Question 2, converting the elected Board of Assessors to appointed, was conducted and Belmont Precinct 7 was selected at random for the State-mandated Audit of contested races and one question from the November ballot. All results of each were verified. The Town Election had three Town-wide races and five precinct Town Meeting Member races contested. Across all 2024 elections, just short of 24,000 Vote by Mail ballot requests were fulfilled and processed in accordance with the 2022 MA Votes Act, all processed by the Town Clerk's office. Election results are included separately in this Annual Report. Our High-Speed tabulator purchase, fully reimbursed

by the State at more than $50,000 for use with Early Voting ballots, and all of our vote tabulators worked beautifully, and saved many labor hours both for full time staff and election workers.

- *Fulfillment of Public Records Requests:* Our Public Records Portal, NextRequest, used to track and fulfill Public Records Requests per the MA Public Records Law in calendar 2024 totaled 1133 (up from 1046 in 2023), an average of 95 requests per month Town-wide. Though virtually all departments receive and fulfill requests, the lions' share of the requests are fulfilled by the Police, Town Clerk and Fire Departments. Some departments have received more complex requests. The total requests handled through our NextRequest portal is 7276 requests since inception in 2017. The Town Clerk's office fulfilled directly 124 of the total requests, 105 in 2023. The portal allows centralized viewing and depository of documents as well as requests; currently 19,161 documents are contained in the system that have been downloaded 59,824 times. All Town departments use this utility. The NextRequest system continues to be a major laborsaving utility, allowing coordination, tracking, automated timelines, in-system redaction and legal information to allow Town employees to easily and quickly respond to requests within the law. The Town Clerk's office provides oversight, consulting and monitoring to ensure that departments are properly addressing the requests in a timely manner and serves as the central point of contact for the State.

- *Community Preservation Act Project to Digitize and Preserve Belmont's Records:* We continue to depend upon our digitized records to issue certified copies of vital records and provide documents in response to requests for vital records, Town Meeting votes and transcripts, Town Annual Reports, and Board of Selectmen minutes from 1859 to the present, and many other significant studies, reports, and documents.

- *Town Meeting Actions:* Since 2020, we have run 24 sessions of Town Meeting using remote-access technology, including three hybrid meetings. In 2024 there were a total of 12 sessions of Town Meeting held, including two by remote-access. Annual Town Meeting met five nights and acted on 24 articles, plus seven Special Town Meetings totaling 17 articles. Approval by the Attorney General of four of the seven amendments to the General Bylaws and Zoning By-law has already been received.

- *Minutes for Town Boards, Commissions and Committees:* Committees continue to thrive online with notable increases in resident attendance/participation. The Town Clerk's office posted 917 meeting postings and minutes for the current 52 Belmont committees in 2024. The Town Clerk's office provided more than 10,000 documents to be made available on the Town's new website.

- O*nline Ordering and Payments*: Customers make their requests and pay using our online order and payment systems for Business Licenses, Pet Licenses and Certified Copies of Vital Records, totaling $28,000 or 30% of our total revenue. The customers find the online services convenient and use them; more importantly, these online systems allow the Town Clerk's office to control our time and tasks so we can fulfill requests quickly and when convenient for us.

- *Some additional Statistics:* 3188 pet licenses issued, more than 3100 other fee-based requests fulfilled, 226 births, 247 deaths and 107 marriages were recorded for Belmont residents.

- During 2024, we were so fortunate to have dedicated volunteers return to assist us, both newly retired residents and Belmont High School students. Many acted as election workers or just appeared at the office to ask if we needed help. We did and the Town benefits from their volunteer labor. They allowed us to be ready for the onset of census, pet licenses, voting etc. in 2025.

- Each year l am proud to tell anyone and everyone who'll listen - Belmont is extraordinarily lucky to have the employees of the Town Clerk's office who each have the "whatever it takes" attitude required to respond to everchanging demands and legal requirements put on us. All four of our employees are residents of the Town and they work tirelessly to provide an extraordinary level of service to all who ask for or need our

help. Meg Piccione, Nancy Casale and Dan Cane, along with our election workers and volunteers are my unsung heroes.

Continuing Goals for 2025:

- We have created a class for Town staff who handle Public Records Requests, covering both the Public Records law and working with the NextRequest portal to monitor and fulfill. We anticipate running the class in January – with significant number of new employees, there is s clear need.
- 2025 will be Belmont's year for all of our employees and committee members to successfully complete the State's Conflict of Interest (Ethics) Training. The Town Clerk's office manages the communication and all records; this is a significant undertaking.
- We will be updating our existing systems used for Pets, Business Licenses and Vital Records.
- We still await and look forward to the introduction of the State's updated Central Voter Registry in hope that it is a tool that improves processes and workflow, decreasing required manual tasks. In addition, the State Vital Records Registry will be introducing new software for creating and issuing birth, death and marriage certificates.
  Both of these systems changes will require significant training for our employees.
- Collaborate with other departments such as IT, the Town Administrator's office and Belmont Media to improve our remote-access Town Meetings and develop repeatable and executable hybrid meetings protocol.
- Now that the new website has been introduced, it's time to make the Town Clerk's pages more usable for residents to find information and documents. search and communication tools.
- Continue CPA project indexing Town Meeting Transcripts & Annual Reports and Select Board minutes, preserving fragile record books. In addition, we'll continue to update our Town Meeting votes database, currently containing votes from the present back to 1879, closing in on 1859!
- The Town Clerk's Office staff will continue to strive for efficiency by tracking and improving our process throughput. Policies and procedures are developed thoughtfully to minimize effort and maximize results. We strive to address customer/resident issues as the first contact with complete and accurate information. This is common for all Town Clerk offices in the State. We try to touch a piece of paper once. Enter data once. Make information accurate and accessible so it's not a time-consuming hunt when asked to produce a document.

Respectfully Submitted,

Ellen O'Brien Cushman, Town Clerk

2024 Annual Report

Belmont Middle and High School Building Committee:
Chair: Bill Lovallo, Permanent Building Committee Liaison
Vice-Chair: Patricia Brusch, Permanent Building Committee Liaison
Secretary: Christopher Messer
Treasurer: Michael McAllister, Belmont Schools Office of the Superintendent Liaison
Committee Members:

David Blazon, Director of Facilities
Amy Zuccarello, School Committee Liaison
Thomas Caputo, Select Board Liaison
Jamie Shea, High School Teacher
Joseph DeStefano
Patrice Garvin, Town Administrator
Diane Miller
Joel Mooney, Permanent Building Committee Liaison
Robert McLaughlin, Warrant Committee Liaison
Emma Thurston

Purpose and Duties:
In 2016 the Building Committee was formed after the MSBA [Massachusetts School Building Authority] accepted Belmont into their Grant program to partially fund the design and construction of a new or renovated Belmont High School. The Building Committee's responsibility is to oversee the execution of this task with the MSBA. In 2017 the Committee retained the firm of CHA Solutions to serve as Owner's Project Manager, and Perkins & Will as the Architect for the Project. In 2018 the Committee retained the firm of Skanska USA as the Construction Manager under MGL Ch149a. In 2018 the School Committee approved the school to be a Middle and High School consisting of grades 7-12.

In 2018 the Schematic Design was approved for a single four-story school building consisting of a separate Middle School area serving grades 7 and 8 and a separate High School area servicing grades 9-12. The total square footage of the building is 445,100 square feet with approximately 56,000 square feet being a renovated portion of the existing High School consisting mainly of the Field House, locker rooms, pool and Small Gym. The remaining area is all new construction.

The Belmont Middle and High School was designed to allow the Town to achieve ZNE (Zero Net Energy) status. It takes a community to get this project over the ZNE finish line. The Building Committee's role is to provide design components such as building orientation, window to wall ratio, sun shading, high performance building envelope, efficient MEP systems, geothermal wells, no fossil fuels, and a rooftop photovoltaic system that provides approximately 1/3 of the total annual energy needs. The School Department is responsible for establishing a program to achieve ZNE by setting policy and engaging the right guidance to operate the building. The Building Occupants (administration, teachers, students, community users) participate by being aware of energy usage and striving to change typical habits to more energy-conscious behavior such as using less plug loads, adjusting to warmer interior temperatures in the summer and cooler interior temperatures in the winter, and adopting proper window ventilation

protocols. And the Belmont Community contributes by continuing to foster awareness as a regional leader in energy change and to advocate for choices necessary to achieve project ZNE.

Construction was separated into two main phases with Phase 1 being the construction of the High School portion with occupancy planned for the fall of 2021 and Phase 2 consisting of the construction of the Middle School portion with occupancy planned for the fall of 2023. In 2018 the Voters of Belmont approved the Project for funding based on a budget of $295,159,189 with a potential grant of $80,644,278 of that cost being funded by MSBA.

Summary of Activities and Accomplishments:

In 2019 the Construction Documents were complete. Prior to that three separate rounds of estimating occurred to ensure that the estimated cost of construction, based on the design, was within the construction cost budget. Value engineering was completed in two of the estimating rounds to align the design with the construction cost budget. Construction on Phase 1 was started in the summer of 2019 through the release of early bid packages consisting of site work, foundations, and the building superstructure.

Bidding for the remainder of the Project was completed in 2020. In the summer of 2020, the construction agreement for the entire project was completed through the execution of the GMP [Guaranteed Maximum Price] which is the Owner's mechanism to define the project scope, cost, and schedule for Contractor execution under MGL Ch149a. With this agreement in place, the MSBA reviewed the Project Funding Agreement executed in 2019 between MSBA and Belmont and in 2021 modified their agreement to align with the details of the GMP committing to funding the project to a maximum of $79,436,265.

With the onset of COVID-19 in 2020, the project was impacted in multiple ways including meetings and site access, the construction means and methods, costs, and schedule. Per the decision of the Belmont Select Board, the Building Committee switched to conducting its business via remote Public Zoom meetings starting in March 2020 and is continuing with Public Zoom meetings. Protocols were implemented for site worker safety that incurred additional costs to the project. These costs were funded through Project's contingency budget. The Building Committee worked with the Town Administration Office to offset these unanticipated COVID-19 costs in 2020 through funding from the CARES Act and continued to track and allocate costs directly associated with COVID-19 to Federal funding mechanisms rolled out in 2021 as ARPA funding. Further funding from APRA was realized in 2022 to offset a portion of the COVID-19 cost impacts.

Construction delays from COVID-19 caused by supply chain impacts and working protocols were managed by working longer days and 6-day work weeks. These efforts incurred additional costs which were funded through the contingency budget and the Committee received funding resources to offset some of these costs. The project estimated the final COVID-19 cost impacts to be in the range of $4,500,000, particularly because some COVID-19 cost impacts are not clear in all pricing.

Phase 1 was substantially completed by September 2021 with the successful opening of the high school portion of the new school welcoming students and staff into the new facility on schedule. That allowed for the demolition of the original high school to commence on time over the summer of 2021 and made way for construction of Phase 2, which is the middle school portion, which started in 2021 as scheduled. Phase 2 was substantially completed by September 2023 with the successful opening of the middle school portion of the school completing the entire project construction

cycles on the schedule originally planned in 2018 and presented to the Belmont voters. A Ribbon Cutting Ceremony for students and staff was celebrated on the first day of school on September 6, 2023, and a Town Dedication Ceremony was celebrated on October 21, 2023 with open house and public tours for all that came.

Solar panel system installation was a focus of Committee effort in late 2021 and early 2022. Early in 2022 the Committee retained a solar system design consultant to provide expertise in design of a rooftop solar panel system solution and to guide the Committee through the bidding, construction and commissioning of a solar panel system. In April 2022 the Committee voted in favor of committing to install a solar panel system throughout the entire roof of the new building consistent with the original design intent of the project dating back to 2018 when presented to the Belmont voters. Bidding of the solar panel system took place in the fall of 2022, and although escalation costs through the bidding effort exceeded the original budget established in 2018, additional financial resources from contingency and ARPA funding helped finance the full rooftop solar panel solution committed to at the start of this project.

As a result of COVID-19 impacts, construction cost escalation, project changes, and site latent conditions, costs for the project rose dramatically with a concern that final project costs may exceed the budget. The Building Committee spent a good amount of time in early 2022 working on various ways to reduce the costs of the project and ensure all projected costs remain in line with the budget. A refresh and thorough review was taken with all items that had not been finished in an attempt to find savings. With these updates, the project finished construction on budget and this proactive effort continued into 2023 to ensure that the project remained on budget.

The solar system was activated in March 2024 following successful signoffs by stakeholders. Production of renewable resources for the building continues at a level that is expected to achieve 1/3 of the total annual building energy needs through these renewable resources.

The Committee closed out permit obligations with the Conservation Commission, Planning Board, and Office of Community Development. Mechanical system commissioning was completed in 2024, and the construction contract with Skanska was closed out in 2024 with the final payment released in January 2025 after receiving all warranties, as-built documents, operation and maintenance manuals, and proper training on systems.

Goals for 2025:

In 2025 the Committee will continue to collect statutory close-out documents for the State and submit for the final audit that will be performed by MSBA. That process of submission is expected to commence this spring. Once submitted, the process from the State side is expected to take approximately 18 months. This is 6 months longer than previously anticipated and reflects what other Districts are reporting as longer than expected final audit durations. Release of the remaining grant money from the State is expected next year following completion of the audit.

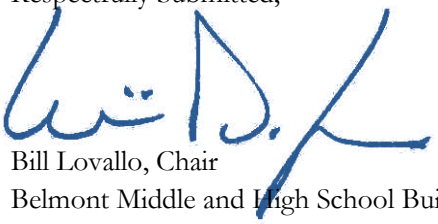
Energy systems operation will continue with contract oversight from Interval Data Systems of Waltham, who tracks trends and advises on possible solutions that will reduce the building energy demands.

The project completed final submissions for LEED certification in 2024. Minimum LEED certification is required to receive State Grant obligation. However, the project is aiming for LEED Gold status which demonstrates design above and beyond the traditional building standards. We expect to have LEED Gold status confirmed this spring.

In 2025 the Committee, working in conjunction with Facilities, expects to complete a small list of work outside the agreement with the construction manager, Skanska. These are small-scale tasks required to fulfill the building program and will be executed outside the Skanska contract to ensure costs will be minimized, with resources from the Owner's Project Manager overseeing the work.

The Building Committee continues to hold regular business meetings when necessary to address approvals, report on close-out progress, and to discuss Project issues that may be relevant to the Committee. The Project remains on budget and was delivered on schedule, and the Building Committee continues to monitor the closeout schedule to ensure the final audit is completed and payment from the MSBA is received in 2026.

Respectfully Submitted,



Bill Lovallo, Chair
Belmont Middle and High School Building Committee

Bylaw Review Committee

Chair: Robert E. McGaw

Committee Members:

Elizabeth Goss

Thomas Foley

Roger Read

Ellen O'Brien Cushman, Town Clerk- Ex-officio member

Purpose and Duties.

The Bylaw Review Committee is a permanent committee established under §40-400 of Belmont's General Bylaws and its members are appointed by the Town Moderator. The principal function of the Committee is to review proposals for amendments to the General Bylaws to ensure that the proposed changes do not conflict with existing Bylaws or State Laws. The detailed responsibilities of the Bylaw Review Committee are set forth in Section §40-400. Members of the Committee also assist citizens in drafting proposed amendments to the General Bylaws to fulfill a specific purpose as determined by the citizens. In addition, amendments to the proposed language, offered by Town Meeting Members, are also reviewed by the Committee. The Committee has no responsibility to review amendments to the Belmont Zoning By-Law.

In 2024, and the Committee reviewed and approved a proposed General Bylaws amendment to §60-325, which updated references to the former "Office of Community Development." The warrant article containing the amendment was submitted by Town Engineer Glenn Clancy. The April 29, 2024 Annual Town Meeting approved the amendment.

Respectfully submitted,

Robert E. McGaw, Chair

2024 Annual Report

ENTER COMMITTEE NAME HERE:
Department of Public Works/Belmont Police Station Building Committee

Chair: Anne Marie S. Mahoney
Vice-Chair: Anthony Ferrante
Secretary: Kathleen "Fitzie" Cowing
Treasurer: Judith Ananian Sarno
Committee Members:
Roy Epstein
Richard McLaughlin, retired Chief
Stephen Rosales
William Shea
Michael Smith
Ex Officio:
Jason Marcotte, DPW Director
Michael Santoro, Assistant DPW Director
James MacIsaac, Police Chief
Mark Hurley, Assistant Police Chief
Owner's Project Manager:
Thomas Gatzunis, Daedalus Projects, Inc./CHA Companies, Boston
Architect:
Theodore Galante, The Galante Architecture Studio, Inc., Cambridge
DPW Construction Contractor:
E. A. Colangeli Construction Company, Inc., Malden
Police Station Construction Contractor:
GVW Construction, Inc., East Boston

Purpose and Duties:

(See Department of Public Works/Belmont Police Department Building Committee reports to Annual Town Meeting dated May 30, 2018; May 1, 2019; June 2, 2021)
The DPW/BPD Building Committee was authorized by Town Meeting on November 13, 2017 and subsequently appointed by the Town Meeting Moderator. The Building Committee was tasked with forming a schematic design with cost estimates and ultimately construction documents for renovations and additions to the DPW facility at the Town Yard and the police station on its present location on Concord Avenue. The work done on the DPW is intended to last for ten years until a completely new facility can be constructed. The work on the police station is intended to be a permanent, fifty-year solution to the needs of the Police Department.

Summary of Activities and Accomplishments:

On May 7, 2024 the Committee met for the final time. The Committee voted to unencumber $7710.03 of unused funds and direct them toward landscaping repair and refurbishment around the Police Station. The Committee voted to return $36,633.45 to the Town as designated Capital funds. The Committee reviewed and

approved outstanding minutes. The Committee voted to dissolve the DPW/Belmont Police Station Building Committee.

The Committee members are grateful for the support of the Town in renovating and adding to both the DPW and Police Station facilities. They are proud of the work they accomplished with limited funds and without a debt exclusion. They especially appreciate the Community Preservation monies for the historic Police Station and the generosity of citizens who donated for the conference room and Richard Lane Cafe. The Police Station should function well for the next fifty years as well as remain a historic gem in the center of town. The renovations and addition to the DPW are designed to function for only ten years. The DPW project was completed in January 2020, thus the Town should begin planning soon for a 2030 project to completely replace the DPW facility.

<u>Goals for 2025:</u>

The Committee is dissolved.

Respectfully Submitted,

Anne Marie S. Mahoney, Chair

2024 Annual Report

WARRANT COMMITTEE:
Chair: Paul Rickter
Vice-Chair: Conor McEachern
Secretary: William Anderson
Committee Members:

Tom Caputo
Fitzie Cowing
Sue Croy
Deepak Garg
Anne Helgen
Geoffrey Lubien
Melissa Morley
Corinne McCue Olmsted
Brian Palmer (through April 2025)
Lynn Peterson Read
Marie Warner
Jack Weis

Ex-Officio and Liaisons:

Elizabeth Dionne, Select Board
Meghan Moriarty, School Committee

Purpose and Duties:

The Warrant Committee (many towns use the label "Finance Committee") consists of up to seventeen members appointed by the Town Moderator for staggered three-year terms. One representative from the Select Board and one from the School Committee serve as ex-officio members. The Warrant Committee elects its officers: Chair, Vice-Chair and Secretary. The Town By-Laws give the Warrant Committee responsibility for reporting and making recommendations to the Town Meeting on any article that involves the appropriation of money. The most significant is the annual Town budget where the Warrant Committee representing the Town Meeting will present its annual budgetary and capital positions to the Town Meeting. The Warrant Committee also reports on any matter that in the Committee's judgment significantly impacts the Town's financial interest. In addition, the Warrant Committee reviews and approves all requests for transfers from the Reserve Fund. Established by Town Meeting, the $500,000 Reserve Fund is designed for unbudgeted, emergency expenditures that arise during the year.

Disclosure on uses of timelines:

The work of this committee follows the Town fiscal year, which runs from July 1 to June 30. The Fiscal Year is represented by the year it ends. This report covers activities for the committee during the calendar year 2024, which began with the approval of the Fiscal Year 2025 (FY25) budget in the spring and ended during the development of the FY26 budget in the fall.

Summary of Activities and Accomplishments:

The Warrant Committee worked with the Select Board, the School Committee (responsible for the school budget), Town Administrator (municipal budget) and various town and school departments to present a Fiscal Year 2025 (FY25) budget to Town Meeting in the Spring of 2024. This work included the annual Warrant Committee Report on the Town Budget which provides an executive summary of the budget for

Town Meeting Members, as well as more detailed department budget analyses. In addition, the committee examined and made recommendations to Town Meeting on other warrant articles that had financial impacts, including projects recommended by the Community Preservation Committee and the MBTA zoning reforms presented at the Fall 2024 Town Meeting. In the fall of 2024, we began consideration of the FY26 budget, using a collaborative process that was begun several years ago, involving all committees and staff that have decision-making authority on the budget. That process will continue toward the adoption of the FY26 budget by Town Meeting in May, 2025.

The process of developing the FY25 budget began in the fall of 2023 and continued into 2024, with a series of FY25 Budget Summits that resulted in further refinement for an improved budgeting process for the FY25 budget. Each Budget Summit was a public meeting with the participation of the entire membership of the Select Board, School Committee, Warrant Committee, and Comprehensive Capital Budget Committee, plus Town Administrator, Town Budget Director, School Superintendent, and School Finance Director.

These FY25 Budget Summits created the following:

- Increasing precise revenue projections that were refined through multiple iterations.
- Budget projections for "core services" to be funded first that were refined alongside revenues.
- Identification of remaining revenue that the Town Administrator and School Superintendent could use to inform their recommended budgets given determined needs.
- Agreement on the level of one-time funding and potential override amounts used to supplement revenues.
- Creation of two sets of municipal and school budgets: one assuming a voter approved operating override in April 2024 and one assuming the override was not successful.
- Review multi-year budget forecasts and the impact of one-time funds, reserve balances, successful or unsuccessful override for FY25 and projected future budget challenges.
- A commitment from the Select Board and Warrant Committee to propose no further operating overrides for at least three years after an approved April 2024 override.

In April 2024, voters approved the $8.4 million operating override and in June 2024, Town Meeting approved the FY25 budget developed during the FY25 Budget Summit. To fulfill the three-year commitment, Town Meeting approved a transfer of Free Cash to an Override Mitigation Fund, which will be used to stretch revenues for at least three years.

In the Fall of 2024, the FY26 Budget Summit process began and followed a process that focused on available revenues and the three-year plan for budgets in FY25, FY26, and FY27 without an override. The FY26 Budget Summit accomplished the following:

- Revenue projections to define available funds.
- Development of a plan to use $3 million of Free Cash annually to supplement revenues, based on the determination that this amount of Free Cash recurs annually and can be prudently used as a recurring revenue source.

- Determination of target percentages for FY26 municipal and school budget growth, based on available revenues.
- Development of municipal and school budgets that met the growth targets.

The FY26 budget developed by this process will be presented to Town Meeting in May 2025. This budget represents a breakthrough in Belmont budgeting. After years of dependence on excessive Free Cash (as much as $10 million in FY24), the Town developed a budget that meets percentage targets based on available revenues without the use of one-time funds. Because of an increase of revenues that occurred during the budget process, the original plan to use a portion of the Override Mitigation Fund to supplement revenues was changed. The Override Mitigation Fund will be available in FY27 and FY28 to supplement revenues in those budget years. The Town remains on target to develop balanced budgets for at least the three years (FY25 through FY27) of the 2024 override commitment.

Goals for 2025:

The main responsibility of the Warrant Committee is to recommend and present the annual Town Budget to the Town Meeting. The Warrant Committee does so through the work of a series of subcommittees, namely: Education, General Government, Human Services, Shared Services, Public Safety, and Public Services – with additional liaisons to the Comprehensive Capital Budget Committee, the Structural Change Implementation Committee, and the Belmont Middle and High School Building Committee. The Committee also meets with the Select Board, School Committee, Comprehensive Capital Budget Committee, and School Committee from time to time to consider relevant financial issues. The Chair is a member of the Town Meeting planning group that discusses the articles, motions and reports that will come before Town Meeting as well as the overall timeline for the Annual Town Meeting and any Special Town Meetings. The Warrant Committee also partners with the Belmont League of Women Voters to host a Warrant Briefing to educate Town Meeting members before Annual and Special Town Meetings.

The Warrant Committee uses a framework it developed to evaluate appropriations and Warrant Articles. Specifically, for all projects coming before Town Meeting where a Warrant Committee recommendation is appropriate, the framework includes:

1) questions about project scope, costs, and justification and requests for clarifying data.
2) assessment of future financial impacts such as effects on operating revenues and costs; and
3) assessment of broader economic effects on the Town such as growth, distribution/equity, and efficiency.
4) The Committee may also consider the longer-term consequences and tradeoffs of pursuing capital projects.

The Warrant Committee relies on its collective professional expertise in legal, finance and economics as well as its experience in Town affairs.

In 2025, the Warrant Committee will continue to implement and improve the new budgeting framework for the FY26 and FY27 budgets and beyond. The approval of the 2024 override enabled us to create a budget in FY26 that matches available revenues without the use of one-time funds. However, residents' expectations for municipal and school services mean that expenditures are likely to grow faster than revenues in future

years. We will need to continue to focus on developing budgets that match growth targets that are designed to limit the size and frequency of potential future overrides.

Starting in summer 2025, a new Multi-Year Budget Advisory Committee, with representation from the Select Board, School Committee, Warrant Committee, and Comprehensive Capital Budget Committee, will begin work. This committee will create and maintain a multi-year revenue and expenditure model that will inform the work of the Budget Summits, starting with FY27. The Warrant Committee hopes that this new committee will provide the information necessary to continue the discipline needed to develop budgets that are sustainable.

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The Warrant Committee looks forward to working collaboratively with the Select Board, School Committee, and Comprehensive Capital Budget Committee to strengthen the budget process and address longer-term challenges. The goal is to ensure that budgets are balanced with limited use of one-time funds and operating overrides to create a fiscal environment of stability and sustainability that will allow for all of Belmont's residents to benefit from the services the Town provides.

Respectfully Submitted,

Paul Rickter
Chair, Warrant Committee

2024 Annual Report

Municipal Skating Rink Building Committee

Chair: **Mark Haley**
Vice-Chair: **Dante Muzzioli**
Anthony Ferrante
Secretary: **Stephen Sala**
Committee Members:
Thomas Caputo
Frank French
Daniel Halston
Dynelle Long
Anne Marie Mahoney
Meghan Moriarty
Katherine Oates
William Shea

Architect: Ted Galante, The Galante Architecture Studio, Cambridge
OPM: Thomas Gatzunis, Donald White, Rob St. Laurent, Jacob Zelikman, CHA Solutions, Boston
Contractor: Skanska USA, Inc., Boston

Purpose and Duties:

Motion Approved at the June 13, 2022 Annual Town Meeting:

MOVED: That the Town establish a new Municipal Skating Rink Building Committee to be appointed by the Town Moderator to oversee the design and construction of a new public skating rink to be located west of Harris Field in a location approved by the School Committee and the Select Board and to authorize said Committee to enter into contracts and take all actions necessary to carry out said project, subject to funding. Further, that said Committee be directed to develop and recommend a design to the School Committee and Select Board for the public land adjoining the West border of Harris Field, including all costs associated with the design and construction of playing fields, and the evaluation and possible demolition of the White Field House, that take into account the needs of the School Department.

Summary of Activities and Accomplishments:

Following a failed debt exclusion for a new municipal skating rink in November 2022, the Building Committee revised and reengineered their schematic design. New cost estimates brought the project down to $29.9 minus fundraising which reduced the cost to the taxpayer to just over $27.0. A debt exclusion for the rink was successful at the annual Town election on April 4, 2023. The Committee immediately went to work on design development and construction documents.

Following interviews with three firms the Building Committee chose Skanska USA, Inc. as the construction company for the project.

By March, 2024 100% design was complete for a 40,900 sq. ft. skating facility. However, two independent cost estimates indicated that the cost of the project had risen to $34.4 million. The Committee immediately engaged in value engineering and redesign with the architect and contractor and were able to reduce the size of the facility to 38,320 sq. ft. at a cost of $32.0 million. Drivers of the cost increase included: regulatory changes, choosing an environmentally friendly CO2 ice making system, removal of hazardous materials on the site, inflated materials cost, fire department ordered expansion of the access pavement, new water and electric service.

The June 10 session of Annual Town Meeting approved the Committee's request for an additional $2.25 million. $950,000 came from the Kendall Fund, $550,000 from one-time capital revenue, $750,000 from a state grant obtained by Senator William Brownsberger for the CO2 system. While the scope of the project is somewhat reduced the Committee has retained the essential features of ice, bleachers, locker rooms, changing rooms, coaches space, bathrooms with public access, skate rental and a concession stand. The building will be ready to accept photovoltaic panels on the roof when funds become available.

The Committee celebrated a groundbreaking ceremony just as school reopened in September and the project was finally underway. Steel erection was completed by the end of December. In cooperation with Belmont Light transformers have been relocated and cables pulled to provide new service to Harris Field, the rink, and the softball field. Also new water and sewer lines have been placed on the site.

The Committee continues to work closely with the Town Administrator, School Department, High School Athletic Department and Recreation Department on the project. The Committee anticipates ice making by October, 2025 and full use of the facility in time for hockey and recreational skating season in November, 2025.

Goals for 2025:
Complete construction of the facility.
Obtain an occupancy permit.
Full opening and use of the facility by November.

Respectfully Submitted,

Mark X. Haley, Chair

Municipal Skating Rink Building Committee

SELECT BOARD APPOINTED COMMITTEES:

Age Friendly Action Plan Committee:

Belmont Emergency Management (BEMA):

Belmont Energy Committee:

Belmont Media Center Board of Directors:

Cable Television Advisory Committee:

Community Path Project Committee:

Community Preservation Committee:

Conservation Commission:

Constables:

Council on Aging:

Cultural Council:

Diversity Equity Implementation

Disability Access Commission:

Education Scholarship Committee:

Historic District Commission:

Belmont Housing Trust:

Human Rights Commission:

Information Technology Advisory Committee:

Land Management Committee for Lone Tree Hill:

Light Board Advisory Committee:

Local Emergency Planning Committee:

Massport Community Advisory Committee:

MBTA Advisory Board:

MWRA Advisory Board:

Parking Clerk:

Permanent Audit Committee:

Planning Board:

Recreation Commission:

Registrars of Voters:

Shade Tree Committee:

Transportation Advisory Committee:

Vision 21 Implementation Committee:

Water Advisory Board:

Youth Commission:

Zoning Board of Appeals:

2024 Annual Report

Age Friendly Action Committee:

Chair: Judy Morrison, COA board representative

Committee Members:

Tim Flood – Special Needs Task Force Member
Michael Moratta - Housing Representative
May Forkin – Library Representative
Lt Kristin Daley, BPD - Public Safety Representative
TBD – School Representative
TBD - Recreation Representative
Susan Polit – Resident Representative
Robin Baker - Resident Representative
Director COA– Ex-Officio Member

Purpose and Duties:

Name of Plan	Goal #1	Goal #2
Housing	Develop guide for homeowners wishing to make age friendly home modifications	Allow Accessory Dwelling Units (ADUs)
Transportation/ Walkability	Create safe walkways, free of tripping hazards and snow/ice impediments, for older adults.	Create transportation options
Outdoor Spaces	Expand number of age friendly recreational spaces	All planned outdoor space designs will incorporate age friendly features
Communications	Expand avenues for communications among various groups and media forums with older adult community	Acquire communications consultant to develop new and improved avenues of communications

Summary of Activities and Accomplishments:

For activities and **accomplishments and Goals for 2025** by each of the four goal areas noted above, please see the charts below.

Focus Area	Goals	Status/ Next steps
Housing	• Create Age in Place Guide • Build awareness of Age in place resources • Allow Accessory Dwelling Units –State Bill effective February 2025	✓ Completed 2022 – Belmont Home Fit Guide ✓ Age Place Resource Fair, 4/24 . 300+ attendees. Plans to repeat in 2026. ✓ Peer town analysis, recommend requirements • MAY 28, 6-8pm – ADU info event
Outdoor Spaces Belmont Outdoor Space Checklist	• Expand Age Friendly recreation space • All future outdoor space incorporates age friendly features. Guidelines on town website.	✓ Select Board approved Age Friendly Outdoor Space Guidelines for all future town projects. • Projects using guidelines: 1. Community Path 2. Chenery Park update • Establish systematic implementation
Walkability/ Safe Routes	• Keep safe routes, free of tripping hazards (leaves, snow, bumps)	✓ BHS/COA Volunteer partnership 2021 • Establish safe routes for All Ages to help set priority for maintenance 2025 • Get input from Seniors via SURVEY
Communications	• Expand communication ease and vehicles for older adults • Assess needs; make a plan	✓ Partner with BHS/ Library digital support ✓ Tech classes at CAO ✓ Belmont Voice –Thank you! • Get input from Seniors via SURVEY • Integrate in with Town site • Integrate activities across departments (Library, COA, Rec)

CAPITAL ENDOWMENT FUND
Fiscal Year 2024

The advisors for the Capital Endowment Fund are:

- Jonathan B. Treat
- Ernest E. Fay
- Matt Taylor, Ex-Officio, Select Board
- Leslie Davidson, Ex-Officio, Treasurer/Collector
- John J. Olohan, Stifel Investment Services

The Capital Endowment Fund was established to fund and facilitate innovations in town government and to assist with long-range capital planning. This fund was enacted by the state legislature and signed into law by the Governor of the Commonwealth in April 1995.

$2,000,000 was received from the proceeds of the sale of Belmont's cable system. An additional $943,949.24 was appropriated into the fund by Town Meeting in 2001. All proceeds from the voluntary tax bill check-off for capital projects are deposited into this account.

Capital Endowment Fund Activity

Opening Balance 7/01/2023	$4,792,946.85
Tax Check-Off Donations	$ 1,611.00
Withdrawal per TMM Vote*	$ (107,761.00)
Income Earned	$ 463,134.60
Closing Balance 6/30/2024	$5,149,931.45

*Note: Distribution of $107,761.00 in FY2024 to Capital Budget

In Fiscal Year 2024, six residents contributed to the Capital Endowment Check-Off Program.

Capital Endowment Fund Asset Allocation
As of 6/30/2024

Cash & Cash Investments	$ 110,479.99
Equities	$3,472,161.94
Fixed Income	$1,567,289.52
Closing Balance 6/30/2024	$5,149,931.45

Respectfully submitted,
Leslie Davidson, Treasurer/Collector

2024 Annual Report

Community Path Project Committee

Chair: Holly Muson
Vice-Chair: Steve Engler
Secretary: Mark Kagan
Committee members:

Kate Dilawari
Philip Lawrence
Paul McDonald
Eric Perkins (Representative appointed by the School Committee)
Vincent Stanton, Jr.
Ellen Sugarman

Purpose and Duties:

The Committee works with Town staff, the Select Board, consultant engineers and designers, state agencies, and other Town committees to oversee the design and funding of the Belmont Community Path. The project has been divided into two phases, which are progressing on different tracks. Phase 1 (Cambridge border to Clark Street Bridge) is approaching completion of 75% design, while the consulting team for Phase 2 (Clark Street Bridge to the Waltham border) has recommended a route alignment, currently under review by the Select Board.

General duties include:

1. Work with Town staff to recruit, evaluate, and recommend qualified design consultants to the Select Board via the RFP process (i.e. specifying scope of work and evaluation criteria, issuing RFPs, and subsequently scoring proposals and interviewing candidate design firms). Nitsch Engineering was hired in 2019 to lead design of Phase 1; Pare Corporation and Toole Design were hired at the end of 2022 to design Phase 2.
2. Work with Town staff to secure funding for the design and construction of the path. Design and right-of-way acquisition are the responsibility of the Town, and have been funded by a mix of Community Preservation Act (CPA) appropriations, state grants and state earmarks. To date, Town Meeting has approved roughly $2.2M of CPA funding for project design and right-of-way acquisition for Phase 1, and the project has received $725K in state grants. Construction will be 100% funded by the state and federal governments via the competitive Transportation Improvement Program (TIP); in spring 2022, $21 million in TIP funds was allocated for construction of Phase 1 in FFY 2026.
3. Work with Town staff and other Town committees to coordinate the development of the Belmont path with other intersecting Belmont projects (e.g. the ice rink and high school/middle school complex for Phase 1; Belmont Village for Phase 2).
5. Work with Town staff to oversee and assess the work of the design consultants, including review of billing documents.

6. Communicate with Belmont residents about the path, including its present status and ways in which they can provide suggestions, and by providing regular reports to the Select Board and Town Meeting on the Community Path and its progress.

Summary of Activities and Accomplishments in 2024:

The CPPC meets regularly to review the progress of both phases of the project and ensure continued outreach to coordinate with other Belmont committees and boards. Nitsch Engineering is the company engaged to perform the design work for Phase One, while Pare Corporation has been engaged for Phase Two.

Phase One: A 25% Design Public Hearing was held by MassDOT on March 7, 2024, at which the general public was informed about the process for right-of-way acquisition and construction of the project. The Nitsch team attended meetings with the Ice Rink project and Belmont Light to ensure coordination of utility layouts, led a site walk on April 6, 2024 to meet with the project direct abutters and held a pre-75% design public meeting on June 11, 2024. Nitsch Engineering proceeded toward 75% design with the goal of submitting documents to MassDOT by the end of the summer, but this was delayed by the MBTA's inability to process the application for Nitsch to perform necessary site survey work alongside the train tracks until late in December.

Phase Two*:* The CPPC's recommended route for Phase Two sites the path alongside the northern edge of Belmont Village, a Belmont Housing Authority property. In order for the path to maintain a comfortable width for users, an narrow strip of easement would be required from the Belmont Village property (maximum of two feet in width). Belmont Village is expected to be redeveloped in the coming years. As a result, any decision about placing the community path alongside the Belmont Village property is effectively on hold until the BHA can engage a design consultant to do the feasibility work to launch the redevelopment effort (anticipated late 2026). Pare Corporation has prepared a number of supplementary images to assist the BHA as their work progresses.

Goals for 2025:

Phase One: Nitsch will prepare 100% design drawings and construction documents by the end of the year. The Town will perform appraisals of the properties requiring temporary or permanent easements (two properties) necessary for the project, and negotiate the acquisition of these easements. The CPPC will assist in communicating with these neighbors. Construction of Phase One of the Community Path is expected to begin in 2026.

Phase Two: The CPPC will collaborate with the Belmont Housing Authority so that both projects may proceed together and in a mutually beneficial way.

2024 Annual Report

Belmont Conservation Commission:
Chair: Christopher Morris
Vice-Chair: Mark Smith
Committee Members:

Angus Abercrombie
Marianne Lynch, Esq.
Dan Nolan
Margaret Velie
Prassade Vella

Purpose and Duties:

The Conservation Commission is appointed by the Board of Selectmen and is responsible for the implementation of the Massachusetts Wetlands Protection Act (WPA), a state law that is administered primarily by municipalities throughout the Commonwealth. As the Town has adopted and implemented Storm Water Regulations, the Conservation Commission has been an integral part of this increasing level of environmental protection within Belmont. Through their experience in the implementation of storm water management regulations developed by the Massachusetts Department of Environmental Protection, the Commission has modeled regulatory implementation of Storm Water Regulations and works with the Office of Community Development to issue permits.

While the regulation of activities within the jurisdiction of the Wetlands Protection Act is the primary function of the Commission, the Conservation Commission is also the responsible agent for Conservation lands in Belmont, and spends a great deal of time and energy in promoting and sponsoring the stewardship of Rock Meadow. With the considerable assistance of an active group of volunteers, the Commission also runs the Victory/Community Gardens at the southern end of Rock Meadow, and provides over one hundred thirty low cost plots for the growing of produce, herbs or flowers. The Commission has also taken the initiative to design and improve the paths, and eco system, at Clay Pit Pond.

Summary of Activities and Accomplishments:

CPA FUNDED PROJECTS

The Town of Belmont adopted the Community Preservation Act in 2010. Currently, CPA funding has allowed for multi year projects, at Rock Meadow and Clay Pit Pond, to control and manage the non native and invasive plant species found on the properties, and to develop the intergenerational walking path at Clay Pit Pond. At the 2023 Town Meeting, the Conservation Commission was approved to establish a 200K CPA Fund dedicated to the purchase and protection of open space in Belmont. While this fund has not yet been utilized, it allows the Commission to accrue funds, and initiate land purchases or restrictions in a timely manner. The Commission is currently pursuing CPA funds to allow for the funding of engineering and design plans to complete the walking path on the “school” side of Clay Pit Pond.

LAND MANAGEMENT ACTIVITIES

The Conservation Commission continues the maintenance (mowing) of Rock Meadow. An annual mowing is required to keep the grassland in a meadow condition, and is supplemented by path mowing throughout the growing season. Recreational Rock Meadow use continues to increase, requiring expanded maintenance and mowing to provide safe and continuous access to the meadowland. In response the the increased costs at this regional recreational area, in 2022, the Commission received $60K dollars of funding from State Legislator David Rogers to pay for approximately three years of maintenance and path mowing at Rock Meadow. These funds have allowed the Commission to mow wider paths (8 foot rather than 4 foot wide) encouraging safe access, and better tick control. The funds are used to provide seasonal toilet facilities, as well as maintenance and supplies for a dog waste station. As these funds are expiring, the Commission will be looking for additional sources of funding to maintain the quality of passive recreation offered at Rock Meadow.

The Commission continues to work with the Belmont Hill School to use Rock Meadow running trails for "home" cross country meets this year, and anticipates continuing with this practice. Belmont High School is, also, using the trails at Rock Meadow to host their "home" cross country running events. The Harvard Cross Country Running Club also uses the Meadow for an annual running event in the fall, as does the Race Around Waltham running event. These events hosted approximately 500 runners through the six events, and provided great exposure for our trails and paths. The Commission received donations towards the upkeep of the meadow from Belmont Hill School, the Harvard Running Club and the Race Around Belmont road race sponsors in return for the use of the running trails. These funds are put towards mowing the paths and trails to keep them accessible throughout the year.

VICTORY GARDENS and ROCK MEADOW ACTIVITIES

The Victory Gardens are located in the southeast corner of Rock Meadow, and provide plots for up to about 137 local gardeners. The gardens remain a popular activity, and there continues to be a waiting list of approximately 200 gardeners. While each plot is individually maintained, the Commission uses the rental fees to provide water and compost to the gardens and funds access and restoration of the path system.In recent years, garden receipts have also been used to help with maintenance in Rock Meadow. The Commission continues to delegate much of the garden management responsibilities to a team of gardeners. The team, this year, includes: Steve Pinkerton, Nigel Krauss, Diane Bissaro, Suzanne Johnette, Jeff Laurie, Rich Minton, Joe Hibbard and Steve Klionsky. The operation of the gardens is managed by this team, and the Conservation Commission continues to maintain oversight of the program and its finances. The gardeners meet once a month throughout the year, and, when public, the meetings are posted at the Town Hall. The garden committee promotes the use of environmentally sensitive pest control; efficient watering and conservation; and provides education to the community on a variety of topics throughout the growing season.

Again, this past summer, the Commission approved the raising of chickens for eggs within a small fenced section of the gardens. The project was managed cooperatively by a small group of citizens interested in local food sourcing. The layer project was very popular, and successful, and included approximately 16 layer hens. This is the 15th year of privately managed bee hives at the Meadow, and this continues to be a very exciting project. In addition to the honey produced, the bees increase pollination within the gardens and meadow. In the upcoming year, the leadership of the apiary project has been undertaken by Sadie Forbes and Suzanne Burns. A grazing project, promoted by local herder Joan Teebagy, and Heather Pekarovitch will be sponsored at Rock Meadow, again, this summer. A mix of sheep and, perhaps, goats will be used to maintain an approximately one acre, fenced, portion of Rock Meadow. This has been a popular demonstration project amongst visitors to Rock Meadow, in past years.

PUBLIC HEARINGS and IMPLEMENTATION OF THE MASSACHUSETTS WETLANDS PROTECTION ACT

The Commission meets monthly to review applications for work within the jurisdiction of the Commission. Any project within one hundred feet of a wetland requires the review of the Conservation Commission and the issuance of a permit under the Massachusetts Wetlands Protection Act. The review and issuance of permits is time consuming, requiring extensive review of proposals, site visits and occasionally the use of experts to evaluate a particular project. This year the Commission reviewed proposals for delineations of wetlands; additions to single family homes; as well as the demolition and reconstruction of single family homes.

Goals for 2025:

The Commission will continue to protect and preserve open space within the Town of Belmont. The Commission currently reviews all work within areas jurisdictional to the resources protected Under the Wetlands Protection Act, as well as providing technical assistance to other boards and staff in the Town of Belmont.

Respectfully Submitted,

Christopher Morris, for the
Belmont Conservation Commission

2024 Annual Report

COUNCIL ON AGING:
Chair: Karen Donelan
Vice-Chair: Jane Shapiro
Secretary: Members Shared Role in 2024
Committee Members in 2024:

Margaret (Peg) Callanan
Karen Donelan
Andrea Hassol (appointed July 2024)
Chao-Qiang Lai (through June 2024)
Judith Morrison
Tommasina Olson (through mid-November, 2024)
Andrea Paschal
Maryann Scali
Joel Semuels
Jane Shapiro
Ellen Sullivan
Ted Dukas

Purpose and Duties:

The Belmont Council on Aging oversees senior services and programs at the Beech Street Senior Center. The Council on Aging provides services to Belmont residents ages 60 and over (23% of Belmont's population in 2023). Services include:

- Safe gathering spaces for socialization and support
- Social Services (social work evaluation, medical insurance counseling, Caregiver Support, Memory Café, Tax Preparation, Fuel Assistance, Legal Support)
- Health and Wellness: Fitness, Balance, Medical Equipment loans, Home Safety, Blood Pressure, Vaccination, Physical Therapy, Podiatry);
- Nutrition (weekday meals at Beech Street and Meals on Wheels)
- Transportation (Beech Street programs and medical rides)
- Education and Enrichment Programs.

The Board advises the Select Board on senior services and programs, meets at least monthly with COA staff and the interested public, and advocates on behalf of seniors. The Board maintains key relationships and partnerships with the Belmont Age Friendly Action Committee, Springwell (Area Aging Services), the Massachusetts Council on Aging and its members.

Summary of Activities and Accomplishments:

2024 was a challenging year of transitions for the Council on Aging and especially for the seniors that rely on the critical services provided at the Beech Street Center. While some positive changes have been made, and others are underway, the number, process and rate of implementation of changes created considerable disruption for seniors, staff and the board.

Library Temporary Relocation: In December, 2023, following the execution of a Memorandum of Agreement with the Belmont Public Library, 10 library staff and a large volume of library materials were moved to the Beech Street Center ahead of the demolition and new construction at the Concord Ave library site. This change was confusing for many regular users of the Senior Center as both adult and youth users of library services arrived at the Center. There have been multiple adaptations during this period; staff, Library and COA leadership have worked hard to ease the impact on COA services.

Proposed Reorganization and Staffing Changes: In May 2024, the Town Administrator and the Select Board proposed a major reorganization of the COA, Recreation Department and Veterans Services into a new "Human Services" (now known as "Community Services") department. In the proposed reorganization, there would be shared administrative services providing financial, technical, technology, billing and other services. Multiple dedicated COA staff would remain, but other positions would be merged or eliminated. As the COA Board attempted to study and understand the implications of these changes, the implementation was proceeding, causing considerable concern in the public and among seniors. The Select Board and Town Administrator met multiple times with the COA through the fall; we are grateful to Select Board member Matt Taylor who offered to serve as a liaison to the COA to ensure better communication about proposed changes. Planning and consideration of implementation details continues in 2025. The Select Board has confirmed its commitment that the Beech Street Center is a Senior Center, and while it is used by other town groups on evenings and weekends, its purposes between 8 am and 4 pm are for seniors only once the Library transition is complete.

Accomplishments and Activities

- Beech Street Center staff and many volunteers contributed to major increases in service use in 2024. 70 volunteers contributed over 6,000 hours of service. Attendance at Beech Street and its programs increased substantially, and record keeping improved with updated technology. Tracking program participation and membership is important to securing funding for programs.
- Services of any type were provided to nearly 2,000 individuals in 2024, more than half of them ages 75 and over. The social work and social services team provided confidential assistance to many families needing legal, financial, SHINE provided 230 private appointments for assistance with medical insurance.
- The transportation staff provided over 7000 rides to 675 seniors in 2024, both to the Beech Street Center and other destinations. Our medical ride provider discontinued his taxi business, and considerable efforts were made to identify and interview a new vendor for this critical service. Many taxi and ride share services do not provide door to door support and assistance. A new vendor has been identified
- More than 10,000 visits were recorded for health and fitness programs with nearly 500 participants in these programs.
- The Age Friendly Action Committee held a very successful fair in April 2024 with more than 400 attendees gathering information from over 2 dozen community agencies and business offering support to people to improve safety at home.
- The Belmont Friends of the COA held very successful fundraisers—the Big Band night and their annual outstanding craft fair. The Friends provide critical support for COA programs.
- A wonderful intergenerational event co-sponsored by the Library, COA and Recreation departments brought hundreds to Town Field for an eclipse "watch party" which provided a great example of team work across departments to benefit the public.

- Thanks to the town for multiple facility upgrades at the Beech Street Center, including equipment repairs, parking lot and walkway improvements, lighting improvements, exterior fence and patio repairs, and assessments and modifications for disability accessibility. Brandon Fitts has been instrumental in facilitating these changes with town officials and employees.
- The Select Board agreed to use ARPA funds to contract with the University of Massachusetts Boston Gerontology Department to conduct a needs assessment with Belmont seniors in 2025. These data will provide important information for strategic planning.

Goals for 2025:

1. Support Beech Street staff with goal of reducing turnover and growing recognition.
2. Receive and disseminate findings of the Spring 2025 Belmont Senior Needs Assessment; hold public meetings to gather reaction and envision future programming.
3. Increase board engagement with Senior Center users to include listening sessions
4. Plan for library staff and services transition out of Beech Street Center (fall 2025)
5. Plan additional facility improvements
6. Continue collaborations with key town policy entities in discussions as they impact seniors: Accessory Dwelling Units, Senior Tax Relief, Commercial and Housing development
7. Consider expanding programming into late afternoon, early evening and weekends to serve more seniors
8. Continue advocacy for programs, policies, and facility improvements to benefit seniors in Belmont.

Respectfully Submitted,

Karen Donelan
Chair
Council on Aging

2024 Annual Report

COMMUNITY PRESERVATION COMMITTEE

Chair: Aaron Pikcilingis (Select Board Appointee)
Vice-Chair: Margaret Velie (Conservation Commission)
Secretary: Juliet Jenkins (Select Board appointee)
Committee Members:

Jacqueline Appel (Historic District Commission)
Carol Berberian (Planning Board)
Paul Cowing (Recreation Commission)
Roy Epstein (Board of Parks Commissioners)
Gloria Leipzig (Housing Authority)
Peter Olagunju (Select Board Appointee)

Purpose and Duties:

The Community Preservation Committee (CPC) was formed to evaluate the community preservation needs of Belmont and make recommendations to Town Meeting for appropriations from Belmont's CPA Fund as part of the annual budget process. The CPC is responsible for reviewing applications for funding under the Community Preservation Act (CPA). The CPA Fund is a powerful resource that can be used to build community in Belmont, but doing so requires active members of the community to sponsor CPA-eligible projects. The CPC encourages Belmont residents to spearhead community-based projects, in line with the policies, priorities, and procedures set forth in the Town's CPA Plan (updated annually and posted on the CPC page of the Town's website).

The CPA allows towns to preserve and improve Open Space, including Recreational Lands; preserve Historic Resources; and create and support Community Housing. There are two sources of revenue for Belmont's CPA Fund: a 1.5% surcharge on our annual property taxes and a partial match on that amount from the state.

Summary of Activities and Accomplishments:

The CPC received five regular funding final applications in the fall of 2023 for FY2025 funding. At the Spring 2024 Annual Town Meeting (ATM), Town Meeting Members voted to support all five applications, approving and appropriating a total of $1,834,000 for these projects, with $53,000 held in a bid reserve. The Town Meeting approved projects are listed below:

Community Housing

- *Fund to Support the Creation of New Affordable Housing.* The Belmont Housing Authority requested $275,000 to be added to the Housing Trust for readiness for opportunities that arise in town for creating affordable housing for individuals and families whose annual income is less than 80 percent of the areawide median income. Prior appropriations include:
    - $250,000 approved for the same purpose for FY2024.
    - $250,000 approved for the purpose for FY2022. This appropriation replenished funds approved for the identical purpose for FY2019, which were then repurposed by Town Meeting to establish an Emergency Rental Assistance Program in FY2021.

Historic Resources

- *Belmont Woman's Club Request for Homer House.* The Belmont Woman's Club requested $99,000 to repaint the exterior of the historic Homer House, including restoring and repainting ornamental trim.

  Prior appropriations to the Woman's Club include
  - $10,000 (FY2014) building survey and exploration of the William Flagg Homer House
  - $100,000 (FY2016) for cupola repair and restoration
  - $100,000 (FY2021) for window repair and restoration
  - $31,500 (FY2024) additional funding to complete the window repair and restoration project

Open Space/ Outdoor Recreational Land

- *Chenery Park Design and Engineering.* The Director of Recreation requested $300,000 to fund a conceptual design and engineering for the Chenery Park Complex. This request also includes the funding for public meetings, community engagement, and project design.
- *Chenery Park Construction.* The Director of Recreation requested $1,000,000 for the purpose of partially funding the Chenery Park Project's construction phase. This construction is estimated at $3,000,000 in total, therefore the funding has been split into this request for $1,000,000 in FY2025 and the remaining $2,000,000 to be requested for FY2026.
- *Community Path Right of Way Acquisition.* The Town Engineer requested $160,000 to secure temporary or permanent easements required to construct the Belmont Community - Path Phase 1. This is a continuation of prior appropriations to cover acquisition expenses of Phase I of the project (Brighton St. to Clark St. Bridge), which the town must cover to be eligible for state and federal funding of full construction costs. Prior appropriations include:
  - $400,000 (FY2019 for Phase 1a design)
  - $1,000,000 (FY2020 for Phase 1b design)
  - $200,000 (FY2023 for Phase 1a & 1b right of way acquisitions) and
  - $335,868 (FY2024 to fund temporary and permanent land acquisitions)

Goals for FY2026:

The CPC has voted to recommend seven projects that have requested CPA funding for FY2026. These projects will be presented before Annual Town Meeting in May 2025. In preparation for Town Meeting, the CPC will convene with the Select Board, the Warrant Committee, and the Comprehensive Capital Budget Committee.

Ongoing Projects

Throughout the year, the CPC will continue to monitor the progress of approved projects to ensure they are completed on time and within their allotted budgets. All FY2014 through FY2016 CPA projects have been completed. In addition to the FY2025 projects outlined above, the following FY2017 through FY2024 projects are expected to continue through calendar year 2025. (Please note that some of these projects are close to completion but have not yet closed out final invoices.)

FY2017

Historic Resources

- *Preserving Belmont's Original Vital Records* - $80,000 to preserve the original vital records of births, deaths and marriages in Belmont that was started as part of the FY14 Preserving and Digitizing Belmont's Vital Records Project. The Town Clerk's office will select which books to preserve among the original documents, per the preservation survey, and engage a vendor to conduct the prescribed preservation. Due to pandemic-related delays, the CPC voted to extend the deadline for completing this project.

- *Digitizing Belmont's Town Meeting Records* - $85,000 to digitize the images of the Town Meeting and Annual Report documents from their many forms and index them topically into the existing Paper Vision database software the Town Clerk's office licenses for managing Belmont's vital records. Indexing by topic will make them accessible and usable to the Town Clerk's staff utilizing the existing database software, cutting the research time certainly, but more importantly, it will allow the staff to obtain a complete picture of all the transactions or items involving a given topic. Due to pandemic-related delays, the CPC voted to extend the deadline for completing this project.

FY2018

Community Housing

- *Assessment and Project Redevelopment of Sherman Gardens* - $173,200 to complete an assessment and project redevelopment plan of Sherman Gardens Apartments. The plan will focus on the feasibility of new construction on the site to provide elevator access for the elderly and disabled residents of Belmont and the creation of additional affordable apartments on the site. This is part of the overall redevelopment plan for Sherman Gardens that received an additional appropriation for FY2023 and FY2024. (Please see further explanation on page 2 above.)

FY2019

Open Space / Recreational Land

- *Community Path Alexander Avenue Underpass* - $400,000 to design Phase 1a of the Community Path, the Alexander Avenue Underpass, under the MBTA rail lines joining Channing Road/Alexander Avenue with the Belmont High School property. This is part of the overall planning for and design of the Community Path. (This is part of a larger project, as you can see in the Community Path request on page 6 below.)

FY2020

Open Space/ Outdoor Recreational Land

- *Clay Pit Pond, Preservation and Restoration of Vegetation* – The Conservation Commission requested $20,000 to help restore the vegetative buffer around the bank of the pond. The project's goal is to remove non-native and invasive vegetation to improve the health of the native trees and shrubs. This should also improve vistas into the pond as exotic bittersweet vines seasonally screen much of the pond from view. The project will be conducted over three years. This project is a result of an earlier CPA funded Master Plan for Clay Pit Pond Park which was completed in 2015. Due to pandemic-related delays, the CPC voted to extend the deadline for completing this project.
- *Community Path Phase 1b Design (Brighton Street to Clark Street Bridge)* – The Select Board requested $1,000,000 to design Phase 1b of the Community Path. The project will create a new recreational path in Belmont from Brighton Street to the Clark Street Bridge. This is part of the overall planning for and design of the Community Path. (This is part of a larger project, as you can see in the Community Path request on page 2.)
- *Rock Meadow Habitat Preservation* -The Conservation Commission requested $25,400 to preserve Rock Meadow by removing non-native and invasive plants. This is a three-year project with the bulk of the work in the first year. The exotic species of greatest concern in the meadow is Black Swallowwort. Due to pandemic-related delays, the CPC voted to extend the deadline for completing this project.

Historic Resources

- *Town Hall Complex Slate Roofs Restoration* – The Belmont Facilities Department requested $100,000 to rehabilitate and restore the slate roofs and associated internal water damage at Town Hall and the Homer and School Administration Buildings. The repairs are essential for preservation of Belmont's historically significant

municipal core. Due to pandemic-related delays, the CPC voted to extend the deadline for completing this project. (Due to delays, this project needed additional funding, please see a further explanation under the FY2023 Slate Roof project.)

FY2021

Historic Resources

- *Homer House Window Restoration Project* – The Belmont Women's Club requested $100,000 to restore 43 windows (currently inoperable and energy inefficient) in the 1853 William Flagg Homer House, located in the Belmont and Pleasant Street Historic Districts. Restoration work will include: restoration of sashes, frames, glazing, and hardware; weatherization; restoration of stained glass; replacement of missing exterior trim; and repair of pulley systems. In keeping with CPC requirements for private project sponsors, the Belmont Women's Club will contribute an additional $10,000 to fund the restoration project.

Community Housing

- *Feasibility Study for the Redevelopment and Creation of New Affordable Housing Units* **at Belmont Village –** The Housing Authority requested $173,000 to complete an assessment and project redevelopment plan of Belmont Village. This assessment and redevelopment plan will focus on the feasibility of new construction of 1-, 2-, and 3-bedroom units, with accessibility access for families and disabled residents of Belmont and the creation of additional affordable housing apartments on the site.

FY2022

Open Space/ Outdoor Recreational Land

- *Community Path Right of Way Acquisition* - The Community Path Project Committee (CPPC) requested $200,000 to fund the initial processes related to right of way (ROW) acquisition for Phases 1a and 1b (Brighton Street to Clark Street Bridge plus the underpass at Alexander Avenue and connecting links to Channing Road and Concord Avenue) of the Community Path project. (This is part of a larger project, as you can see in the Community Path request on page 2.)

Community Housing

- *Transfer to Belmont Housing Trust* – The Belmont Housing Trust requested $250,000 to establish readiness for opportunities that arise in town for creating affordable housing for individuals and families whose annual income is less than 80 percent of the areawide median income.

FY2023

Community Housing

- *Pre-Development Funding for Revitalization of Sherman Gardens.* The Belmont Housing Authority requested $400,000 to fund ongoing pre-development activities necessary to update, reconstruct, and expand the number of housing units at Sherman Gardens. This is a state public housing development of eighty one-bedroom units housing elders and persons with disabilities, owned and managed by the Belmont Housing Authority. In its current condition, it is outdated and inaccessible for many residents. This is a continuation of $173,200 appropriated to the same project from the CPA Fund in FY2018.

Historic Resources

- *Town Hall Slate Roof Repairs.* The Facilities Department requested $206,300 in FY2023 to fund necessary repairs to the slate roofs on Town Hall. In June 2019, Town Meeting approved and appropriated $100,000

(FY2020) for this project. However, with the departure of the prior Facilities Director and the advent of COVID, the project did not go out to bid until the spring of 2022. The lone bid came in at $333,000. The final bid came within the funding amount, and work was completed in Fall/Winter of 2023.

- ***Restoration of Benton Library Chimney and Building Repairs***. The Friends of the Benton Library, Inc., requested $150,000 to repair the building's stone chimney, which collapsed on February 10, 2022, damaging elements of the roof, one rafter, and the bulkhead. Funds were necessary to rebuild the chimney, repair the roof and other areas of damage, and remove non-historic, non-functioning ventilation fans. The initial chimney and roof repairs have been completed, but more work remains to ensure all damage has been rectified.
- ***Benton Library Building Envelope Study.*** The Friends of the Benton Library, Inc., requested $20,000 to hire a consultant to identify any required maintenance so that they can conduct necessary repairs and maintenance and avoid further damage, such as the collapse of the chimney. This work is still ongoing as the repair of the chimney had to be completed before proceeding with the other repairs.
- ***Belmont Cemetery Preservation Master Plan.*** The Department of Public Works and the Board of Cemetery Commissioners requested $60,000 to hire a qualified consulting firm to research, prepare, and present a comprehensive preservation and restoration master plan with treatment recommendations for both the hardscape and landscape elements of the Belmont Cemetery, which dates from the town's incorporation in 1859. The master plan has been completed, but the Department of Public Works is still working with the consultant to refine the results.
- ***Restoration of Belmont's Historic Tower Clock.*** Belmont Citizen's Forum and The First Church in Belmont Unitarian requested $26,100 to restore the historic clock in the tower of the First Church in Belmont Unitarian Universalist so that it will tell the correct time and ring on the hour. The clock was repaired using both CPA funding as well as privately raised funds. The CPC will receive these savings to use on future projects.

Open Space/ Outdoor Recreational Land

- ***Payson Park Revitalization, Phase II—Construction.*** The Friends of Payson Park requested $1,190,529.83 to provide the necessary construction and administrative costs to implement the design plan (funded with $35,000 from the CPA fund in FY2022) of the landscape architectural design firm, Activitas, Inc. The park reconstruction kept the original design of the park, while making it safer and more accessible by: clearing and leveling playing fields, replacing crumbling foundation walls, replacing broken fencing, repairing or replacing all entrances, adding accessible walkways, replacing picnic tables and benches, and replacing playground equipment. This project was completed in winter 2024-2025.
- ***Town Field Playground Restoration.*** The Friends of Town Field Playground requested $343,409 to augment funding of $25,000 (FY2019 for design funds); $60,000 (FY2020 for construction and bid documents; and $680,624 (FY2021 for construction funds). Due to supply chain issues and inflation during and after the COVID-19 pandemic, all bids to construct the project came in higher than the appropriated funds. These are the additional funds required to complete the project that Town Meeting approved in June 2020. This project was completed in fall of 2024.
- ***Belmont Community Path Phase 2.*** The Community Path Project Committee requested $200,000 to begin planning for Phase 2 of the Belmont Community Path (Clark St. Bridge to Waltham). (This is part of a larger project, as you can see in the Community Path request on page 2.)
- ***Grove Street Baseball and Basketball Reconstruction.*** The Recreation Department, Friends of Grove Street Park, and Belmont Youth Baseball and Softball requested $40,000 to create design plans to reconstruct the three youth baseball fields and the basketball court and to address drainage issues in those areas. Prior appropriations to Grove Street Park include $35,000 (FY2018 for walking path site plan); $336,000 (FY2018 for tennis court reconstruction); and $780,087 (FY2019 for walking path construction). This project has been completed.

FY2024

Community Housing

- *Predevelopment Planning for Rejuvenation of Sherman Gardens.* The Belmont Housing Authority requested $400,000 in development funding to support the redevelopment and expansion of Sherman Gardens. Prior appropriations include:
  - $173,200 (FY2018) and
  - $400,000 (FY2023). These awards provided funding for consulting, feasibility analysis, architectural work, and engineering work at Sherman Gardens.
- *Fund to Support Creation of New Affordable Homes. $250,000* For more detail, please see page 1 above.

Historic Resources

- *Library Historic Objects Preservation Plan.* The Belmont Library Board of Trustees requested $86,787 to remove, protect, preserve, and restore specific historic artifacts that were removed from the former Belmont Public Library Building and reinstall them in the new library upon completion of construction. The items have been removed from the old Belmont Library and are currently in storage.
- *Town Hall Retaining Wall.* (Off-cycle funding request, November STM) The Town of Belmont Facilities Department requested $160,000 to hire an engineer to analyze and design a new stone retaining wall that supports the driveway up to the historic front doors of Town Hall. The historic stone wall has failed, and the engineer will need to determine if water coming off Town Hall is causing further deterioration.
- *School Administration Building Roof Restoration.* (Off-cycle funding request, November STM) The Belmont Historic District Commission (BHDC) on behalf of the Town of Belmont requested $160,000 (increased on further consultation to $200,000) to design and construct repairs to the roof of the Belmont School Administration Building (SAB) to stop active leaks and ongoing water damage. The BHDC has identified the SAB as one of Belmont's most important town-owned historic assets.
- *Belmont Woman's Club Window Restoration supplemental funding.* As work began on the window project it became evident that the initial funding from FY2021 would be insufficient to complete the project. The organization requested an additional $31,500 to cover the costs for these unexpected complications.

Open Space / Outdoor Recreational Land

- *Conservation Fund.* The Belmont Conservation Commission requested $200,000 to establish a dedicated account as a source of readily accessible funds to be used to facilitate the purchase of open space and/or deed restrictions. The creation of this fund will allow the Town to react quickly to opportunities to expand open space in town.
- *Grove Street Baseball and Basketball Reconstruction.* The Town of Belmont, with Friends of Grove Street Park and Belmont Youth Baseball and Softball, requested $941,935 to reconstruct the baseball fields and basketball court, as indicated by the design plans completed during the prior fiscal year. Reconstruction will remediate unsafe conditions on both the fields and the court. This project was completed in the summer of 2024. Prior appropriations to Grove Street Park include:
  - $35,000 (FY2018 for walking path site plan);
  - $336,000 (FY2018 for tennis court reconstruction);
  - $780,087 (FY2019 for walking path construction); and
  - $40,000 (FY2022) to create design plans to reconstruct the three youth baseball fields and basketball court and to address drainage issues in those areas.

- ***PQ Basketball Court Replacement.*** The Town of Belmont, Recreation Department, requested $124,592 to replace in-kind the current basketball court, which was closed due to dangerous conditions on the court. This project was completed in the fall of 2024.
- ***Belmont Community Path Phase I Design.*** (Off-cycle funding request, November STM.) The Community Path Project Committee requested $335,868 for additional design funds made necessary due to changes in project scope and additional, unanticipated work requested by the MBTA and Mass DOT, which control the site and any proposed design or construction. Both MBTA and Mass DOT support this project. (This is part of a larger project, as you can see in the Community Path request on page 2.)

Respectfully Submitted,

Aaron Pikcilingis
Chair, Community Preservation Committee

2024 Annual Report

Cable Television Advisory Committee:
Chair: Mark Carthy
Secretary: Chet Messer
Committee Members:
Jonathan Birge

Ex-officio and Liaisons:
Jeffrey Hansell, Executive Director, Belmont Media Center
David Petto, Director of Information Technology, Town of Belmont
Steve Mazzola, Director of Technology, Belmont Public Schools
Patrice Garvin, Town Administrator

Purpose and Duties:
The Cable Television Advisory Committee advises the Select Board in their role as Issuing Authority when negotiating the cable TV franchise agreements with the Town's cable TV providers (currently Comcast and Verizon).

Summary of Activities and Accomplishments:

- Negotiated Comcast renewal
- Closed Comcast – new franchise agreement

Goals for 2025:
Verizon cable franchise expires July 2027 – start renewal process
Complete Verizon cable public ascertainment process

Respectfully Submitted,

Mark Carthy
Cable Television Advisory Committee

2024 Annual Report

Belmont Cultural Council Annual Report

2024-25 Annual Report

CULTURAL COUNCIL Membership:

Chair: Vicki Amalfitano
Secretary: Gloria Pimentel
Treasurer: Annette Goodro

Committee Members:
Katherine Creagh
Curtis Eames
Emily Kennerley
Marianne Lynch
Sue Morris
Vera Savage
Non-voting members: Nancy Linde; Rebecca Richards

The Belmont Cultural Council (BCC) is a permanent committee appointed by the Select Board and is part of a network of local and regional cultural councils which receive funding through a central state agency, the Massachusetts Cultural Council (MCC). Funds are regranted by the BCC through the MCC Grant Application Process. In conjunction with the MCC processes, we accept grant applications that are due on or about October 15 on an annual basis for cultural projects and events designed to enrich the lives of our community. The Cultural Council meets publicly several times each year depending on the number of applications received, after the October 15 deadline, to make grant decisions. Applicants are informed no later than mid-January via email as to the disposition of their application.

Purpose of the Council

The purpose of the BCC is to support public programs that promote excellence, education, diversity, and inclusion in the arts, humanities, and sciences, in order to foster a rich cultural life in Belmont. The BCC's primary responsibility is to regrant its annual allocation of funds from the Massachusetts Cultural Council. Local council funds may only be used to support programs in the arts, humanities, and sciences in Massachusetts. This definition includes the study, pursuit, performance, exhibition, and appreciation of cultural activities in the broadest sense --

- Arts: The creation of work in the crafts, performing, visual, media, folk, design, literary, and interdisciplinary arts.
- Humanities: Types of learning that deal with human thought and culture, language, and creativity. Examples include, but are not limited to, history, social studies, philosophy, criticism, and literature.
- Sciences: Types of learning that deal with nature, science, and technology in ways that explain how they relate to people's lives. Some examples of organizations that conduct interpretive science activities are arboretums, botanical gardens, nature centers, natural history and anthropology museums, planetariums, and science and technology centers.

2024 Community Input Survey

The Cultural Council is required by the MCC to gather community input on needs and priorities around cultural activities. The Cultural Council conducted an electronic survey in July 2024, promoted by the Town, Belmont Cultural Council, and other venues in Belmont, and obtained 132 responses, a statistically valid cohort.

Our July 2024 Community Input Survey indicated that town residents have the greatest preference for community-wide gatherings (festivals, farmers' market activities), the performing arts (concerts and plays), and nature/science/environmental education. The next tier of priorities are the visual arts (exhibits and education), programs occurring at the Council on Aging, programs celebrating local history, and programs celebrating cultural diversity. These were followed by programs at Belmont schools. The population segments of highest importance were families, seniors, and teens, followed by low-income populations, communities of color, and immigrant communities.

Our Community Input Survey indicated some important considerations for the Council. Awareness and familiarity indicators continue to be a challenge for the BCC. 55% of 2024 respondents were either very or somewhat aware of grants funding, down from 75% of respondents in the prior year, so we do need to improve our awareness and familiarity among Belmont residents. 45% of respondents were aware of our Local Cultural Council funding grants. All that said, 60% had attended Porchfest, 50% of respondents had seen one of the Belmont Art Association Transformer Boxes, and 50% had attended a Payson Park Music Festival concert, all of which received funding from the Belmont Cultural Council.

Council Priorities

The Council focuses on funding applicants from Belmont and cultural events and activities that benefit the Belmont public, and the priorities indicated in our Community Input Survey.

Priority is given to events that occur in Belmont, and that are in collaboration with Belmont-based organizations. Applicants based outside of Belmont are required to secure sponsorship of a Belmont public or non-profit organization and include a sponsorship letter endorsing the project in their online application. The Council places a priority on programs that occur after January of the grant cycle for the upcoming grant year. All grant

recipients are expected to present a publicity plan as part of their application, which includes acknowledgement of the BCC and MCC as funding sources. Field trips and funds for food or drink cannot be awarded grants.

Summary of Activities and Accomplishments:

The Belmont Cultural Council received 30 grant applications for this grant year, requesting a total of $49,405.

We approved the following 10 grants, totaling $9,100, our allocation from the Mass Cultural Council, for cultural programs in Belmont during 2025:

- Belmont Art Association, Transforming Belmont 2025, $1,400
- Belmont Celebrates AAPI Heritage Volunteers, Belmont Celebrates AAPI Heritage Month 2025, $700
- Belmont Community Chorus, $750
- Belmont Porchfest, $1,800
- Belmont World Film's 22nd Family Festival, $500
- Tanya Bartevyan, Music of Florence Price and Dianne Rahbee, $750
- Deborah Boykan, Influence of African American and Native American Folk music on Antonin Dvorak and other European and American "Art Music.", $500
- Ellery Klein, Community Irish Céilí, presented in collaboration with Powers Music School, $700
- New Moon International Media, 2025 Boston International Asian Music Festival---Belmont, $800
- Payson Park Music Festival Association, $1,200

Goals for 2025:

As indicated by the results of our 2024 Community Input Survey, the Council still needs to raise awareness of its work and the programs of our grantees. Each grant is assigned a BCC member as a liaison, and these Council members will work closely with grant recipients on promotional advice as well as initiating more publicity for our grant-funded events. We will improve our use of the BCC Facebook site as an economic tool to increase visibility as well as updating BCC content on the Town and MCC websites. We intend to expand the reach of our press releases as well.

We will continue to monitor the cultural needs and priorities of Belmont residents with our next Community Input Survey in July 2025.

Last year, the Cultural Council chair contacted the Belmont Select Board, with comparative information on how other towns augment or even match their LCC's allocation from the Mass Cultural Council. With additional funding our Cultural Council could approve additional grants and/or better fund approved grants. We also could work with Town leadership on using funds for a Council-Designated Project, which could meet goals for cultural activities like an initial Belmont Open Studios, or a beautification initiative like street-pole banners in Belmont Center. The Council has made this request again this year to our Select Board and Town Administrator.

2024 Annual Report

Diversity Equity and Inclusion Implementation Committee
Chair: Julie Wu and Kimberly Haley-Jackson
Vice-Chair: (None)
Secretary: (None)
Committee Members:

Julie Wu
Kimberly Haley-Jackson
Andrew Poulsen
Didier Morse
David Destefano
Phuni Kim Meston
Evan Rockefeller

Purpose and Duties:

The Committee will discuss and advise on the implementation of the final recommendations of the Diversity Task Force. The committee will consider priority, length of time to implement, cost to implement and public and employee input on those recommendations. The committee will work with the Town's Human Resources Department, School Department, Public Safety Departments and any other Town department that will be able to assist in informing the committee on a realistic implementation timeline. The committee will also work with Belmont's community to bring forth the recommendations of the DTF. The committee will hold public input sessions for recommendations. Finally, the committee will bring to the Select Board their implementation plans with any and all costs implications for a final vote of the Select Board.

Summary of Activities and Accomplishments:

The DEIIC liaised with the Human Resources Director, the School District, the Facilities Department, the Planning Board, and the MBTA Communities Advisory Board to discuss implementation of the Diversity Task Force recommendations. The DEIIC made steps to advance gender inclusiveness of single occupancy restrooms in municipal buildings and circulated information on Fair Housing to Town Meeting, Select Board, Planning Board, and Moderator. The Committee also began putting together a business survey to assess whether Belmont Businesses have antidiscrimination policies, to see what issues Belmont businesses have had, and to find out whether these issues have seemed to relate to the owners' status as minorities.

Goals for 2025:

1. Complete and send out business survey in consultation with the Economic Development Committee.
2. Secure a commitment from the Select Board for Fair Housing training for relevant municipal bodies, such as the Select Board, Moderator, Planning Board, Warrant Committee, Zoning Board of Appeals, and Town Meeting
3. Public forum
4. Submit budget
5. Submit plan for implementation for recommendations
6. Obtain a commitment from the Select Board for a permanent DEI Implementation Committee.

Respectfully Submitted,

Julie Wu and Kimberly Haley-Jackson

Chair's Name
Committee Name

2024 Annual Report

Belmont Economic Development Committee
Chair: Paul Joy
Vice Chair: Marie Warner
Secretary: Wendy Etkind
Communication Coordinator: Jeffrey Broderick, Resident
Committee Members:

Paul Joy: Chair, Consultant. Ducker Carlisle
Marie Warner: Vice Chair, CEO & Founder, Boston Women Connect and Warmer Professional Sales
Wendy Etkind: Secretary, Product Management, Oracle Retail Global Business Unit
Jeffrey Broderick: Communications Lead, Resident
Haley Denker, Member, Business Owner
Jack Sy: Member, Owner, Number One Taste
Rui "Renee" Guo: Planning Board Representative, VHB (term expired 2024)
Armine Humphrey: Member, Owner, Valentina Day Spa
Schuyler Wiggin: Member, Owner, Quebrada Baking Company

Purpose and Duties:

- Advise the Select Board and other town boards on issues concerning bylaws, policies, regulations, and zoning that foster commercial growth, strengthen the local economy, and are consistent with maintaining the character of our community
- Focus efforts on activities that maintain or expand the commercial & industrial tax base
- Identify changing economic trends and develop recommendations to maximize interest in our community and attract these potential new businesses
- Advocate for state and federal grants, incentives, or for improvement in regulations that help advance our economic priorities
- Establish relationships and improve communication with local businesses

Summary of Activities and Accomplishments:

Charge 1: Advising the Selectboard & Town Departments

Annual Reporting and Engagement:

- Submitted the 2023 Annual Report to the Select Board in February 2024, detailing accomplishments like restaurant zoning reform and networking events, laying the groundwork for 2024 priorities.
- Delivered a 5-minute update to the Select Board on November 4, 2024, aligning EDC efforts with town objectives.

Collaboration with Town Entities:

- Advised Town Meeting and the Planning Board on MBTA 3A zoning compliance, officially advocating for Map 1 to balance housing mandates with commercial preservation.

- Worked with Vision 21 on the Empty Storefront Registry to address vacant properties.
- Engaged with the Community Path Project Committee and supported the Master Plan Working Group, endorsing Jeff Broderick and Wendy Etkind for appointments (January 22, 2025).

External Partnerships:

- Collaborated with the Belmont Center Business Association (BCBA) to explore town-wide expansion and with Belmont Media Center for community events.

Policy Advocacy:

- Successfully passed a restaurant parking bylaw amendment at Town Meeting, reducing requirements from 1 space per 2 seats to 1 per 4 seats and allowing on-street parking within 1,000 feet, easing operational burdens for businesses.
- Proposed revising the EDC charge to extend terms from 2 to 3 years and adjust membership for broader representation.

Membership Growth:

- Recruited Jeff Broderick and Hayley Denker, and reappointed Wendy Etkind, Marie Warner, and Jack Sy, strengthening the committee's expertise

RKG Market Analysis and Fiscal Impact

- **Commissioning and Participation:** The EDC advocated for and secured the commissioning of a Market Analysis and Fiscal Impact Analysis by RKG Associates, funded through COVID relief funds. Two EDC members, Wendy Etkind and Armine Humphrey, served on the RKG Working Group, which held several meetings in 2024, beginning with a kickoff on April 18, 2024, and concluding its regular sessions in June 2024.
- **Project Scope and Input:** The Market Analysis utilized publicly available data, third-party data, and interviews to identify economic development opportunities, particularly in sectors like hotels and industrial uses, to increase non-residential tax revenue. The EDC provided input during the April kickoff, suggesting businesses and individuals for market insight interviews and advocating for a comprehensive analysis across multiple sectors.
- **Review and Feedback:** In October 2024, the EDC reviewed draft reports, including an initial Market Analysis from June and a draft Fiscal Impact Analysis received on October 7. Feedback was compiled and submitted to Town Planner Chris Ryan on October 14, focusing on clarifying revenue estimates, school-aged children ratios, municipal cost assumptions, and the need for side-by-side scenario comparisons. The EDC emphasized the value of scenarios showing the benefits of economic development (e.g., hotel revenue potential) versus inaction.
- **Advocacy for Transparency:** The EDC continues to be frustrated over the lack of budget to answer outstanding key questions and also the lack of a final public presentation by RKG. In February 2025, members noted concerns about funding constraints and the risk of public misunderstanding without consultant clarification. The EDC pushed for RKG to deliver a final public briefing at no additional cost, highlighting the rushed nature of prior presentations (e.g., to the Select Board) and the report's importance for the upcoming Comprehensive Plan process. This advocacy reflects the committee's commitment to ensuring transparency and informed decision-making.

2024 Annual Report

Charge 2: Focus efforts on activities that maintain or expand the commercial & industrial tax base

Zoning and Regulatory Reforms:

- Helped pass the restaurant parking bylaw amendment to support business growth.
- Advocated for MBTA 3A Map 1 to promote mixed-use development while preserving commercial space.
- Participated in the Leonard Street Zoning Project Workshop (January 22, 2025), providing feedback to shape future commercial development in Belmont Center.
- The EDC also hosted numerous businesses, landlord, and the Belmont Farmers Market at a public meeting on March 13th, where businesses reported concern over the potential loss of the Claflin Parking Lot and uncertainty over future construction impacts.

Business Feedback Initiatives:

- Conducted outreach on Belmont Center employee parking fees, recommending a reduction from $60 to $30 monthly and one free permit per business.
- Supported the Market and Fiscal Impact Analysis to quantify commercial growth opportunities, including hotels.

Economic Development Advocacy:

- Passed a motion to fund a permanent Economic Development Coordinator position by FY26, emphasizing its role in business support and grant acquisition.
- Recommended zoning changes to allow hotels as a by-right use (up to 35 rooms) in LB 1 and 2 districts to diversify the tax base.

Charge 3: Identify changing economic trends and develop recommendations to maximize interest in our community and attract these potential new businesses

Wayfinding Enhancements:

- Advocated for new updated cost estimates for Belmont Gardenia wayfinding signs to improve town navigation and branding.

Market Insights:

- Reviewed the Market Analysis to identify retail and hotel opportunities, informing strategic recommendations.

Community Engagement:

- Explored creative solutions like pop-up shops to fill vacant spaces (February 27, 2025).

Charge 4: Advocate for state and federal grants, incentives, or for improvement in regulations that help advance our economic priorities

Grant Pursuit:

- Advocated for re-engagement with the One Stop for Growth state grant program to fund future projects.
- Highlighted the need for a grant-writing component in the Economic Development Coordinator role.

Regulatory Support:

- Backed MBTA 3A compliance with Map 1 and supported zoning overlays in Belmont Center and Brighton/Blanchard to encourage mixed-use growth.

Charge 5: Establish relationships and improve communication with local businesses

Networking and Outreach:

- Hosted spring and fall networking events (March and November at Hanami and the Belmont Media Centerr, sponsored by Jack Sy), fostering business-town connections.
- Participated in Town Day on September 15, promoting the Economic Development Coordinator role and Business Assistance Program.

Communication Tools:

- Appointed Jeff Broderick as Communication Liaison to oversee newsletters, directories, and outreach.
- Supported the Girl Scouts' Ocean Friendly Restaurants project to promote sustainable practices.

Business Tracking:

- Celebrated openings like Society Beauty Bar, Nail Spa, Brows by Ani, and Mint, and monitored closings like Stylish and TD Bank.
- The EDC also celebrated the Bradford's settlement and is looking forward to assisting the filling of those empty storefronts at Cushing Square
- Created a parking one-pager for Cushing Square businesses to highlight 50 available spaces (February 5, 2025).

Goals for 2025

1. **Secure an Economic Development Coordinator**: Finalize funding and hire a full-time coordinator to support businesses, pursue grants, and implement EDC initiatives. This was the #1 recommendation of the now six-year-old 2019 Belmont Business Study
2. **Support and Attract Businesses**: Leverage the Cushing Square lawsuit resolution to attract retail tenants (e.g., grocery, health clinic) to the 35,000 sq ft space; develop a welcome kit for new businesses with resources and networking opportunities.
3. **Pursue Grant Funding**: Secure state grants (e.g., One Stop for Growth) for wayfinding, zoning, and business support projects.
4. **Update Business Data**: Refresh survey data on business needs, leakage, and parking to refine strategies.

5. **Zoning Projects and Business Impacts:** The EDC aims to continue to be engaged on existing and future rezoning efforts including Belmont Center and Brighton/Blanchard areas. This includes enhancing public awareness of the impacts to existing local businesses as well as advocating for data-driven economic impact analysis of all rezoning efforts.
6. **Optimize Parking**: Implement reduced employee parking fees and extend Cushing Square parking to 120 minutes; Host a parking summit to address business district needs.
7. **Strengthen Business Associations**: Support the BCBA's town-wide expansion,
8. **Advance the Master Plan**: Contribute to the Comprehensive Plan Advisory Committee to integrate economic priorities by 2026.
9. **Revise EDC Charge**: Update the charge for 3-year terms and redefine the Planning Board liaison role for better collaboration. This includes updating liaison role from being solely from ZBA or the Planning Board to also include the Warrant Committee. Since the EDC's establishment, we have had a number of liaisons that have not regularly attended meetings, making quorums difficult. Furthermore, the two-year terms have resulted in significant challenges on recruitment—with six seats coming open every two years. Three year terms would alleviate that recruitment and retention pressure.
10. **Reporting and Select Board Communication**: The EDC has not had an opportunity to have any kind of joint meeting with the Select Board for now 2+ years—with the last joint meeting occurring in February 2023 when Mark Paolillo was Select Board Chair. Member would like a commitment to a) an annual joint meeting, and b) a mid-year check-in on goals and objectives. This should correspond with required annual reporting due annually in March.

Conclusion

In 2024-25, the EDC advanced Belmont's economic goals through policy advocacy, business support, and community engagement. Highlights include zoning reforms, networking events, and a strong push for an Economic Development Coordinator. In 2025, we aim to solidify these gains by securing resources, enhancing business support, and making Belmont a more attractive destination. The EDC remains committed to driving sustainable economic growth through collaboration and innovation.

Respectfully Submitted,

Paul Joy, Chair

Economic Development Committee

EDUCATION SCHOLARSHIP COMMITTEE
Fiscal Year 2024

The members of the Education Scholarship Committee are Leslie Aitken, Zhenzhen Sun, Stephanie King, Sebahattin Demirkan, Finnian Wiegand, Silvia Moron, Belmont School Representative Daniel O'Brien, and Town Treasurer/Collector Leslie Davidson.

The Belmont Education Scholarship Committee was established under MGL 60 §3C by the April 1995 Town Meeting. The Scholarship Fund awards scholarships to Belmont residents pursuing higher education. Awards are based on the applicant's financial need, academic achievement, community involvement, and school activities. The Education Fund provides supplemental educational funding for local education needs. Funding is provided by Belmont Taxpayer's contributions to the voluntary Scholarship and Education check-offs on Belmont's real estate and personal property bills.

In 2024, the Town of Belmont Scholarship was awarded to ten Belmont High School seniors and two Belmont residents pursuing a four-year degree at an accredited college/university totaling $18,000.00. The scholarship awards were mailed to the college/university in FY25.

Activity Report for the Town of Belmont Scholarship Check-Off Fund for Fiscal Year 2024

Opening Balance 7/1/23	$369,056
Tax Check-Off Donations	161
Income Earned	9,811
Market Value Adjustment	5,788
2024 Scholarships - mailed FY25	
Closing Balance 6/30/2024	**$384,816**

In Fiscal Year 2024, four residents contributed to the Town of Belmont Scholarship Check-Off Program.

Activity Report for the Town of Belmont Education Check-Off Fund for Fiscal Year 2024

Opening Balance 7/1/23	$130,424
Tax Check-Off Donations	4,325
Income Earned	2,552
Market Value	390
Closing Balance 6/30/2024	**$137,691**

In Fiscal Year 2024, nine residents contributed to the Town of Belmont Education Check-Off Program.

Respectfully submitted,
Leslie Davidson, Treasurer/Collector

CY 2024 Annual Report

Belmont Energy Committee

Co-Chairs: Brian Kopperl and Roger Wrubel
Secretary: Claus Becker
Webmaster: Greg Piotrowicz

Additional Members:
Marty Bitner
Peter Dizikes
John Kolterman
Marlene Loyall, Belmont High School
Kevin Bleau, Belmont Light

Purpose and Duties: The Special Town Meeting held in the fall of 2009 voted to adopt a climate action policy committed to reducing greenhouse gas (GHG) emissions in the Town of Belmont by 80% by the year 2050. In furtherance of that commitment, Town Meeting voted to create the Belmont Energy Committee. The Energy Committee was appointed by the Board of Selectmen in the Spring of 2010. The charge of the Energy Committee is to "facilitate, enable and help" the community of Belmont to engage in actions that help the Town achieve its emissions reduction objective.

Summary of Activities and Accomplishments:

During 2024 the Energy Committee (EC) initiatives included:

- **Climate Leader Community Certification:** We began advocating to the town leadership to complete the three remaining requirements for Belmont to apply to become a Climate Leader Community (CLC). Climate Leaders is a new program rolled out by the state DOER's Green Communities Program, which Belmont joined in 2014. Since then, Belmont has been eligible to apply for Green Community grants, mainly for energy efficiency improvements to municipal buildings. Were Belmont to become a CLC, the town would be eligible for Decarbonization Technical Assistance grants of up to $150,000 per grant cycle and Decarbonization Accelerator Grants for up to $1 million (conditioned upon a 10% town match) per grant cycle. Under the CLC, capital projects such as solar and battery storage for municipal properties (e.g. Skating Rink, Chenery Upper Elementary School, redevelopment of the incinerator site) would be eligible for grants. The three remaining requirements Belmont needs to qualify as a CLC are: (i) Town

commitment that municipal carbon emissions will be net zero by 2050; (ii) a completed decarbonization roadmap showing how the town intends to meet the net zero goal; and (iii) a municipal light vehicle purchasing policy that would require electric vehicles to be considered first. None of the three remaining requirements were completed in 2024, but the EC is optimistic that all can be met in 2025.

- **Electric Buses for Belmont Schools**: The EC advocated to the school board and superintendent for the district to apply for Federal EPA grant funds to subsidize Belmont procuring the town's first electric school buses. While we were unsuccessful in our advocacy about the EPA grants, the EC continued to advance its strategy of encouraging the school district to include electric buses as a competitive alternative to diesel-only bus service in its next transportation RFP in late 2025. Inviting electric buses into the fleet would be consistent with the 2023 town meeting's overwhelming support of a resolution allowing 10-year electric vehicle and bus procurement contracts. The EC discussed with the school district the need to identify appropriate in-town parking spaces for both electric and diesel buses, which would reduce the cost of the next school transportation contracts. The EC suggested several alternatives.

- **BMHS Solar**: EC members have attended and spoken at dozens of BMHS building committee meetings to advocate for the full procurement of 1 megawatt of solar on the BMHS roof. The EC celebrated the system's 2024 installation and promoted to the town administration the sale of BMHS generated solar-RECs to Belmont Light under a long-term contract, a strategy that would both advance BL's REC purchase policy and provide a continuing stream of revenues to the town's funds. Once the array was operating, the EC and the Belmont High School Climate Club successfully lobbied the school IT staff to feed solar production data into the two display monitors, one in the High School and another in the Middle School, for educational purposes.

- **Mass Save Energy Manager Grant**. The EC identified the opportunity and advocated to town administration to apply for a 3-year Mass Save grant to fund a part-time Energy Manager. The town applied for this grant in January 2025.

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- **Other Activities:**
    - Presented the Comprehensive Capital Budget Committee with a proposal on means to fund a solar array on the new skating rink
    - Communicated the EC's recommendation to the Belmont Light Board to forgo purchase of some Class I RECs in favor of funding more local decarbonization projects, such as increasing incentives for electrification including solar and battery storage.
    - Consulted with the Facilities Department on the replacement of boilers at the Chenery Upper Elementary School.

By the Numbers:

- In 2024, there were 874 Battery Electric Vehicles (BEVs) registered in Belmont, 364 more than in 2023. BEVs represent 5% of all registered vehicles in Belmont. When adding Plug-in Hybrid Vehicles (434), a total 7.4% of Belmont registrations are plug-in electric vehicles.
- In 2024 Belmont residents added 22 solar arrays bringing the town's total to 446 rooftop systems. Belmont now has a total of 3.73 MW AC of installed solar capacity, a 35% increase over 2023. The addition of the Belmont Middle and High School solar array in 2024 represented .840 MW AC (or 23%) of total town solar capacity.

- **2025 Energy Committee Goals:**
    - Apply for Climate Leader Community Certification
    - Include 3 electric buses as an option in the FY26 RFP for school transportation services
    - Collaborate with Belmont Light on a "Belmont Drives Electric" public event
    - Complete a Greenhouse gas emissions inventory update
    - Maintain and update the Belmont Climate Action website

Respectfully Submitted on March 16, 2025,

Roger Wrubel and Brian Kopperl Co-Chairs, Belmont Energy Committee

HISTORIC DISTRICT COMMISSION:

Co-Chair: Carl Solander and Carol Moyles, January to September 2024
Chair: Carl Solander, September to December 2024

Secretary: Rotates each meeting amongst committee members, January to March 2024
Recording Secretary: Michelle Blanchette, April to December 2024

Committee Members:

NAME	EXPERTISE	REPRESENTATION	TERM EXPIRATION
Henry Ogilby	Historian	Belmont Historical Society	2027
Jacqueline Appel	Resident	Resident	2025
Komal Mahajan	Architect	Resident	2026
Carol Moyles	Landscape Architect	BSLA	2025
Drew Nealon	Realtor	Board of Realtors	2026
Carl Solander	Architect	BSA	2027
Matt Schonewald	Resident	Resident Pleasant Street Historic District	2027
Yael Getz Schoen	Architect	Alternate Member	2027
John Beaty	Resident	Alternate Member	2026

Purpose and Duties:

The Historic District Commission (HDC), appointed by the Select Board (SB), is charged with reviewing modifications to properties located withing the Town's four local historic districts as well as those properties on which the Town holds preservation restrictions. The HDC offers advice to those property owners considering alterations to their historic properties. The HDC holds public hearings to review proposed projects on protected properties to determine the appropriateness of such alterations and issues Certificates of Appropriateness to those projects that meet the HDC's Guidelines or Certificates of Non-Applicability when HDC oversight does not apply to the project.

The HDC also holds public hearings related to demolition applications for buildings subject to the Demolition Delay Bylaw and addresses Town-wide historic preservation issues. As part of the

Town's1999 Memorandum of Agreement with McLean Hospital regarding the rezoning of the McLean Hospital campus, the HDC acts as the historic preservation authority regarding changes proposed for the exterior of historic buildings, historic landscapes, and historic landscape elements of the hospital campus and its adjacent McLean zones 1A, 1B, 2, 3 and 4 as well as land and historic resources that were transferred to the Town (McLean Barn and Lone Tree Hill open space). The HDC serves as the principal local contact for the Massachusetts Historical Commission and responds to Section 106 notifications. The HDC also serves as the Town's Historical Commission, advising the town on matters related to historic resources in Belmont, including buildings, structures and landscapes. The HDC appoints members to two other Town committees: Community Preservation Committee and Land Management Committee for Lone Tree Hill.

Summary of Activities and Accomplishments:

From January until February of 2024, administrative support was provided by Gabriel Distler in the Office of Planning and Building. From February until December of 2024, administrative support was provided by Delia Ferguson in the Office of Planning and Building. Matt Schonewald was reappointed for a 3-year term as a commission member. Michael Chesson resigned from the commission at the end of his term in June of 2024. Henry Ogilby was nominated by the Belmont Historical Society and appointed a full commission member for a 3-year term. John Beaty and Yael Getz Schoen were appointed alternate members. The Commission continues to have a vacant seat for an alternate member and the recruitment of new members remains a priority.

Reviewed seventeen (17) applications for projects within the Pleasant Street Historic District

One of the HDC's most critical functions is technical assistance to property owners and project review and approval in the four local historic districts (Pleasant Street, Common Street, Richardson Farm and Thaddeus Frost Local Historic Districts). In 2024, the HDC conducted seventeen public hearings for applications for Certificates of Non-Applicability and Certificates of Appropriateness in the Pleasant Street Historic District.

Additional activities included:

- HDC commission members participated in temporary town committees including the MBTA Communities Advisory Board.
- The HDC advised the Town on repairs to historically significant town-owned buildings and properties including the Benton Library, Daniel Butler Elementary School, Town Hall, the School Administration Building and the Homer Building.
- The HDC continued to work on revising and updating the Design Guidelines. Activities included research on and discussion of the design guidelines of other communities in Massachusetts to become more aware of the different possible approaches to design guidelines.
- The HDC reviewed and commented to the Planning Board on the design for the Zone 4 McLean District development by McLean Hospital for a new Child and Adolescent Campus.
- The HDC began revising the Submission Requirements and Application Process documents for Certificate applications.
- The HDC worked with the Town to tag historically significant properties in the town GIS.
- The HDC reviewed, commented on and provided letters of support for preservation-oriented CPC applications. These applications included preservation projects for Belmont Cemetery,

recovery of restored furniture from the (demolished) Cushing Mansion, and repairs to the buildings in the town civic complex.

- The HDC reviewed and commented on the Belmont Community Path design and the impact on historically significant structures including the the stone railroad bridge over Concord Ave that is within the Common Street Historic District.
- The HDC reviewed proposed zoning changes provided by the Office of Planning and Building and commented on the impact on historically significant structures and on the general character of Belmont.
- The HDC worked with the Office of Planning and Building and the Town website designer to review, revise and reformat the HDC website.
- The HDC reviewed grant and funding opportunities for preservation projects.

Goals for 2025:

- Continue timely review, advice, and action on applications and requests for technical assistance from property owners in the four historic districts.
- Provide review, advice and action as needed related to other properties in Belmont with preservation restrictions and/or agreements.
- Provide timely response to Section 106 notifications as they are received.
- Continue participation on the Community Preservation Committee, providing historic preservation input on projects and applications.
- Continue participation on the Land Management Committee of Lone Tree Hill.
- Provide input to the Planning Board and other committees related to proposed zoning changes and other matters affecting historic resources in Belmont.
- Participate and provide input on major Town capital projects.
- Make progress on updates to the HDC's Design Guidelines.
- Complete revisions to the Submission Requirements and Application Process documents.
- Maintain and enhance the HDC website and continue to inventory historically significant properties through the Town's GIS.
- Explore options for adding information about the historical significance of properties to the assessor's database.
- Research and outline steps for creating a Preservation Plan for the Town of Belmont.
- Research and outline steps for Belmont to become a Certified Local Government through the National Park Service (a designation which creates opportunities for funding preservation projects).
- Explore initiatives to improve public outreach and communication about the HDC's role in preserving Belmont's historic resources.
- Identify and recruit new HDC members and alternate members.

Respectfully Submitted,

Carl Solander, AIA

Chair, Historic District Commission

2024 Annual Report

BELMONY HOUSING TRUST:

Co-Chair: Judie Feins
Co-Chair: Gloria Leipzig
Secretary: Mark Kaplan
Committee Members:

- **Karen Bauerle**
- **Meg Clough**
- **Rachel Heller**
- **Mike Marotta**
- **Michael McNamara**
- **Tomi Olson**
- **Sally Sennott**

Purpose and Duties:

The Belmont Housing Trust was enacted by the Massachusetts Senate and House of Representatives and is supervised by the Select Board. Chapter 126 of the Acts of 1999 details the establishment of this nonprofit corporation. The Trust's duties are to investigate and implement alternatives for the provision of and providing affordable housing for persons of low, moderate and middle income, and others in the Town of Belmont whose needs may be identified from time to time.

Increasing the number of deed-restricted affordable homes in Belmont is the Trust's primary focus. In 2024, EOHLC's subsidized housing inventory listed Belmont as having 10,839 housing units, of which 673 count are affordable. This is 6.2%, but the state benchmark Belmont needs to reach and exceed is 10%.

In addition, the Trust seeks to expand more types of "missing middle" homes in Belmont, such as duplexes, accessory dwelling units (ADUs), townhouses, and small apartment or condo buildings. Denser development is more sustainable and less polluting, and it allows for homes that fit more sizes and types of households.

Summary of Activities and Accomplishments:

- Successfully sought Town Meeting approval for additional CPA funds to add affordable units
- Advocated for MBTA Communities zoning to maximize potential of additional multifamily housing
- Pursued updates to the Inclusionary Housing bylaw (approved at Fall Town Meeting)
- Completed extended legal review of CPA NOFA to add affordable units
- Rebuilt full Trust membership
- Supported Planning and Building Department in learning about the HOME program and its value for Belmont.

Goals for 2025:

- Continue efforts to amend the regulatory agreement, in use for Local Action Units, that allows rent increases that can be difficult for residents of LAUs to afford
- Issue the CPA NOFA and attract developer interest in this funding opportunity
- Support zoning changes that increase opportunities for residential development in and around the Center, as well as in the Brighton/Blanchard area

- Seek revisions to the Inclusionary Housing by-law to include percentage affordability requirements for substantially redeveloped housing units, even when there is no net increase in the number of units.

Respectfully Submitted,

Judie Feins and Gloria Leipzig, Co-Chairs
Belmont Housing Trust

2024 Annual Report

ENTER COMMITTEE NAME HERE:
Chair: Kimberly Haley-Jackson
Vice-Chair: Lara Guzman-Hosta
Secretary: N/A
Committee Members:

Michael McGillivray
Finn Wiegand
Dee Cepeda
Silvia Moron
Golshan Zaheri

Purpose and Duties:

Address the full range of discrimination in the areas of commerce, education, public accommodation, housing, employment and access to municipal services. Serve as a resource to the citizenry, the business community, and public agencies on issues regarding diversity and discrimination. Give visibility to and increase awareness of issues related to diversity and discrimination through educational activities. Assist the citizenry and town agencies in informally resolving disputes on issues relating to discrimination. Receive allegations of violations of human rights laws and related legislation, and refer matters to relevant Town, State, and Federal authorities for disposition of matters within their respective jurisdictions.

Summary of Activities and Accomplishments:

We hosted a variety of events for the Belmont community; including: our annual 2024 MLK Breakfast, a Black History Month event with Black and Brown in Belmont, Belmont Connects and attended Town Day
Assisted with a code of conduct with the Recreation Commission following a report of discrimination, attended the Henry Tapia murder trial in order to provide the community with updates and support. We provided support to citizens who reported acts of discrimination based on ethnicity, race and gender.

Goals for 2025:

We are looking to increase our presence with local businesses in 2025. Our focus will be on maintaining the rights of Belmont citizens with a focus on our immigrant neighbors due to the recent changes in the federal government. We would also like to increase our membership.
Respectfully Submitted,

Kimberly Haley-Jackson
Belmont Human Rights Commission

2024 Annual Report

Information Technology Advisory Committee
Chair: David Goldberg
Co-Chair: Dan Ellard
Secretary: Rotating
Committee Members:

Jim Berets
Jonathan Birge
Jonathan Green
Phil Lawrence
Kristin Nelson-Patel
Paul Roberts
Charles Smart

Purpose and Duties:

The role of the Information Technology Advisory Committee (ITAC) is to provide guidance to the Select Board, Town departments and other Town committees on technology matters.

Summary of Activities and Accomplishments:

- Worked with the Municipal Light Department and the new Municipal Light Board on cybersecurity strategies.
- Worked with Dave Petto, the (now former) IT Manager, on the development of a Town-wide incident response plan.
- Worked with Christopher McClure, the new Chief Innovation Officer, regarding Town IT strategy since his arrival.
- Work on strategy for providing a repository of information on personal IT, online safety, and cybersecurity issues for the general public.

Goals for 2025:

- Continue strategic work on developing information repository for the general public.
- Continue working with the Chief Innovation Officer on Town IT strategy, with a focus on policy and planning.
- Continue to respond to requests for information and advice from Town boards and committees.

Respectfully Submitted,

David Goldberg

Information Technology Advisory Committee

LAND MANAGEMENT COMMITTEE FOR LONE TREE HILL CONSERVATION LAND: (FORMERLY McLEAN OPEN SPACE)

Co-Chairs: Tom Grimble; Radha Iyengar.

Committee Members

Carl Solander, Belmont Historic District Appointee
Ellen O'Brien Cushman, Belmont Board of Cemetery Commissioners
Mark P. Smith, Belmont Conservation Commission Appointee
Radha Iyengar. Belmont Resident, Select Board Appointee
Adriana Bobinchock, McLean Hospital Appointee
Michael Macht-Greenberg, McLean Hospital Appointee
Stephen Kidder, McLean Hospital Appointee
Tom Grimble, McLean Hospital Appointee

Purpose and Duties:

The McLean Land Management Committee, created by the Memorandum of Agreement between the Town of Belmont and McLean Hospital, consists of nine members: Radha Iyengar (co-chair) Ellen O'Brien Cushman, Mark Smith, and Carl Solander are Belmont appointees, Adriana Bobinchock, Tom Grimble (co-chair), Steve Kidder and Michael Macht-Greenberg are McLean Hospital appointees. The ninth member is a representative of The Trustees (formerly The Trustees of Reservations). The work of the Committee is to manage and maintain the Lone Tree Hill Belmont Conservation Land, acquired from McLean Hospital in 2005. The maintenance of Lone Tree Hill is funded through a number of sources including; the McLean Open Space Maintenance Fund created by the McLean transaction, the Joan Campbell Fund which was established by the estate of Jane Campbell as a philanthropic gift at the time of her death, by the Cosman Conservation Gift Fund which was established at the time the property was transferred from McLean to the Town, by the monthly revenue from the cell tower located on the inactive cemetery land, by generous in kind donations of labor and materials from individuals and organizations, and by generous grants from local land preservation/conservation groups. The work to maintain the Lone Tree Hill property is not funded by Belmont's property tax.

Summary of Activities and Accomplishments:

Ecological Restoration

The Committee has engaged in a number of efforts toward ecological restoration primarily with regard to the control of invasive plant species on the property. The goal of the Committee is not to

completely eradicate all invasive plant species but rather to restore balance on the property by reducing invasive plants in many of the most problematic areas

Parterre Ecological Services was engaged again in 2024 to continue the restoration of certain woodland and meadow areas by controlling invasive plant species. In the mid and late summer, Parterre's technicians treated buckthorn, swallowwort, porcelain berry and bittersweet with targeted herbicide applications. In the early and late fall common buckthorn (*Rhamnus cathartica*) was remediated at multiple locations surrounding the Great Meadow and in the wooded areas at the north end of the Lone Tree Hill Conservation Land. In late fall, tree of heaven (*Ailanthus altissima*) that had been treated in 2023 but had resprouted was treated.

Parterre also provided free services for clearing invasive species from the southwest corner of the Great Meadow. Parterre undertook this work as part of an all-staff training exercise in March of 2024, effectively clearing about three quarters of an acre of meadow edge that had been severely overgrown with invasive vines and shrubs at no cost to the Land Management Committee.

The Land Management Committee (LMC) is very grateful to the Judy Record Conservation Fund for sharing the cost of all the work conducted by Parterre and to Belmont resident Joseph Hibbard for his expertise, guidance and volunteer labor for the ecological restoration.

Volunteer efforts

On Saturday, April 27, a glorious sunny day, the Belmont Citizens Forum (BCF), in conjunction with the Judy Record Conservation Fund, held its tenth annual Lone Tree Hill Volunteer Day. The volunteers included Girl Scouts Troop 82339, Cityside Subaru employees, and citizens from Belmont and the surrounding communities. Many hands made light work. At the Meadow Edge Trail, volunteers removed garlic mustard and planted forty white pine saplings. In a few years the trees planted will be a greenery screen for the houses on Summit Road. At the other end of the property, the volunteers collected eleven bags of garlic mustard and a total of twenty bags of trash (tens bags of trash were disposed of in the Cityside Subaru dumpster). The LMC is very grateful to the Judy Record Conservation Fund for funding the purchase of the white pine saplings and paying for Tree Specialists, Inc., to supervise the plantings.

On May 17, as part of the Belmont Day School Service Day, students pulled and bagged 24 bags of garlic mustard, supervised by Leonard Katz, Nancy Kougeas and Anna Churchill from Belmont Conservation Volunteers.

The LMC would like to thank The Greater Boston Chapter of the New England Mountain Bike Association for their volunteer efforts in trail maintenance, closing an unauthorized trail in the Eastern Woods and for removing trees blocking the paths after storms, and for the donation and installation of two additional information kiosks (see below under "Signage")

Weekend mornings in spring and fall, Belmont Conservation Volunteers, a Sustainable Belmont working group, led volunteers in removing garlic mustard, Akebia quinata (chocolate vine) and other invasive plants at Lone Tree Hill. They also pulled knotweed, especially after rain storms, when the wet soil allows volunteers to more easily remove the rhizomes and root material along with the stems, thereby reducing resprouting.

Signage

At the request of the LMC, the Department of Public Works has installed new "*no dumping"* signs at the Mill Street parking lot in an attempt to curb unwanted dumping of trash and debris in this area.

On May 19 New England Mountain Bike Association (NEMBA) volunteers donated and installed newly built informational Kiosks and the Lone Tree Hill Rules signs at the two primary entrances to the property.

Boundary Issues

The Committee worked with the town building inspector to enforce a "cease and desist" order to a residential abutter who was believed to have repeatedly trespassed on the conservation land with their motor vehicle in order to access a shed on their property. Vegetation had been removed and/or disturbed in the area where access was gained as well as along a path from an adjacent, vehicle accessible public way. The Department of Public Works blocked the newly created path off the Rock Meadow parking lot with boulders. The path went past the McLean Barn. The Department of Public Works also cleared some of the overgrown brush along the path from the fire lane entrance to the McLean Barn.

Complaints

During the year LMC has received complaints from concerned citizens regarding:

(i) Excavation of rocks, digging of holes, obvious shovel/digging work in the Eastern Woods near the Hillside trail resulting in holes, erosion of soil and clear evidence of off trail bike activity. In the past this area also had unauthorized excavations, including berm activity, cutting of trees, etc.

(ii) Disposing of trash at the border with McLean near the Coal Road.

(iii) Evidence of fires at Judy's Bench located in the middle of the Great Meadow. The fire involved 4-5 tree stumps and pizza boxes were left in the area.

(iv) Dogs off leash on the property Off-leash dogs has long been -- and continues to be -- a common complaint from residents. It has been a continued struggle to have visitors obey the Lone Tree Hill Bylaw 60-1000.

Funding Risks for 2025

As mentioned above a significant portion of the operational funds for the property are generated through rent charged to the operator of the cell phone tower. The lease for this cell phone tower is set to expire in early 2025 and the town released a request for proposals for use of this site for a cell phone tower. It is not certain that the revenue for rent will continue at the current levels, or even continue at all as this is determined by what is offered by the bidders. These funds currently pay for all mowing that is required to maintain the meadows as well as the trails in the meadow to keep them well defined and to reduce the presence of ticks. The funding also partially pays for ecological restoration and it pays for any urgent maintenance that is required, such as, for example, removing dangerous tree falls. If reductions in funding are a result of the new lease, the Committee will likely need to scale back some of these efforts to align with available funds.

Note: The cell phone tower lease was sent to bid and in 2025 a vendor has been selected on favorable terms.

Tom Grimble

Tom Grimble, McLean Hospital Appointee, since December 2011 and co-chair of the Committee since May 2022, in December informed the Committee that he would be resigning from the LMC once McLean had appointed a replacement member. The Committee would like to thank Tom for his years of service, valuable guidance and volunteer efforts. Tom has been the liaison to The Greater Boston Chapter of the New England Mountain Bike Association (NMBA). He and fellow NMBA members have, on a volunteer basis, undertaken numerous tasks to improve and maintain the trails within LTH, remove and repair unauthorized trails, remove downed trees, and also designing and building kiosks and signage.

Goals for 2025

We implement the overall goals, objectives and outline of work highlighted in the ecological management plans developed by BSC and Audubon Extension Service and trails plan prepared by Pressley Associates and recommendations made by Parterre regarding control of invasive species.

1. We will enforce the conditions of the Conservation Restrictions, including with users of the property, and with abutting neighbors, particularly the Kendall Gardens neighborhood to ensure compliance and limit "bleed-over" effects both onto and from the property and the Belmont Day School along the landscape buffer to ensure that it has been appropriately planted and maintained, as well as other abutters who may, either intentionally or accidently, misuse or damage the property.
2. We continue to employ our budget strategy of managing our several sources of funding when considering one-time endeavors and repetitive costs.
3. Working our multi-phase program to manage the invasive and competitive plants onsite more aggressively.
4. Continue to restore and revitalize and expand the meadows following the 2014 recommendations by Jeff Collins and Parterre, to restore meadows by mowing and selectively use herbicides.
5. We will work with the McLean Hospital to control the erosion along the Coal Road and to improve the surface of the Coal Road.
6. We will complete the review and installation of the new signage to assist in way-finding on the property for those walking/hiking and riding mountain bikes on clearly designated trails.
7. We will engage the Historic District Commission regarding possible future uses for the McLean Barn followed by broad community conversation and outreach, when appropriate.

We would welcome having more visitors to the property; drive to Mill Street and park in the lot, walk or bike to the property and enjoy the trails, the nature, the sunsets, the peace and the vistas! Please "take a walk in the wild" at Lone Tree Hill, Belmont Conservation Land.

Respectfully Submitted,
Radha Iyengar
Co-Chair, Land Management Committee for Lone Tree Hill, Belmont Conservation Land
(Formerly known as the McLean Land Management Committee)

2024 Annual Report

MASSPORT COMMUNITY ADVISORY COMMITTEE (MCAC)
Rachelle Reinhart, Belmont Representative

Belmont Community

- I generally receive few inquiries from Belmont residents. One Belmont Hill resident hears airplane noise late at night and early in the morning, believed to be coming from both Hanscom AFB and Logan. She lives near the Mormon Tabernacle church.
  - December 2024 – Massport received 263 complaints - 4 households
  - November 2024 – 643 complaints - 5 households
  - October 2024 – 476 complaints - 6 households
  - September 2024 – 210 complaints - 4 households

MCAC Projects

- The MCAC is currently focused on gathering data on air pollution and the health impacts of ultrafine particles for the communities directly impacted by emissions.
- The Committee commissioned an air pollution researcher who has already been working on environmental issues in Logan and Hanscom communities – she's examining the harmful effects of constant flyovers to local communities – including Medford and Somerville, which is on the same flight path for runway 33L departures as Belmont.
- The Committee held an Air Quality Public Hearing in East Boston last September – with leading experts presenting on the health impacts of ultrafine particles from airplane emissions - covered by *The Boston Globe*.
- In late December, the MCAC installed a top-of-the-line air quality monitor at a site near East Boston High School. Once completed, these data reports and analyses will be sent to the Governor's office, among others, for review.
- Another runway will be closing temporarily in 2025 – 33L closed for safety repairs and upgrades from August to November 2023. The upcoming closure will affect runway 27L – we'll find out the exact dates in the coming weeks.
- The FAA has started a Noise Policy Review process – which was part of their reauthorization by Congress last May.

The FAA has formed an Aircraft Noise Advisory Committee (ANAC). Notably, the Committee is charged with evaluating whether the current exposure level of 65-decibels is the right standard to be using to evaluate

2024 Annual Report

MBTA Communities Advisory Committee
Co-Chairs: Roy Epstein and Rachel Heller
Vice-Chair: n/a
Secretary: Thayer Donham
Committee Members:

Thayer Donham, Planning Board Appointment
Roy Epstein, Select Board Appointment
Rachel Heller, Housing Trust Appointment
Paul Joy, Economic Development Committee Appointment
Patrick Murphy, Board of Assessors Appointment
Drew Nealon, Historic District Commission Appointment
Julie Wu, Diversity, Equity and Inclusion Implementation Committee Appointment

Purpose and Duties:

The MBTA Communities Advisory Committee was created by the Select Board in May 2022 to develop multi-family as-of-right zoning to enable Belmont to comply with the requirements under M.G.L c. 40A Section 3A. The deadline for adopting such zoning is December 2024.

Summary of Activities and Accomplishments:

The committee met and worked with its consultant, the Metropolitan Area Planning Council (MAPC), in January and February to continue work on compliant zoning districts, known as "3A Districts." The districts must zone for at least 1,632 by-right housing units that are suitable for families and satisfy various technical criteria related primarily to minimum size and proximity to the two commuter rail stations in Belmont.

In February the Committee held a public forum in the Beech St Center with MAPC and Town Planner Chris Ryan. MAPC presented three alternative maps with candidate 3A Districts. Roy Epstein presented a fourth map that he devised in light of the discussion in the Committee meetings. The maps varied in the number of units included in the zoning and the locations and boundaries of the districts. The public was invited to comment on the maps and ask questions generally about the 3A zoning process.

The Committee continued to meet to discuss what map or maps to recommend to the Planning Board for further consideration. Another consultant Utile was retained to assist with technical analysis of the districts and drafting of appropriate zoning language.

In April the Committee prepared a final report for the Planning Board. The report presented a recommended map containing four 3A Districts generally located in (1) Waverley Square, (2) Belmont Center, (3) Belmont Village, and (4) Brighton St near Hittinger St.

The Committee thereupon ceased work. The members looked forward to participating in the Planning Board process, with the expectation that the Planning Board would submit a proposal over the summer to the Executive Office of Housing and Livable Communities (EOHLC) for pre-compliance review. It would be up to the Planning Board to present a complete 3A zoning bylaw to a Special Town Meeting in Fall 2024 to meet the deadline for compliance.

Respectfully Submitted,

Roy Epstein
Rachel Heller
MBTA Communities Advisory Committee

2024 ANNUAL REPORT

PERMANENT AUDIT COMMITTEE:
Chair: Robert Keefe
Committee Members:
Frank Caruso
Glenn Logan
Robert Forrester
Ex-Officio Members:
Roy Epstein, Select Board
Leslie Davidson, Town Treasurer
Donna Tuccinardi, Town Accountant

Purpose and Duties:

The Permanent Audit Committee (PAC) was established pursuant to Article 16 of the Town's General By-Laws. The Committee is charged with assisting the Selectmen in the selection of an independent auditor to perform an audit of the Town's financial statements, monitoring the work of the auditor, and participating in a review and discussion of the audit's results and findings. Town By-Laws require that an audit be carried out not less than triennially. The Town, however, undertakes an annual audit to comply with federal regulations which call for an annual audit for recipients of certain federal funds. Additionally, it is important that audits be completed in a timely fashion in order to meet annual bondholder required disclosures and help ensure the maintenance of the Town's Aaa credit rating, which is the highest rating category of Moody's and Standard & Poor's Investor Services. The Town's credit rating has resulted in favorable interest rates and lower borrowing costs.

Summary of Activities and Accomplishments:

The Town's basic financial statements for the fiscal year ended June 30, 2023 were audited by Powers & Sullivan, LLC. The Town received an unmodified opinion on its basic financial statements dated March 25, 2024. The Town also received a report that it was in compliance on each of its major federal programs for the year ended June 30, 2023.

The Belmont Light Department's financial statements for the year ended December 31, 2023 were audited by Goulet, Salvidio & Associates, P.C. The Light Department received an unmodified opinion on its financial statements dated August 30, 2024.

The Committee met separately with the auditors for the Town and the Light Department for their respective 2024 audits. One meeting covered the audit plan and schedule as well as accounting developments with additional meetings discussing the results of the respective audits and reviewing the financial statements. As mentioned above, both the Town and Light Department received unmodified audit opinions which means the respective financial statements are fairly and appropriately presented and in compliance with generally accepted accounting principles. The Town's and Light

Department's audited financial statements were completed on schedule to meet their respective deadlines.

Goals for 2025:

Consistent with past practices, the Committee plans to meet with the auditors for both the Town and the Light Department for their respective audits.

During 2024, Powers & Sullivan, LLC was acquired by Marcum LLP. Later in 2024, Marcum LLP was acquired by CBIZ, Inc., a much larger professional services firm. While the Town's contract with Powers & Sullivan, LLC extends through fiscal year 2025, the PAC and the Town will need to evaluate the impact of the mergers on future auditing services.

The Committee plans to also work with both the Town and the Light Department and their respective auditors to help ensure the audits are completed on schedule.

The PAC Chair also plans to report separately to the Select Board on the results of each audit as well as related recommendations.

Respectfully submitted,
Robert Keefe, Chair
Permanent Audit Committee

2024 Annual Report

ENTER COMMITTEE NAME HERE: Planning Board
Chair: Taylor Yates
Vice-Chair: Carol Berberian
Secretary: None
Committee Members:

Thayer Donham
Alisa Gardner-Todreas
Renee Guo
Andrew Osborn

Purpose and Duties:

The primary goal of the Planning Board is to protect and preserve the character and the quality of life that defines Belmont. The Board addresses issues that may affect the future of Belmont. These may include drafting zoning proposals, studying land-use patterns, reviewing traffic concerns, and evaluate specific development projects. The Board is responsible for holding public hearings on all zoning amendments as well as for applications for Design and Site Plan Review. The Board often operates in conjunction with the Zoning Board of Appeals. The Board also makes interpretations of the Zoning By-Law at the request of the Inspector of Buildings.

Summary of Activities and Accomplishments:

In 2024 The Planning Board successfully passed the MBTA Communities Act, one of the most significant zoning reforms in Belmont's history. Despite controversy surrounding the law in other towns, we shepherded the Act to an unequivocal victory, with 93% of Town Meeting Members voting in favor.

We also instituted reforms at the Board, especially special permits. Applicants have been receiving a standardized guide to prepare them for their hearing, and the Board follows the exact letter of the bylaw in its hearing process. This allows us to ensure fairness, efficiency, and consistency.

Goals for 2025:

Dover Amendment Reform – Bring the same process rigor to Dover Amendment projects that we have brought to special permits

Belmont Center Overlay District – Present Town Meeting with the option to implement a Belmont Center overlay districts based on the work of the 2008 Belmont Center Study Group.

Brighton Street Overlay District – Present Town Meeting with the option to implement a Brighton Street overlay district

Floodwater Reform – Required zoning bylaw update to maintain compliance with Federal regulations

Comprehensive Plan – Launch a comprehensive planning process

Retaining wall revision – address issues in the bylaw that have created loopholes for outsized retaining walls

Hotel bylaw – present Town Meeting with the option to allow hotels by right in Belmont

Respectfully Submitted,

Taylor Yates
Planning Board

BOARD OR REGISTRARS OF VOTERS

Chair: Robert E. McGaw

Committee Members:

Stephen Shestakofsky, Vice Chair

Paul Minor

Ellen O'Brien Cushman, Town Clerk- Ex-officio member

Purpose and Duties.

The responsibilities of the Board of Registrars of Voters and the Town Clerk's office acting on behalf of the Board include the following, all in accordance with Massachusetts General Laws and Regulations:

Voter Registrations and Reporting

- Preparing the annual listing of residents
- Conducting voter registrations
- Publicizing voter registration and voting opportunities
- Making the voter list available to candidates, campaigns, and interested parties

Elections Oversight

- Ensuring compliance with voting laws and procedures
- Recruiting, training, and supervising poll workers
- Ensuring that all persons qualified to vote in Belmont are allowed to do so
- Responding to allegations of election irregularities
- Counting overseas, military, absentee, and vote-by-mail ballots
- Certifying election results

Election Recounts

- Conducting re-counts of cast ballots
- Determining validity of a ballot, when there is a questionable or ambiguous ballot cast
- Determining validity of a challenge, if made, to a person's right to vote
- Deciding validity of signatures on petitions and nomination papers

Summary of Activities and Accomplishments:

The Board of Registrars conducted four elections in 2024. The turnout for the elections was as follows

Election Date	Type of Election	Number of Registered Voters	Total Votes Cast	Provisional Votes Rejected	Turnout Percent
March 5, 2024	Presidential Primary	18,217	5,985	6	33%
April 2, 2024	Annual Town Election	18,336	9,274	15	50%
September 3, 2024	State Primary	18, 579	4,001	1	22%
November 5, 2024	State/ Presidential General Election	18,864	14,654	17	78%

In addition to the four elections, for the Annual Town Election there was a petition for a hand recount of Question 2, whether to convert the elected Board of Assessors to an appointed Board and a State-mandated Audit by hand recount of Precinct 7. Both results were confirmed. Our vote tabulators, DS200 and DS450 performed exactly as expected with the High Speed Vote Tabulator, the DS450, making an enormous difference by decreasing overtime labor.

In 2024, 1721 new voters were registered and 1147 were removed from the voter list, although the voting list changes every day. There was a total of 18, 915 registered voters as of December 31, 2024.

The Town Clerk and her staff work many late evenings and weekends to ensure that Belmont's voters are registered and the elections are run properly, according to the Election Laws. The Automatic Voter Registration Law that became effective January 2022 and Votes Act of 2022 have added many new requirements that mandate additional tasks and steps in the election process, including formalizing the Vote By Mail system. The Town should be awed and impressed and proud to have such dedicated and committed election workers, who were all updated, trained, and deployed in 2024. We have a continual need for more election workers, and we encourage any resident who is interested to contact the Town Clerk's Office. To encourage more people to be poll workers, half-day shifts are available.

One elections is scheduled for 2025: April 1, 2025 Annual Town Election

We will be continue making concerted efforts to accomplish the following:

- to ensure that all residents who want to vote are informed of registration requirements
- to ensure that qualified voters can vote and have their vote counted accurately
- to ensure that the polls have adequate voting machines, ballots, staffing, and security
- to ensure that no voter experiences intimidation en route to, while at, or while leaving the polling place
- to ensure that all campaign workers know the laws and regulations and follow them
- to ensure that display and placement of political signs do not violate the no electioneering law
- to ensure that unregistered voters who seek to vote are treated fairly and courteously
- to ensure compliance with CDC and State health guidelines on preventing spread of COVID-19 or other infectious diseases, to protect the health of voters and poll workers, as appropriate

We hope to continue to recruit and train more poll workers, and continue to make the voting process even easier, even more transparent, and more efficient. We want to support the continuing efforts of the Town Clerk and her staff to update, verify, and make available via the Town's website, the resident lists and the voting lists so that, especially on Election Days, the records are accessible, accurate, and complete.

We are especially grateful to the staff of the Town Clerk's office—Meg Piccione, Nancy Casale, and Dan Cane and of course Town Clerk Ellen O'Brien Cushman—for their amazing work, great attitudes, and accuracy every day, every election, every year.

Respectfully submitted,

Robert E. McGaw, Chair

2024 Annual Report

SHADE TREE COMMITTEE
Chair: Eva Hoffman
Secretary: Michelle Oishi
Committee Members:
Molly Aalyson, Vicki Amalfitano, Lucia Gates, Eva Hoffman, Adam Howe, Michelle Oishi, DeNee Reiton Skipper, Glen Valentine, Jay Marcotte

Purpose and Duties:
The Shade Tree committee is an advisory committee. Our primary duty is the protection of public street trees in the town. We work closely with the Town Tree Warden and the Highway Department on choosing and planting new trees. We are also called on to help with projects that require advice and expertise involved in planting around public buildings, parks, and other public spaces.

Summary of Activities and Accomplishments:

In 2024, the Shade Tree committee released its preferred trees list! It's available at: https://www.belmont-ma.gov/DocumentCenter/View/3273/Preferred-Trees-List---March-2024-PDF. Residents, contractors, and public officials may consult the list when selecting trees to plant on public or private property. To help choose the right tree for the right place, the list includes information about tree size, optimal growing conditions, and characteristics.

The committee had two main goals for the list: to increase biodiversity and promote native plantings. Belmont's 2023 tree inventory recommended planting a wider variety of tree genera to protect against pests and disease. We chose a large assortment of native trees, which are likely to establish quickly and thrive, having adapted to the local environment over thousands of years. They have a symbiotic relationship with native wildlife and create a vital and sustainable wildlife habitat. Pollinators – which support 35% of the world's food crop – need native plants to survive.

In addition, the committee continued to consult and monitor new projects affecting trees. Examples included the library, the rink, and the community path. Committee members conferred with community path leaders, who were excited to use the preferred trees list to develop the landscaping plan for the path.

In September, we had a Town Day table, with educational materials, examples of nuts and leaves from native trees, and kids' art activities. We provided information about how to water street trees during dry spells. We appreciated hearing questions and feedback from residents.

Goals for 2024:
The committee will continue to monitor new projects in town which impact trees. Ongoing projects include the library, community path, and Chenery School. We continue to promote and distribute the preferred trees list and plan to release an updated version including more shrubs in late spring or early summer. As the town develops its Comprehensive Plan and considers a rewrite of the zoning bylaws, we look forward to partnering with the Comprehensive Plan Update Committee and the Planning Department to include tree provisions that support Belmont's canopy.

Submitted,
Eva Hoffman
Shade Tree Committee Chairperson

2024 Annual Report

Structural Change Implementation Committee
Chair: Paul Rickter
Vice-Chair: Vicki Amalfitano (through February 2024)
Committee Members:

Tim Bucciarelli (Town Resident)
John Kolterman (Energy Committee member)
Larry Link (Comprehensive Capital Budget Committee member)
Paul Rickter (Warrant Committee member)
Vicki Amalfitano (Town Resident - through February 2024)

Purpose and Duties:

The purpose of the Structural Change Implementation Committee is to build off of the work done by the Structural Change Impact Group (SCIG) to review the recommendations from the Executive Summary of the SCIG report, work with Town staff to understand next steps in order to implement the recommended changes, prioritize the recommendations and develop a realistic timeframe to achieve them, and recommend necessary changes to bylaws with Town Meeting members and other stakeholders to ensure the Town is able to achieve the desired outcome.

Summary of Activities and Accomplishments:

The committee reviewed the ideas documented in the 2022 Structural Change Impact Group report and selected the following ideas as having the best combination of significant impact and potential for implementation. In this analysis, the committee put an emphasis on ideas that the SCIG determined would have financial impact.

The ideas that the committee chose were:

- Idea #23 - Increase Revenues from Grants
- Idea #33 - Civil Service
- Idea #36 - Review Town Owned/Used Property for Best Use
- Idea #39 - Establish Budget Guidelines
- Idea #101 - "Payments In Lieu Of Taxes" for Non-Profits and Private Schools
- Idea #107 - Reevaluate Town Zoning with Master Plan
- Idea #268 - Pension Liabilities/Retirement Board Savings
- Idea #269 - Transfer Health Care Insurance to the GIC
- Idea #275 - Real Estate Transfer Fees
- Idea #378 - Supplemental Tax Assessment on New Construction
- Idea #391 - Allow Hotels and B&Bs in Bylaws
- Idea #413 - DLS Recommendations on Form of Government

During 2024, the committee met with town staff and the Select Board to discuss the potential for implementing these ideas. The Structural Change Implementation Committee itself is not responsible for implementing these ideas, but rather to encourage progress to be made on these ideas by the relevant bodies.

As of March 2024, we can report complete or partial progress on the following ideas:

- Idea #33 - Civil Service (complete)
- Idea #39 - Establish Budget Guidelines (complete)

- Idea #101 - "Payments In Lieu Of Taxes" for Non-Profits and Private Schools (identified priority of Select Board)
- Idea #391 - Allow Hotels and B&Bs in Bylaws (identified priority of Select Board)
- Idea #413 - DLS Recommendations on Form of Government (some portions of idea implemented)

Goals for 2024:

- Refine and add to list of ideas to prioritize and continue to advocate for implementation of these ideas.
- Identify SCIG ideas that have been fully or partially implemented since the SCIG report was completed.
- Determine how to make implementation of structural change a permanent part of town governance.

Respectfully Submitted,

Paul Rickter
Structural Change Implementation Committee

2024 Annual Report

Transportation Advisory Committee (TAC):

Chair: Clifford "Chip" Gaysunas (elected February 2024)
Vice-Chair: Dan Eldridge (elected February 2024)
Secretary: Jeff Roth

Other Committee Members:
Katie Barrata
Heather Barr
Jane Lappin
Ken Lind
Paul McDonald (Began term in September 2024)
Andrew Poulsen (Began term in July 2024)

Ex Officio, Non-Voting Member
Glenn Clancy, Town Engineer
Wayne Chouinard, Assistant Town Engineer (Began work with TAC in January 2025)

Other Town Officials, Non-Voting
Sergeant Richard Murphy, Belmont Police Department

Purpose and Duties:

The TAC is an advisory committee, responsible for making recommendations to the Select Board intended to improve Belmont's public ways for pedestrians, cyclists and vehicles. The TAC serves as a forum for residents to raise transportation-related issues and concerns. The town's Engineering Division provides direction to the TAC and is the primary point of contact between the TAC and town departments, including, Police, Fire and DPW.

The TAC's primary responsibilities include the following:

- Work with the town's Engineering Division (a subdivision of Belmont DPW), and other town departments (Police, Fire) to study transportation-related issues, review the findings of outside consultants and consider potential improvements to public ways.
- Apply the town's Traffic Calming, Crosswalk and other policies under the direction of the Town Engineer or Designee.
- Develop new policies and revisions to existing policies under the direction of the Town Engineer or Designee

Issues Addressed in 2024:

White Street

In February and April 2024, the TAC addressed residents' concerns with speeding and truck traffic on White Street. Glenn Clancy, Town Engineer, presented speed studies in 2022 and 2023 with average speeds below the 85% percentile speed of 30 mph. Mr. Clancy also presented information on the state's requirements for the exclusion of

Heavy Commercial Vehicles (HCV) from municipal roadways. Information collected by the town indicated the volume of truck traffic on White Street (2-3% of total vehicle volume) did not meet the state's threshold (5-8%) for considering the exclusion of HCVs. Furthermore, no suitable alternate route for HCVs had been identified. Although speed studies did not meet the Traffic Calming Policy's Preliminary Evaluation Criteria for a Needs Assessment, Mr. Clancy proposed speed tables and additional signage to address concerns raised by residents. This proposal received unanimous support from the TAC. Mr. Clancy stated that construction of the proposed speed tables would be done in connection with the repaving of White Street, which was dependent on the completion of utility work on the street. In September, Mr. Clancy stated that delays in utility work were expected to push the repaving of White Street to 2025.

Grove Street

In February, the TAC began reviewing plans presented by the Town Engineer for the possible redesign and re-striping of Grove Street, from Belmont Street to Huron Avenue. The plans including proposed striping for bike lanes. In April a detailed presentation was made by VHB Consultants. Comments from residents were also taken on the proposed plans. No action was proposed by the town or voted on by the TAC in 2024.

Crosswalk Policy

At the March meeting, the town's Crosswalk Policy, which was drafted by the TAC in 2023 under the direction of the Town Engineer, was finalized with input from members of the Select Board. The Crosswalk Policy was unanimously supported by the TAC and approved by the Select Board for adoption in March 2024.

Automated Traffic Enforcement (ATE)

In March, the TAC began a discussion on Automated Traffic Enforcement (ATE), led by TAC member Jane Lappin, who has researched key issues related to ATE. Although ATE is an area of potential future significance, and has been adopted in some states, Belmont and other municipalities in the Commonwealth are still seeking guidance from the state on the legality of ATE and potential sources of funding.

Washington Street/Shaw Road Connector Path

At the March meeting, Jeff Roth presented a proposal for signage alerting pedestrians and cyclists to the connector path between Washington Street and Shaw Road. The proposed signage was unanimously supported by the TAC. At the TAC's June meeting, Glenn Clancy informed the TAC he had coordinated with the DPW to install the proposed signage.

Harvard Lawn Parking

At the May meeting, residents of the Harvard Lawn neighborhood were given an opportunity to voice their concerns with overflow parking in their neighborhood, primarily attributable to commercial establishments along Belmont Street, between Exeter Street and Grove Street. Increased enforcement was discussed as a possible means for improvement, with Sergeant Richard Murphy of the Belmont Police Department (BPD), sharing his willingness to review the BPD's enforcement efforts in the area.

Blue Bike Survey

At the May meeting, TAC member Jeffrey Roth led a presentation and discussion regarding a possible survey of town residents on the desirability and feasibility of Blue Bike stations in Belmont. No further action was taken in 2024.

Safe Routes to School

At the May meeting, Heather Barr discussed the Safe Routes to School Walking Audit that took place on Friday April 5th. In addition to Ms. Barr, participants included Glenn Clancy, Town Engineer and the principals from Belmont High School and Middle School.

Juniper Road

At the July meeting, Genn Clancy, Town Engineer, proposed signage which would help alert motorists to the presence of pedestrians on a section of Juniper road with limited sightlines and no sidewalks for pedestrians. The proposed signage was unanimously supported by the TAC.

Concord Ave Crosswalks

At the July meeting, Glenn Clancy, Town Engineer, presented, design plans for possible improvements to crossings on Concord Ave, with funding available from Complete Streets, a program sponsored by the Massachusetts Department of Transportation (DOT). No action was required and it was communicated that further information would likely be available later in the year.

Miscellaneous

At the September meeting, Glenn Clancy, Town Engineer, provided updates on several transportation related items. He also made presentations addressing two issues of concern to residents, specifically: (i) sidewalk repairs/improvements and (ii) Belmont's ability to establish Safety Zones within the town, with a prescribed speed limit of 20 mph, without the approval of Massachusetts DOT.

Cross Street Crosswalk

At the October meeting Glenn Clancy, Town Engineer, presented a proposal for an adding a crosswalk on Cross Street at Lodge Road. Although this proposal was generally supported by residents and the TAC, no vote was taken as the Town Engineer requested additional time to review certain design elements, which were questioned by residents and the TAC.

Waverly & Beech Street

At the October meeting, Glenn Clancy, Town Engineer presented information gathered from speed studies completed on Waverly Street and Beech Street in the areas adjoining Town Field. These studies did not indicate speeding as an issue; however, residents and the TAC agreed limited sightlines, especially on Beech Street, were possibly contributing to the concerns raised by residents. A new crosswalk was proposed on Beech Street at Drew Road. This proposed crosswalk was unanimously supported by the TAC.

Cushing Square Parking

At the December meeting, Glenn Clancy, Town Engineer, presented a proposal for increased parking times in certain locations in Cushing Square. This proposal had initially been put forth by business owners in Cushing Square, expressing a need for increased parking times to accommodate their customers. After the presentation and discussion, it was determined the proposal would be tabled, pending a survey of additional businesses in Cushing Square, which might be impacted be the changes.

Goals for 2025:

- Continue working in partnership with the town's Engineering Division, members of the Select Board and other town officials to ensure focus and timely consideration of transportation-related issues.
- Review existing Traffic Calming Policy, adopted in January 2020, and consider whether updates and/or revisions are necessary.
- Consider establishing a Traffic Calming "Tool Kit", which would provide residents and the TAC with guidance on traffic calming measures which might be pursued by the town to address identified issues.

Respectfully Submitted,

Clifford A. Gaysunas, Jr.

Clifford "Chip" Gaysunas
Chair, Transportation Advisory Committee (TAC)

2024 Annual Report

VISION 21 IMPLEMENTATION COMMITTEE

Chair: Taylor Yates
Vice-Chair
Secretary:
Committee Members:

- **Allison Lenk**
- **Andrew Flamang**
- **Gang Zhao**
- **Dan Barry**
- **Max Colice**
- **Brian Antonellis**
- **Joe Bernard**

Purpose and Duties:

The Belmont Vision 21 Implementation Committee was established by the Select Board to facilitate, enable, and help the Town achieve the Working Vision for the Town of Belmont approved by Town Meeting on April 23, 2001. It is a permanent committee.

Summary of Activities and Accomplishments:

The Vision21 Committee accomplished two projects in 2024 and made significant progress on a third.

1. Drafted a retail vacancy bylaw for consideration by the planning board
2. Developed a draft disposition plan for Town-owned property
3. Developed a "parcels of interest" list for the Town

Goals for 2025:

Finalize the "parcels of interest list"

Respectfully Submitted,

Taylor Yates
Vision21 Implementation Committee

2024 Annual Report

ZONING BOARD OF APPEALS:

Chair: Casey Williams
Vice-Chair: Elliott Daniels
Committee Members:

David Stiff
Elliott Daniels
Teresa McNutt
Daniel Barry
Alexandra Danahy (associate)

Staff Liaison: Ara Yogurtian, Inspector of Buildings, Office of Planning & Building

Purpose and Duties:

(The Zoning Board of Appeals is a permanent committee appointed by the Board of Selectmen. It derives its jurisdiction from Chapter 40A of the Massachusetts General Laws (the "Zoning Act") and the Town of Belmont Zoning By-Law (the "By-Law"). The Board acts in a quasi-judicial capacity in deciding whether to grant special permits and variances to applications in hearing appeals by aggrieved persons concerning enforcement decisions.

Summary of Activities and Accomplishments:

The Zoning Board of Appeals held public hearings in all months except August in 2024. During the year, the Boars heard 32 total cases

Goals for 2025:

The Board will continue to hold public hearings and consider applications for special permits, variances, and other matters that come before the Board.

Respectfully Submitted,

Casey Williams
Zoning Board of Appeals

2024 Annual Report

Treasurer/Tax Collector's Office:
Treasurer/Collector: Leslie Davidson
Assistant Treasurer/Collector: Odalys Torres

Purpose and Duties:

The Treasurer/Collector's office is responsible for investing all town funds and collecting real estate, personal property, and motor vehicle taxes and all departmental receipts. The Office is responsible for all municipal borrowings, balancing cash and accounts receivable with the Town Accountant, issuing municipal lien certificates, and managing tax title properties.

Summary of Activities and Accomplishments:

- Assistant Treasurer/Collector attended 1st year of Massachusetts Treasurer/Collector School.
- Treasury staff attended Massachusetts Treasurer/Collector Staff School remotely.
- Streamlined the Town's tailing process.
- Successfully transitioned to a new Deputy Collector and bill printer and online payment system for cost savings in printing and postage and streamlined online process.
- Successfully implemented Remote Deposit Capture which allowed for easier and more fluid funds management.
- Successfully cross-trained Treasury staff to ensure that critical functions are performed daily.

Goals for 2025:

- Assistant Treasurer/Collector to attend 2nd year of Massachusetts Treasurer/Collector School.
- Continue professional development for Treasury staff.
- Update the investment policy for the Town.
- Add departments to the online payment system to give additional options for residents.
- Maintain an effective and fair collection process to maximize real estate, personal property, and motor vehicle tax collections, which will continue to reduce the number of properties in tax title.
- Continue to provide excellent customer service to residents.
- Completion of the Treasurer's office procedure manual.

Respectfully Submitted,
Leslie Davidson, Treasurer/Collector

2024 Annual Report

Accounting Department:
Department Head: Donna Tuccinardi
Assistant Department Head: Julie Downs

Purpose and Duties:
The Town Accountant maintains fiscal records and internal controls for all departments of the Town and School.

The Accounting Department has four primary responsibilities:
Accounting:

- Preparation and maintenance of key financial records for all funds, including General Ledger and Financial Statements.
- Submit a) Balance Sheets for Free Cash Certification, b) Schedule A c) assists in the Preparation and Submission of TAX RECAP sheets to Department of Revenue for Certification of the Annual Tax Rate.

Auditing:

- External: - The Town Accountant works with external auditors to obtain the annual audited financial statements in conformity with GAAP and GASB.
- Internal: -The Town Accountant regularly audits health insurance, salary and other benefits expenses on a quarterly basis. The Department reviews internal procedures of all departments and performs fraud risk assessments.

Budget/ Reporting: As part of the Budget Team, the Town Accountant attends budget meetings for departmental operating and capital budget requests. The Town Accountant provides financial information to all departments, assists in the review of annual budgets as part of the Town Administrator's team and monitors all revenues and expenditures. Town Accountant coordinates with the Human Resources, Retirement System, School and Treasurer to prepare data for the biennial Actuarial Studies for Pensions and for Other Post-Employment Benefits (OPEB).

Payroll:

- Process payroll payments for over 1,500 employees weekly.
- Manage employee databases including pay rates, deductions and direct deposits.
- Process W-2's annually.

Other – Committees: The Town Accountant is an ex-officio member of both the Permanent Audit Committee, the Belmont Retirement Board.

Staffing: The Accounting Department had 4 full time equivalent employees at 6/30/2024.

Summary of Activities and Accomplishments:

- Free Cash was certified November 13, 2024.
- RECAP Certified December 23, 2024 by DOR.
- Reviewed & processed over 700 requisitions.
- Accounting/HR rolled out first phases of Employee Self-Serve (ESS) allowing employees to access electronic advices and W-2's.
- Enabled emailing of payroll advices to employees.
- Provided reporting to Treasury for quarterly tax filings.
- Began using Contract Manager in Munis (accounting Software) to better manage contract spending.

Goals for 2025:

- Accounting/HR/IT are working together to expand functionality of ESS.
- Identify key accounts to monitor and reconcile monthly.
- Implement bi-weekly payroll once an agreement with the employee unions is reached.
- Continue streamline processes.

Respectfully Submitted,

Donna Tuccinardi
Town Accountant

TOWN OF BELMONT
FY24 STATEMENT OF OPERATIONS
ALL FUNDS other than GENERAL FUND

DESCRIPTION	BALANCE 6/30/2023	REVENUE FY24	EXPENDITURES FY24	TRANSFERS FY24	DONATIONS FY24	Balance 6/30/2024
COMMUNITY PRESERVATION CAPITAL PROJECTS						
Reserve:						
CPA FUND BALANCE RESERVED FOR OPEN SPACE	269,926.00	150,000.00	-	(140,000.00)	-	279,926.00
CPA FUND BALANCE RESERVED FOR HIST RESOURCES	170,288.00	150,000.00	-	(118,287.00)	-	202,001.00
CPA FUND BALANCE COMMUNITY HOUSING	292,126.78	150,000.00		(140,000.00)	-	302,126.78
UNRESERVED BALANCE	2,978,866.75	960,212.20	(44,774.85)	(1,357,395.00)	-	2,536,909.10
BUDGETERY RESERVE		975,000.00	-	(975,000.00)	-	-
TOTAL RESERVE PROJECTS	3,711,207.53	2,385,212.20	(44,774.85)	(2,730,682.00)	-	3,320,962.88
OPEN SPACE:	3,711,207.53					
FY17 ATM ART 7A CONST. OF INTERGENERATIONAL WALKING PATH	2,364.60	-	-	-	-	2,364.60
FY17 ATM ART 7D GROVE STREET WALKING PAT	2,658.21	-	-	-	-	2,658.21
FY17 ATM ART 7B PEQUOSETTE PARK REVITALIZATION	23,035.11	-	-	-	-	23,035.11
FY18 ATM ART 7A GROVE STREET TENNIS COURTS	13,143.36	-	-	-	-	13,143.36
FY19 STM ART 5 COMMUNITY PATH DESIGN - ALEXANDER AVE	59,949.82	-	(59,949.82)	-	-	(0.00)
FY19 ATM ART 10C TOWN FIELD	342.00	-	-	-	-	342.00
FY19 ATM ART 10B PAYSON PARK	1,340.00	-	-	-	-	1,340.00
FY20 ATM ART 11D COMMUNITY PATH	335,187.40	-	(105,096.80)	-	-	230,090.60
FY20 ATM ART 11G CLAYPIT POND	7,403.38	-	-	-	-	7,403.38
FY20 ATM ART 11H ROCK MEADOW	25,400.00	-	(14,815.00)	-	-	10,585.00
FY21 STM ART 4 TOWN FIELD & PLAYGROUND RESTORATION	1,950.00	-	(1,750.00)	-	-	200.00
FY21 STM ART 4B HOMER HOUSE WINDOW RESTORATION	66,861.67	-	(43,153.60)	-	-	23,708.07
FY21 STM ART 4D POLICE STATION EXTERIOR STAIRS	22,319.02	-	-	-	-	22,319.02
FY22 ATM ART 12B COMMUNITY PATH	200,000.00	-	-	-	-	200,000.00
FY22 ATM ART 12D WINBROOK TENNIS CORT	1,432.81	-	-	-	-	1,432.81
FY23 ATM ART 14B GROVE ST B	1,436.99	-	-	-	-	1,436.99
FY23 ATM ART 14 PRE DEV SHERMA	400,000.00	-	(65,748.83)	-	-	334,251.17
FY23 ATM ART 14 TOWN FIELD PLAN	205,761.76	-	(109,352.04)	-	-	96,409.72
FY23 ATM ART 14 BENTON CHIMNEY	150,000.00	-	(122,706.25)	-	-	27,293.75
FY23 ATM ART 14 BENTON ENVELOP	2,000.00	-	18,000.00	-	-	20,000.00
FY23 ATM ART 14 COMMUNITY PATH	140,000.00	-	(60,000.00)	-	-	80,000.00
FY23 ATM ART 14 PAYSON PARK	974,305.44	-	(896,472.49)	-	-	77,832.95
FY23 ATM ART 14 RESTORATION CLOCK	26,100.00	-	(20,321.00)	-	-	5,779.00
FY23 ATM CAT 14 BEL CEMETERY	35,302.12	-	(5,200.00)	-	-	30,102.12
FY24 ATM ART 11 CONSERVATION		-	-	200,000.00	-	200,000.00
FY24 ATM ART 11 GROVE STREET B&B		-	(940,796.80)	941,935.00	-	1,138.20
FY24 ATM ART 11 PQ PARK BASKETBALL COURT		-	(123,736.00)	124,592.00	-	856.00
FY24 STM ART 2A COMMUNITY PATH PHASE 1 DESIGN		-	-	335,868.00	-	335,868.00
FY24 STM ART 2B SCHOOL ADMIN ROOF		-	(9,830.00)	200,000.00	-	190,170.00
FY24 STM ART 2B TOWN HALL RETAINING WALL		-	(450.00)	160,000.00	-	159,550.00

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
HISTORIC PRESERVATION:						
HOMER HOUSE REHABILITATION	100.00	-	-	-	-	100.00
VITAL RECORDS	19,449.37	-	-	-	-	19,449.37
FY17 ATM ART 7D DIGITIZING ORIGINAL VITAL RECORDS	57,864.75	-	-	-	-	57,864.75
FY17 ATM ART 7E DIGITIZING TOWN MEETING RECORDS	27,593.61	-	-	-	-	27,593.61
FY17 ATM ART 7F TOWN HALL EXTERIOR RAILINGS IMPROVEMENTS	75,000.00	-	-	-	-	75,000.00
FY19 ATM ART 10F MCLEAN BARN	10,822.02	-	-	-	-	10,822.02
FY20 ATM ART 11B TOWN HALL SLATE ROOF	359,603.12	-	(161,960.00)	-	-	197,643.12
FY24 ATM ART 11 LIBRARY HISTORIC	-	-	(3,480.00)	86,787.00	-	83,307.00
FY24 ATM ART 11 BELMONT WOMAN'S CLUB		-	(31,500.00)	31,500.00	-	-
	-	-	-	-	-	-
COMMUNITY HOUSING:	-	-	-	-	-	-
FY18 ATM ART 7B SHERMAN GARDENS FEASIBILITY STUDY	32,981.91	-	(32,981.91)	-	-	-
FY21 STM ART 4C BELMONT VILLAGE FEASIBILITY STUDY	173,000.00	-	(72,414.63)	-	-	100,585.37
FY22 ATM ART BELMONT HOUSING	250,000.00	-	-	-	-	250,000.00
FY24 ATM ART 11 AFFORDABLE HF		-	-	250,000.00	-	250,000.00
FY24 ATM ART 11 SHERMAN GARDEN RENOVATION		-	-	400,000.00	-	400,000.00
TOTAL - CPA CAPITAL PROJECTS	**3,704,708.47**	**-**	**(2,863,715.17)**	**2,730,682.00**	**-**	**3,571,675.30**
FUND BALANCES RESERVED FOR APPROPRIATION						
KENDALL SCHOOL FIRE INSURANCE	2,155,387.98	-	-	(950,000.00)	-	1,205,387.98
STABILIZATION FUND - GENERAL	1,916,236.88	149,917.65	-	1,677,500.00	-	3,743,654.53
CAPITAL STABILIZATION FUND	-	54,217.64		727,500.00		781,717.64
CAPITAL ENDOWMENT FUND	4,792,946.85	464,745.60	-	(107,761.00)	-	5,149,931.45
SALE WOODFALL ROAD	49,432.77	-	-	-	-	49,432.77
SALE OF EASEMENT CUSHING SQUARE	20,000.00	-	-	-	-	20,000.00
SALE OF CEMETERY LOTS	1,285,837.50	44,600.00	-	-	-	1,330,437.50
CUSHING SQUARE LOT FEES	345,800.00	-	-	-	-	345,800.00
PARKING METER RECEIPTS	111,592.83	67,956.72	-	(30,000.00)	-	149,549.55
CEMETERY PERPETUAL CARE FUND	27,193.00	-	-	(27,193.00)	-	-
ASH LANDFILL STABILIZATION FUND	2,873,135.33	121,053.32	-	-	-	2,994,188.65
TNC GRANT	50,748.50	21,811.40	(2,308.00)	-	-	70,251.90
BAN PREMIUM	60,054.06	194,456.00	-	(1,638.20)	-	252,871.86
OPIOID SETTLEMENT	70,766.78	36,253.59	-	(107,020.37)	-	-
	13,759,132.48	**1,155,011.92**	**(2,308.00)**	**1,181,387.43**	**-**	**16,093,223.83**
TOWN GIFTS AND REVOLVING ACCOUNTS						
PERPETUAL CARE INTEREST	486,025.61	88,091.87	(16,360.00)	(369,971.14)	-	187,786.34
JOAN CAMPBELL ENDOWMENT	-			20,810.00		20,810.00
OPIOID SETTLEMENT		123,817.03	(6,336.36)	107,020.37		224,501.04
COUNCIL ON AGING REVOLVING	49,816.77	83,848.30	(76,852.32)	-	-	56,812.75
YOUTH COMMISSION REVOLVING	10,340.61	-	-	-	-	10,340.61
CULTURAL COUNCIL REVOLVING	4,321.71	964.92	(440.00)	-	-	4,846.63

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
LIB REVOLVING - PRINTERS/LOST BOOKS	7,012.15	5,602.86	(11,190.42)	-	-	1,424.59
TREASURER DONATION	905.33	-	-	-	-	905.33
CONSERVATION ROCK MEADOW GARDEN PLOTS	17,070.28	10,220.00	(7,664.16)	-	-	19,626.12
MCLEAN GIFT CONSERVATION	35,696.86	-	-	-	-	35,696.86
CROSSWALK/ROADS GIFT - BELMONT	7,258.20	-	-	-	-	7,258.20
GIFT WOODLAND SEWER I/I	105,381.53	-	(25,101.04)	-	-	80,280.49
COUNCIL OF AGING GIFT	34,481.56	42.00	-	-	-	34,523.56
BICYCLE RODEO DONATION	4,398.24	-	(218.20)	-	-	4,180.04
DONATION FIRE DEFIBRILLATOR	146.45	-	-	-	-	146.45
FIRE SAFETY	10,725.01	(2,703.63)	(674.13)	-	-	7,347.25
MAH STRESS MANAGEMENT FOR PARENTS	250.00	-	-	-	-	250.00
OUTREACH WORKER - DONATION	3,152.53	-	-	-	-	3,152.53
PAPPAS FIT EQUIPMENT	8,185.16	-	-	-	-	8,185.16
PAPPAS GIFT - UNIFORMS	25.00	-	-	-	-	25.00
PAPPAS GIFT - FIREARMS	281.48	-	-	-	-	281.48
HIGH SCHOOL TRACK LIGHTING GIFT	2,573.26	-	-	-	-	2,573.26
BARRON POLICE ACHIEVEMENT AWARD	10,035.54	-	-	-	-	10,035.54
MAH YOUTH CENTER	375.00	-	-	-	-	375.00
LIBRARY GIFT ACCOUNT	31,806.73	425.00	-	-	-	32,231.73
LIBRARY ART COUNCIL	121.35	-	-	-	-	121.35
DONATION - SHADE TREE	1,387.40	890.00	-	-	-	2,277.40
BOSTON FOUNDATION DONATIONS PLAYGROUNDS	1,025.80	-	-	-	-	1,025.80
MEMORIAL TREE DONATIONS - CEMETERY	168.60	-	-	-	-	168.60
ENVIRONMENTAL FAIR	2,076.28	-	-	-	-	2,076.28
PLAYGROUND EQUIPMENT DONATIONS	4,364.27	-	-	-	-	4,364.27
MISC FIRE GIFT - CAPITAL	365.60	-	-	-	-	365.60
CULTURAL COUNCIL GALLERY GIFTS	2,851.33	-	-	-	-	2,851.33
YOUTH GIFT FROM DARE	254.77	-	-	-	-	254.77
Rec Gift other Exp	2,501.00	1,529.00	(1,780.55)	-	-	2,249.45
ROCK MEADOW GIFT-CITIZEN FORUM	13,134.29	750.00	-	-	-	13,884.29
K-9 PROGRAM DONATION	6,971.56	-	-	-	-	6,971.56
HOLIDAY PARTY	169.77	1,353.04	(1,406.60)	-	-	116.21
POLICE DEPT MEMORIAL	100.00	-	-	-	-	100.00
BELMONT SPORT FITNESS PROGRAM	24,712.63	7,500.00	(2,863.81)	-	-	29,348.82
PRISONER MEALS	500.00	-	-	-	-	500.00
CAPITAL GROUP	7,253.71	-	-	-	-	7,253.71
MAH COMMNITY HEALTH DEPARTMENT	112.95	-	-	-	-	112.95
TOWN LANDSCAPING GIFT	7,500.00	-	-	-	-	7,500.00
LEXIPOL PROGRAM	12,834.46	-	(2,940.00)	-	-	9,894.46
CRIMINAL HISTORY BACKGROUND CHECK	1,187.16	-	-	-	-	1,187.16
FRIENDS OF BELMONT LIBRARY	2,387.01	-	-	(2,387.01)	-	0.00
FIRE DEPT GIFTS/DONATION	50.00	2,703.63	(675.91)	-	-	2,077.72
CITIZENS POLICE ACADEMY	762.82	-	-	-	-	762.82
JUDY RECORD CONSERVATION	1,150.00	-	-	-	-	1,150.00

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
BELMONT SPORT DEFIBRILLATOR	44.47	-	-	-	-	44.47
GROVE STREET RESTORATION	20,000.00	-	-	-	-	20,000.00
YOUTH COMMISSION	967.92	-	-	-	-	967.92
TOWN FIELD GIFT	27,416.17	-	-	-	-	27,416.17
PD TASER PROGRAM	33,585.00	-	(16,560.00)	-	-	17,025.00
JEFFREY WHEELER FUND	1,096.00	-	-	-	-	1,096.00
MEDI PROJECT GRANT	176.05	-	-	-	-	176.05
YOUTH COM 2021 YOUTH INIT EXP	5,000.00	-	(1,077.09)	-	-	3,922.91
125 TRAPELO HOUSING	397.67	-	-	-	-	397.67
COMMEMORATIVE SHADE TREE PLANTING PROGRAM	6,029.02	62,830.00	(38,604.62)	-	-	30,254.40
CONLY T-BALL LEAGUE DONATION	260.00	-	-	-	-	260.00
Belmont Hill School Plan Review	15,000.00	7,901.34	(18,805.12)	-	-	4,096.22
MIIA SECURITY DOOR	-	15,000.00	-	-	-	15,000.00
MUNICIPAL INSURANCE RESERVE	-	-	-	25,968.50	-	25,968.50
INSURANCE REIMBURSEMENT < $20,000	92,590.95	3,405.00	(1,299.71)	(25,968.50)	-	68,727.74
RMV - PARKING HANDICAPPED	100,624.17	13,675.00	-	-	-	114,299.17
HISTORIC DISTRICT	10,227.37	-	-	-	-	10,227.37
CABLE TELEVISION - TRAFFIC MGT	40,000.00	-	-	-	-	40,000.00
CABLE TELEVISION - NEW EQUIPMENT	197,242.43	1,376.50	-	-	-	198,618.93
MCLEAN TRAFFIC MITIGATION	2,200.13	-	-	-	-	2,200.13
PLAN BD SITE PLAN REVIEW	34,750.00	3,450.00	-	-	-	38,200.00
CEMETERY PLANNING & DEVELOPMENT	1,634.17	-	-	-	-	1,634.17
MEET BELMONT COMMITTEE	1,096.34	-	-	-	-	1,096.34
PLANNING BOARD LEGAL ADS	1,752.45	8,625.00	(7,725.22)	-	-	2,652.23
WETLAND PROTECTION CONSERVATION	15,871.83	170.00	-	-	-	16,041.83
BELMONT 150TH CELEBRATION	16,885.99	-	-	-	-	16,885.99
HUMAN RIGHTS COMMITTEE GIFT	123.27	-	-	-	-	123.27
LTH MCLEAN COMMITTEE	24,612.90	82,054.34	(75,135.06)	-	-	31,532.18
PARKS ELECTRICITY GIFT	25.00	-	-	-	-	25.00
SOLAR COLLECTORS	524.48	-	-	-	-	524.48
BUS SHELTER - OAKLEY DEVELOPMENT	5,000.00	-	-	-	-	5,000.00
TOWN MEETING ELECTRONIC VOTING	11,106.73	-	(125.09)	-	-	10,981.64
RECYCLING	14,232.00	5,421.56	593.39	-	-	20,246.95
CUSHING VILLAGE I/I	179,825.00	-	-	-	-	179,825.00
TRAFFIC SIGNAGE	845.12	-	-	-	-	845.12
MCLEAN ZONE 3 DEV. PEER REV	-	68,432.00	-	-	-	68,432.00
COA FIELD DEMO PROJECT	1,544.10	-	-	-	-	1,544.10
ECONOMIC DEVELOPMENT	131.60	3,022.00	(1,652.00)	-	-	1,501.60
AARP	2,000.00	-	(1,316.13)	-	-	683.87
MA AUDOBON-INVASIVE PLANT	2,640.00	-	(1,980.00)	-	-	660.00
BOS RETIRE STUDY GIFT	5,000.00	-	-	-	-	5,000.00
HAYROAD PRODUCTION GIFT	625.35	-	-	-	-	625.35
BLMONT LIONS CLUB DONATION	2,000.00	-	-	-	-	2,000.00
BELMONT SKATING RINK DONATIONS	2,000.00	245,000.00	-	-	-	247,000.00

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
NATIONAL GRID EFFICIENCY GRANT	9,600.00	-	-	-	-	9,600.00
CARLTEON CIRCLE	12,782.70	-	-	-	-	12,782.70
HARRIS FIELD PRESS P	3,120.83	-	-	-	-	3,120.83
TOWN FIELD RENTAL REVOLVING FUND	28,687.33	70,203.00	(48,399.53)	-	-	50,490.80
STORM WATER CONSULTING	108.97	-	-	-	-	108.97
STORM WATER REMEDIATION	15,200.00	-	-	-	-	15,200.00
BELMONT UPLAND ALEWIFE	300,000.00	-	(30,750.00)	-	-	269,250.00
	2,170,791.28	**915,599.76**	**(397,339.68)**	**(244,527.78)**	**-**	**2,444,523.58**
		-	-	-	-	
SCHOOL LUNCH PROGRAM	**2,471,185.59**	**2,887,015.08**	**(2,361,388.43)**	**-**	**-**	**2,996,812.24**
		-	-	-	-	
SCHOOL GIFTS & REVOLVING ACCOUNTS		-	-	-	-	
INSURANCE PROCEEDS OVER $20,000 (School)	7611.49	-	-	-	-	7,611.49
LOST BOOKS	5214.13	-	-	-	-	5,214.13
BHS ATHLETIC REVOLVING	285913.69	606,190.86	(548,759.86)	-	-	343,344.69
ADULT EDUCATION	0.00	-	-	-	-	0.00
TUITION - STUDENTS	365255.87	137,852.50	(294,774.95)	-	-	208,333.42
SUMMER SCHOOL	198733.30	79,747.50	(67,351.62)	-	-	211,129.18
SCHOOL BUILDING RENTALS	404421.26	301,925.20	(216,648.92)	-	-	489,697.54
SATURDAY MUSIC	0.00	5,158.12	-	-	-	5,158.12
BUSING FEES	373180.11	403,002.56	(274,048.62)	-	-	502,134.05
WELLINGTON SCHOOL-DONATIONS	8037.10	6,000.00	(4,957.14)	-	-	9,079.96
FOUNDATION BELMONT EDUCATION	0.00	-	(5,000.00)	-	-	(5,000.00)
CHENERY SCHOOL DONATION	1830.40	12,500.00	-	-	-	14,330.40
SANTOS EXPENSE - BUTLER	312.92	-	-	-	-	312.92
BELMONT AGAINST RACISM	49634.33	8,674.04	(12,450.11)	-	-	45,858.26
BELMONT SAVINGS DONATIONS	10.24	-	-	-	-	10.24
WINN BROOK DONATION	13039.15	6,250.00	(6,131.04)	-	-	13,158.11
BELMONT SPED ADV COUNCIL	498.36	-	-	-	-	498.36
HIGH SCHOOL DONATIONS	9985.44	32,250.00	-	-	-	42,235.44
SCHOOL GENERAL DONATION (NOT TREAS.)	3521.68	33,005.00	(33,723.85)	-	-	2,802.83
BURBANK SCHOOL DONATION	3095.71	300.00	-	-	-	3,395.71
CONCORD CONSORTIUM	15.00	-	-	-	-	15.00
BURBANK MAEVE GOULDING DONATION	10835.10	-	-	-	-	10,835.10
HS CURB CUTS & WHEELCHAIR GIFT	4067.35	-	-	-	-	4,067.35
INSTRUMENTAL MUSC REVOLVING	32759.28	-	(150.00)	-	-	32,609.28
BHS FINE & PERM ARTS REV	140961.41	42,117.50	(2,134.56)	-	-	180,944.35
BHS CLUB ACTIVITIES	56866.33	-	(9,117.35)	-	-	47,748.98
CMS FINE ARTS & CLUB ACTIVITIES	128802.63	5,813.76	(21,781.93)	-	-	112,834.46
BUTLER DONATIONS	1566.34	6,250.00	(6,290.55)	-	-	1,525.79
MJ FIRENZE SCHOOL DONATION	450.00	-	-	-	-	450.00
BUTLER PLAYGROUND	4805.73	-	-	-	-	4,805.73
DAN DOWNEY MEMORIAL IT FUND	1105.00	-	-	-	-	1,105.00

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
METRO REI GRANT	0.00	13,300.00	(9,437.88)	-	-	3,862.12
BMS FINE ARTS CLUB & ACTIVITIES	0.00	19,650.00	(8,427.50)	-	-	11,222.50
PETER HOLLAND LIBRARY	0.00	405.00	-	-	-	405.00
BELMONT MIDDLE SCHOOL DONATIONS	0.00	13,500.00	(12,524.91)	-	-	975.09
SUPERINTENDENT'S INNOVATION FUND	28693.40	-	-	-	-	28,693.40
ELEMENTARY CURRICULUM	3910.14	-	-	-	-	3,910.14
	2,145,132.89	**1,733,892.04**	**(1,533,710.79)**	**-**	**-**	**2,345,314.14**
SPECIAL EDUCATION RESERVE FUND		**-**	**-**	**600,000.00**	**-**	**600,000.00**
FOUNDATION FOR BELMONT EDUCATION	**8,046.05**	**261,735.00**	**(112,374.72)**	**-**	**-**	**157,406.33**
TOWN FEDERAL GRANTS						
POLICE BULLETPROOF VEST	1,434.99	16,313.88	(4,915.00)	-	-	12,833.87
NEHA FDA RFFM GRANT PROGRAM	(1,030.00)	4,320.00	(3,290.00)	-	-	-
	404.99	**20,633.88**	**(8,205.00)**	**-**	**-**	**12,833.87**
SCHOOL FEDERAL GRANTS						
CVRF 225 GRANT	(146,862.50)	146,862.50	-	-	-	-
FY23 TITLE IVA	5,811.96	1,867.00	(7,678.96)	-	-	-
IDEA SPED 94-142 GRANT 2015	(455.00)	-	-	-	-	(455.00)
FY20 SPED IDEA	(100.00)	-	-	-	-	(100.00)
FY21 SPED IDEA	(1,180.89)	1,180.89	-	-	-	0.00
FY22 SPED IDEA	3,089.06	-	(3,089.00)	-	-	0.06
FY23 SPED IDEA	(5,749.72)	96,196.00	(91,805.28)	-	-	(1,359.00)
FY24 SPED IDEA	-	938,468.53	(963,654.02)			(25,185.49)
FY22 SPED IDEA ARP 252	5,935.38	-	(5,935.38)	-	-	-
FY22 SPED IDEA ARP 264	2,292.91	-	(2,292.91)	-	-	-
FY22 TEACHER QUALITY	903.00	-	(903.00)	-	-	-
FY23 TEACHER QUALITY	945.00	-	(945.00)	-	-	-
FY24 TEACHER QUALITY		50,620.99	(52,749.57)			(2,128.58)
FY20 LEP TITLE III	2,938.35	-	-	-	-	2,938.35
FY21 LEP TITLE III	6.06	-	-	-	-	6.06
FY23 LEP TITLE III	9,619.11	30,016.00	(39,635.11)	-	-	-
FY24 LEP TITLE III	-	21,432.50	(23,876.43)	-	-	(2,443.93)
FY22 SPED EARLY CHILDHOOD	465.00	-	(465.00)	-	-	-
FY23 SPED EARLY CHILDHOOD	486.00	-	(486.00)	-	-	-
FY24 SPED EARLY CHILDHOOD		25,098.80	(22,481.18)			2,617.62
FY22 CHAPTER 1 DISTRIBUTION	1,991.00	-	(1,991.00)	-	-	-
FY23 CHAPTER 1 DISTRIBUTION	2,124.00	-	-	-	-	2,124.00
FY24 CHAPTER 1 DISTRIBUTION	-	116,933.00	(117,134.86)	-	-	(201.86)
METCO	(23,811.68)	23,811.68	-	-	-	-

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
ESSER GRANT II	5,760.00	-	(5,760.00)	-	-	-
ESSER GRANT III	94,825.32	-	(94,825.32)	-	-	-
ESSER GRANT III - ABSENTEEISM GRANT	-	10,000.00	(297.84)			9,702.16
ILI STIPENDS FC 654	-	4,000.00	(4,000.00)			-
	(40,967.64)	**1,452,487.89**	**(1,435,708.02)**	**-**	**-**	**(14,485.61)**
TOWN STATE GRANTS						
MA HOUSING TRUST	(92.00)	2,500.00	(1,300.00)	-	-	1,108.00
RDP RECYCLING	53,730.64	18,000.00	(17,742.00)	-	-	53,988.64
EXTENDED ELECTION HOURS	72,325.53	14,405.78	(65,741.80)	-	-	20,989.51
STATE AID TO LIBRARIES	32,158.65	62,451.14	(10,031.52)	-	-	84,578.27
COA SERVICE INCENTIVE GRANT	746.90	-	-	-	-	746.90
COA COORDINATOR - EOEA VOL/GERIATRIC	32,922.03	88,033.50	(74,280.55)	-	-	46,674.98
FIRE SAFTY EQUIPMENT	-	10,052.00	(10,052.00)	-	-	-
HAZARDOUS MATERIALS	18,332.40	23,425.02	(18,945.12)	-	-	22,812.30
SAFE GRANT OVERTIME	30,914.85	(15,099.40)	(14,234.98)	-	-	1,580.47
POLICE-BULLET PROOF VEST	(19,407.41)	4,784.00	(4,875.00)	-	-	(19,498.41)
COMMUNITY POLICING	19,779.06	-	-	-	-	19,779.06
DARE-EDUCATION ON SMOKING/DRUGS	2,377.39	-	-	-	-	2,377.39
FY24 EMD GRANT		-	(55.00)	-	-	(55.00)
SALE OF COMPOSTERS	5,449.80	125.00	(8.82)	-	-	5,565.98
911 SUPPORT & INCENTIVE	-	84,476.88	(84,476.88)	-	-	-
FY23 911 TRAINING & EQUIP & PROF GRANT	(6,065.17)	3,184.95	-	-	-	(2,880.22)
FY24 _911 TRAINING & EQUIP & PROF GRANT		2,964.12	(6,219.12)	-	-	(3,255.00)
ARTS LOTTERY	1,673.39	8,767.99	(9,000.00)	-	-	1,441.38
WELLINGTON SOLAR GRANT	1,250.00	-	-	-	-	1,250.00
EVIDENCE COLLECTION GRANT	426.77	-	-	-	-	426.77
EARLY VOTING	48,407.42	-	(5,809.42)	-	-	42,598.00
MOLD MITIGATION	29,597.88	-	-	-	-	29,597.88
COMMUNITY COMPACT HOUSING	20,000.00	-	-	-	-	20,000.00
DOE VISTOR MGMT SYSTEM	(7,235.00)	-	-	-	-	(7,235.00)
MHOA GRANT	2,500.00	-	(2,500.00)	-	-	-
DCR GRNAT ROCK MEADOW	47,233.00	-	(19,871.63)	-	-	27,361.37
DCR COMMUNITY PATH	28,263.70	19,474.00	(19,474.00)	-	-	28,263.70
DMH JAIL ADVERSION PROGRAM	(1,435.35)	1,435.35	-	-	-	-
WRAP	4,483.99	-	(4,483.99)	-	-	-
DCR TREE MAINTENANCE	(100,000.00)	127,545.16		-	-	27,545.16
ECONOMIC DEVELOPMENT	(100,000.00)	100,000.00	-	-	-	-
MDFA	6,341.00	10,000.00	(14,925.00)	-	-	1,416.00
ELECTRIC CAR	(7,500.00)	7,500.00	-	-	-	-
MDT FY22 ECONOMIC BILL	(3,935.00)	-	(89,640.06)	-	-	(93,575.06)
FY24 MUNICIPAL	4,000.00	(9,314.16)	-	-	-	(5,314.16)

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
HYBRID PROGRAM	98,773.70	(20,005.65)	-	-	-	78,768.05
DHCD GRANT	-	16,722.35	(75,000.00)			(58,277.65)
BELMONT ICE SKATING RINK PROJECT	-	60,000.00	(41,228.50)	-	-	18,771.50
	316,018.17	**621,428.03**	**(589,895.39)**	**-**	**-**	**347,550.81**
ARPA GRANTS	**4,528,093.91**	**-**	**(2,525,425.29)**	**-**	**-**	**2,002,668.62**
SCHOOL STATE GRANTS						
METCO	16,587.14	793,235.00	(786,566.36)	-	-	23,255.78
CIRCUIT BREAKER	183,125.04	3,342,190.00	(3,685,402.13)	-	-	(160,087.09)
STATE CVPF	146,862.50	-	(146,862.50)	-	-	-
FY24 SCHOOL SEL 311		99,800.00	(88,532.28)			11,267.72
DPH CSHS GRANT	24,278.46	50,000.00	(49,888.69)	-	-	24,389.77
	370,853.14	**4,285,225.00**	**(4,757,251.96)**	**-**	**-**	**(101,173.82)**
		-	-	-	-	
CHAPTER 90 - STATE HWY GRANTS	**(540,646.00)**	**540,646.00**	**(431,290.60)**	**-**	**-**	**(431,290.60)**
TOWN SMALL CAPITAL PROJECTS						
FY19 ELECTION SYSTEMS UPGRADE	4,551.95	-	-	-	-	4,551.95
FIBER NETWORK	5,716.80	-	-	-	-	5,716.80
FY11 PARKS CHAIN LINK FENCE	3,850.00	-	-	(3,850.00)		-
FY13 ASH LANDFILL PROJECT	20,000.00	-	-	-	-	20,000.00
FY18 FC SYSTEM WIDE BUILDGIN ENVEL	1,490.61	-	-	(1,490.61)	-	-
FY18 FD FIRE SQUAD 1 REPLACEMENT	1,685.57	-	-	(1,685.57)	-	-
FY18 LB QUIET STUDY ROOM BUILDOUT	4,200.00	-	-	(4,200.00)	-	-
FY19 ASH LANDFILL APPROPRIATION	521,586.52	-	(41,200.00)	-	-	480,386.52
FY19 BUTLER EMERGENCY GENERATOR	30,375.00	-	-	(30,375.00)	-	-
FY19 CMS UGGRADE AUD'M LIGHTING CONTROL SYSTEM	23,364.00	-	-	-	-	23,364.00
FY19 FIRE STATION REPAIRS	164,663.40	-	(81,189.01)	-	-	83,474.39
FY19 WINN BROOK REPLACE FIRE ALARM	121,743.30	-	(118,883.49)	-	-	2,859.81
FY20 BURBANK REPLACE 40+YEAR BOILER	13,014.41	-	(13,014.41)	-	-	0.00
FY20 BUTLER BUILDING ENV STUDY	109,088.98	-	(41,588.96)	-	-	67,500.02
FY20 BUTLER FIRE ALARM PANEL UPGRADE	791.85	-	-	-	-	791.85
FY20 ROOF REPAIR & PLAN	24,157.19	-	-	-	-	24,157.19
FY20 SAFETY AND HEALTH OSHA COMPLIANCE	12,419.60	-	-	-	-	12,419.60
FY20 WINN BROOK FIRE ALARM PANAL UPGRADE	125,000.00	-	(125,000.00)	-	-	-
FY20 FIBER NETWORK	1,889.20	-	-	-	-	1,889.20
FY20 FIRE ENGINE PUMP	(0.00)	-	-	125,000.00		125,000.00
FY20 WINBROOK PA SYSTEM REPLACEMENT	31,102.11	-	(28,293.24)	-	-	2,808.87
FY21 ART 7 FUEL TANK REPLACEMETN	343,959.38	-	(62,139.40)	-	-	281,819.98
FY21 ART 7 RADIO UPGRADE	39.46	-	-	(39.46)	-	-
FY21 ATM ART 7A WINBROOK PA SYSTEM	50,000.00	-	(50,000.00)	-	-	-
FY22 ART 19 AMBULANCE REPLACEMENT	65,000.00	-	-	-	-	65,000.00

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
FY22 ART 19 BUTLER REPLACEMENT WINDOWS	167,493.00	-	(21,595.26)	-	-	145,897.74
FY22 ART 19 DPW COM RESP VEHICLE	607.71	-	-	(607.71)	-	-
FY22 ART 19 GVW DUMP TRUCK	941.37	-	-	(941.37)	-	-
FY22 ART 19 PHONE INFASTRUCTURE	64,090.02	-	(12,798.32)	-	-	51,291.70
FY22 ART 19 POLICE DISPATCH RADIO	2,357.64	-	-	(2,357.64)	-	-
FY22 ART 19 TYLER CONTENT MANAGER	9,367.67	-	-	(9,367.67)	-	-
FY22 ATM ART 19 FIRE STATION ROOF	152,642.61	-	(132,880.56)	-	-	19,762.05
FY22 ATM WELINGTON EXTERIOR	100,800.00	-	(61,260.59)		-	39,539.41
FY22 ATM WELLINGTON EXTERIOR	20,500.00	-	-	(20,500.00)	-	-
FY23 ART 19 CARDIAC MONITOR	421.88	-	-	(421.88)	-	-
FY23 ART 20 AMBULANCE REPLACEMENT	34,725.00	-	-	-	-	34,725.00
FY23 ART 7 FUEL TANK REPLACEMETN	649,699.00	-	-	-	-	649,699.00
FY23 ATM ART 20 - FD AMBULANCE POWER LOAD COT	1,676.22	-	-	-	-	1,676.22
FY23 ATM ART 20 - BUTLER MASONARY FAÇADE	487,000.00	-	-	-	-	487,000.00
FY23 ATM ART 20 BUTLER PA SYSTEM	288,221.26	-	(130,347.34)	-	-	157,873.92
FY23 ATM ART 20 ELECTRIC VAN	4,078.40	-	-	-	-	4,078.40
FY23 ATM ART 20 - HYBRID VEHICLE	4,930.20	-	-	(4,930.20)	-	-
FY24 ATM ART 20 - REPLACE TREES	-	-	-	50,000.00	-	50,000.00
FY23 ATM ART 20 WINBROOK PA SYSTEM	122,000.00	-	(122,000.00)	-	-	-
FY23 ATM ART 20 BUTLER KALWAL REPLACEMENT	415,000.00	-	(389,636.00)	-	-	25,364.00
FY23 ATM ART 20 FD AIR PACKS	981.55	-	-	(981.55)	-	-
FY23 ATM ART 20 FIBER LINE	110,578.10	-	(106,000.00)	-	-	4,578.10
FY23 ATM ART 20 NETWORK STORAGE	60,000.00	-	(34,089.53)	-	-	25,910.47
FY23 ATM ART 20 PROJECT BID RESERVE	93,738.00	-	-	(22,946.16)	-	70,791.84
FY23 ATM ART 20 ROAD REBUILD	60,896.63	-	(32,479.36)	-	-	28,417.27
FY23 ATM ART 20 TREE INVENTORY	3,003.79	-	-	-	-	3,003.79
FY23 ATM ART 20 WLLINGTON HEAT PUMP	97,595.00	-	-	(97,595.00)	-	-
FY23 ATM ART20-REPLACE STAFF	2,300.00	-	-	-	-	2,300.00
FY24 ART AMBULANCE REPLACEMENT				80,000.00		80,000.00
FY24 ART 20 CEMETERY EQUIPTMENT		-	-	78,270.00	-	78,270.00
FY24 ART 20 PARKS EQUIPMENT	-	-	(87,341.10)	244,625.00	-	157,283.90
FY24 ATM AART 20 ELECTRIC VAN		-	(44,996.00)	55,000.00	-	10,004.00
FY24 ATM ART 20 SIDEWALKS				243,680.00		243,680.00
FY24 ATM ART 20 SIDEWALK ASSESSMENT	-	-	(46,800.00)	50,000.00	-	3,200.00
FY24 ATM ART 20 BUILDING ASSESSMENT		-	-	123,262.00	-	123,262.00
FY24 ATM ART 20 BULTER GYM FLOOR	-		(19,800.00)	25,000.00		5,200.00
FY24 ATM ART 20 REPLACE PORTABLE RADIOS		-	(23,760.34)	216,000.00	-	192,239.66
FY24 STM ART 4 SECURITY CAMERA SYSTEMS		-	(129,969.46)	160,000.00	-	30,030.54
	4,635,334.38	**-**	**(1,957,062.37)**	**1,248,547.18**	**-**	**3,926,819.19**
TOWN NON BUILDING CAPITAL FUND- Pavements						
FY17 PAVEMENTS	10,850.00	-	-	-	-	10,850.00
FY19 PAVEMENTS	25,939.96	-	(11,205.46)	-	-	14,734.50

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
FY20 PAVEMENTS	24,682.33	-	(14,722.55)	-	-	9,959.78
FY22 PAVEMENTS	1,397,609.85	-	(1,058,996.43)	-	-	338,613.42
FY23 PAVEMENTS	1,855,721.42	-	(104,551.70)	-	-	1,751,169.72
FY24 PAVEMENTS		-	(19,373.32)	1,904,216.00	-	1,884,842.68
	3,314,803.56	**-**	**(1,208,849.46)**	**1,904,216.00**	**-**	**4,010,170.10**
SCHOOL CAPITAL PROJECTS						
FY19 BHS UPGRADE	700.00	-	-	-	-	700.00
FY22 NETWORK WIRING	22,671.00	-	-	-	-	22,671.00
	23,371.00	**-**	**-**	**-**	**-**	**23,371.00**
		-	-	-	-	
BELMONT MIDDLE & HIGH SCHOOL	**7,169,337.20**	**3,476,736.00**	**(17,497,597.72)**	**-**	**-**	**(6,851,524.52)**
		-	-	-	-	
BELMONT POLICE DEPT / HIGHWAY BUILDINGS	**59,900.48**	**-**	**(15,557.00)**	**-**	**-**	**44,343.48**
		-	-	-	-	
BELMONT LIBRARY PROJECT	**1,884,239.83**	**100,000.00**	**(4,124,046.14)**	**850,000.00**	**-**	**(1,289,806.31)**
		-	-	-	-	
BELMONT RINK PROJECT	**118,000.00**	**100,000.00**	**(3,783,071.08)**	**1,500,000.00**	**-**	**(2,065,071.08)**
NON EXPENDABLE TRUST FUNDS						
CEMETERY PERPETUAL CARE	2,060,365.68	165,664.58	-	372,164.14	-	2,598,194.40
BURDICK, ESTHER E. MEMORIAL. (Library)	17,248.07	911.96	-	-	-	18,160.03
DELUTY, MICHAEL E. (Library)	21,654.73	1,076.04	-	-	-	22,730.77
NORTHWAY ERICKSON	57,787.47	4,377.04	-	-	-	62,164.51
GRAY (DUSTAN), JANE EDUCATION SCHOLARSHIP (Library)	808,584.91	41,715.60	-	-	-	850,300.51
JENNEY, BLANCHE HOWE LIBRARY (Library)	23,900.02	1,290.86	-	-	-	25,190.88
ATKINS, KATHERINE LIBRARY (Library)	30,623.05	1,720.54	-	-	-	32,343.59
WRISLEY, MARGARET LIBRARY (Library)	26,492.74	8,055.53	-	-	-	34,548.27
MARIE TELLIER (Non-expend to 2029)	123,943.31	646.31	-	-	-	124,589.62
	3,170,599.98	**225,458.46**	**-**	**372,164.14**	**-**	**3,768,222.58**
		-	-	-	-	
OPEB PERMANENT TRUST		-	-	-	-	
OPEB TRUST FUND	**7,711,518.76**	**782,967.19**	**-**	**593,020.00**	**-**	**9,087,505.95**
		-	-	-	-	
WATER ENTERPRISE		-	-	-	-	
WATER OPERATIONS	**3,025,521.62**	**6,714,496.94**	**(5,814,453.73)**	**(1,435,928.55)**	**-**	**2,489,636.28**
WATER CAPITAL PROJECTS						
WATER MAIN REPLACEMENT	531,627.49	-	-	256,000.00	-	787,627.49
FY19 WATER MAIN REPLACMENT 3.8M BOND	286,216.40	-	(37,207.50)	500,000.00	-	749,008.90
UNALLOCATED INTEREST EARNINGS	111,518.00	88,589.84	-	-	-	200,107.84
FY20 SOFTWARE BILLING	70,000.00	-	(20,000.00)	87,700.00	-	137,700.00

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
FY23 ELECTRONIC SIGN BOARD	-	-	(69,300.00)	96,400.00	-	27,100.00
FY24 EQUIPMENT	-	-	(500,000.00)	500,000.00	-	-
	999,361.89	**88,589.84**	**(626,507.50)**	**1,440,100.00**	**-**	**1,901,544.23**
SEWER ENTERPRISE						
SEWER OPERATIONS	**1,057,207.65**	**9,180,573.52**	**(7,544,763.33)**	**(1,150,353.73)**	**-**	**1,542,664.11**
SEWER CAPITAL PROJECTS						
SEWER & DRAIN REPLACEMENT	5,705.12	-	(5,705.12)	-	-	0.00
FY21 SEWER REPLACEMENT	57,764.24	-	(27,236.12)	-	-	30,528.12
FY23 SEWER REPLACEMENT	588,882.14	-	(509,784.00)	-	-	79,098.14
FY24 SEWER REPLACEMENT	-	-	(208,469.14)	700,000.00	-	491,530.86
UNALLOCATED INTEREST	108,616.84	114,707	-	-	-	223,323.41
FY09 MWRA LOAN	62,105.53	-	-	-	-	62,105.53
FY20 Pump Study/Design MWRA Grant	173,601.68	-	(48,053.00)	-	-	125,548.68
TRUCK REPLACEMENTS	108,699.05	-	-	-	-	108,699.05
FY21 SEWER TRUCK	14,532.25	-	-	-	-	14,532.25
FY23 #2 ADMIN HYBRID VEHICLE	9,561.26	-	-	-	-	9,561.26
FY22 ATM ART 16 GVW DUMP TRUCK	147,630.00	-	(142,521.00)	-	-	5,109.00
FY23 FRONT END LOADER	0.16	-	-	-	-	0.16
FY23 WINN BROOK CULVERT	99,254.05	-	(9,570.29)	-	-	89,683.76
Trapelo Road Culvert	8,025.00	-	-	-	-	8,025.00
TRAILER ASPHALT	885.41	-	-	-	-	885.41
PHASE 1 WATER METERS	279,729.48	-	(41,401.56)	-	-	238,327.92
SEPTIC GRANT PROGRAM	41,516.63	-	-	-	-	41,516.63
	1,706,508.84	**114,706.57**	**(992,740.23)**	**700,000.00**	**-**	**1,528,475.18**
INTERNAL SERVICE FUND						
PLEASE SEE AUDITED FINANCIAL STATEMENTS - PAGE 23						
EXPENDABLE TRUST FUNDS						
JOAN CAMPBELL TRUST	343,956.02	10,836.53	-	(20,810.00)	-	333,982.55
LIBRARY STATE AID	276,528.59	13,355.71	-	-	-	289,884.30
DUSTAN GRAY CHILD LIBRARY	15,541.06	-	(6,586.40)	-	-	8,954.66
BELMONT EDUCATION DONATIONS (Check off)	130,424.40	7,267.17	-	-	-	137,691.57
PHILIP MAY 2015 REVOKALBE TRUST	291,373.71	(4,117.90)	-	(287,255.81)	-	-
LAW ENFORCEMENT	78,490.34	7,888.04	(15,281.00)	-	-	71,097.38
CEMETERY ANNUAL PLANTING	183,205.25	18,319.74	-	-	-	201,524.99
SENIOR CENTER CHECK OFF	10,359.95	1,080.00	-	-	-	11,439.95
LIBRARY GIFT FUND (Library)	219,640.50	8,703.45	(12.86)	-	-	228,331.09
TRUSTEES BLDG FUND (Library) CHALLENGE	91,690.48	564,707.86	-	(560,357.18)	-	96,041.16
BARRON, CARL FIRE GRANT	2,806.34	216.66	-	-	-	3,023.00

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
SPECIAL TRUST from 5200	18,651.12	-	-	-	-	18,651.12
UNDERWOOD DONATIONS	68,527.20	3,869.10	(40,721.29)	-	-	31,675.01
	1,731,194.96	**632,126.36**	**(62,601.55)**	**(868,422.99)**	**-**	**1,432,296.78**
SCHOLARSHIP FUNDS						
ACORN, RUTH SCHOLARSHIP	4,094.80	216.74	(200.00)	-	5,000.00	9,111.54
ARNO, GUY LIB. SCHOLARSHIP	9,356.54	431.50	(200.00)	-	-	9,588.04
BAKON, EDMUND B. SCHOLARSHIP	24,079.90	1,290.83	(1,000.00)	-	-	24,370.73
BELMONT SCHOLARSHIP FUND (Check off)	369,056.26	15,599.46	-	-	161.00	384,816.72
BELMONT WOMEN ROTARY	644.67	216.79	-	-	-	861.46
BETTENCOURT, WM. SCHOLARSHIP.	42,028.78	2,365.16	(500.00)	-	-	43,893.94
BLACKER, LILLIAN SCHOLAR.	35,895.76	1,935.00	-	-	-	37,830.76
BURNHAM, RICHARD A. SCHOLARSHIP	6,455.99	431.47	(200.00)	-	-	6,687.46
CRISAFULLI, CHARLES SCHOLARSHIP	3,996.59	324.07	(200.00)	-	-	4,120.66
FRIENDS OF BELMONT WRESTLERS	15,911.20	1,861.18	(500.00)	-	-	17,272.38
GRANT, BRENDAN SCHOLARSHIP	14,953.33	861.18	(6,000.00)	-	-	9,814.51
HANSON, PAUL MEMORIAL. SCHOLARSHIP	2,628.99	259.61	(500.00)	-	-	2,388.60
HECHT, MALCOLM, JR. SCHOLARSHIP.	50,516.55	2,794.78	(1,000.00)	-	-	52,311.33
KELLEY, PAUL L. SCHOLARSHIP	29,762.79	1,720.54	(300.00)	-	-	31,183.33
LEE, EDWARD -RAY, DONALD SCHOLARSHIP	18,514.94	1,076.04	(500.00)	-	-	19,090.98
LYONS, DUNCAN SCHOLARSHIP	7,916.40	433.36	(200.00)	-	-	8,149.76
MCNEIL, JOSEPH SCHOLARSHIP	6,778.95	431.47	(500.00)	-	-	6,710.42
NAHABIDIAN, ALICE MEMORIAL.	3,815.24	214.06	(500.00)	-	-	3,529.30
OLIN, JOHN R. SCHOLARSHIP	8,243.10	431.47	(200.00)	-	-	8,474.57
PHI BETA KAPPA BOOK AWARD	1,842.55	345.55	-	-	-	2,188.10
RILEY, BRIAN SCHOLARSHIP	173,653.88	9,669.77	(1,000.00)	-	30,000.00	212,323.65
ALUMNI & FRIENDS OF BHS CLASS OF 1959	-	-	-	-	500.00	500.00
SAIA, PATRICIA MEMORIAL SCHOLARSHIP	5,931.82	431.47	(500.00)	-	-	5,863.29
SHARPE, HOWARD D. SCHOLARSHIP	12,014.49	646.31	(300.00)	-	-	12,360.80
SULLIVAN, JOHN J.,SCHOLARSHIP	27,032.00	1,505.74	-	-	-	28,537.74
WESTLUND SCHOLARSHIP FUND	20,361.74	1,076.04	(500.00)	-	-	20,937.78
WESTPHAL CARL A., SCHOLARSHIP	80,255.19	431.47	(1,000.00)	-	-	79,686.66
WHITNEY, MARY E. SCHOLARSHIP FUND	54,168.27	302.63	(1,000.00)	-	-	53,470.90
SHAW, NORMA LEE, MEMORIAL ART SCHOLARSHIP	1,399.00	616.66	(500.00)	-	400.00	1,915.66
HIGH SCHOOL SCHOLARSHIP	31,896.02	56,400.00	(56,150.00)	-	56,400.00	88,546.02
RUANE, WM L JR SCHOLARSHIP FUND	10,027.94	646.31	(500.00)	-	-	10,174.25
FITZPATRICK, DENIS BOOK AWARD	5,807.17	345.55	-	-	-	6,152.72
REID FAMILY SCHOLARSHIP	16,011.35	861.18	(500.00)	-	-	16,372.53
ROTARY CLUB SCHOLARSHIP	1,280.60	216.66	-	-	-	1,497.26
ABBEY FREEMAN SCHOLARSHIP	48,085.11	2,579.96	(1,000.00)	-	1,000.00	50,665.07

DESCRIPTION	BALANCE	REVENUE	EXPENDITURES	TRANSFERS	DONATIONS	Balance
	6/30/2023	FY24	FY24	FY24	FY24	6/30/2024
ROBERT SULLIVAN SCHOLARSHIP	4,245.09	217.32	(500.00)	-	-	3,962.41
PALAIS SCHOLARSHIP	12,285.98	646.31	(500.00)	-	-	12,432.29
GEORGE E CAREYSCHOLARSHIP	213.11	238.11	-	-	-	451.22
	1,161,162.09	**110,071.75**	**(76,450.00)**	**-**	**93,461.00**	**1,288,244.84**
AGENCY FUNDS						
TOWN HALL/ANNEX DETAIL	(11,753.29)	12,140.00	(18,256.08)	-	-	(17,869.37)
HD RS TRAINING	(640.90)	3,540.00	(3,753.38)	-	-	(854.28)
PUBLIC HEALTH NURSE	-	91,970.57	(91,970.49)	-	-	0.08
BELMONT HOUSING TRUST	16,455.44	861.18	-	-	-	17,316.62
ABC STORMWATER FLOODING	6,000.00	16,800.00	(10,200.00)	-	-	12,600.00
RETIREMENT BOARD PAYROLL	0.01	211,079.52	(211,853.60)	-	-	(774.07)
FIREFIGHTERS - PAID DETAILS	(9,973.17)	40,826.36	(32,342.64)	-	-	(1,489.45)
LIBRARY - CUSTODIAL DETAIL	154.75	-	-	-	-	154.75
POLICE OFFICERS - PAID DETAILS	(167,860.36)	709,329.34	(775,211.66)	-	-	(233,742.68)
FIREARM LICENSE/REGISTRATION	1,018.75	10,912.50	(10,000.00)	-	-	1,931.25
EVIDENCE COLLECTION	11,335.12	-	-	-	-	11,335.12
SCHOOL - CUSTODIAL DETAIL	89,912.39	93,111.26	(75,494.17)	-	-	107,529.48
CMS ACTIVITY AGENCY	49,864.48	13,738.39	(25,777.81)	-	-	37,825.06
	(15,486.78)	**1,204,309.12**	**(1,254,859.83)**	**-**	**-**	**(66,037.49)**
AGENCY FUNDS						
BELMONT HIGH SCHOOL STUDENT ACTIVITY FUND	302,610.03	347,976.75	(302,689.79)	-	-	347,896.99
CHENERY STUDENT ACTIVITY FUND	12,660.00	-	(12,660.00)	-	-	-
BELMONT MIDDLE SCHOOL STUDENT ACTIVITY FUND	-	81,824.96	(60,882.40)	-	-	20,942.56
CLASS ACTIVITY FUND	94,966.77	32,245.32	(33,140.12)	-	-	94,071.97
	410,236.80	**462,047.03**	**(409,372.31)**	**-**	**-**	**462,911.52**
GRAND TOTALS	**70,766,773.12**	**39,450,969.58**	**(62,431,320.15)**	**6,690,201.70**	**93,461.00**	**54,579,787.41**

2024 Annual Report

Board of Assessors:

Chair: Daniel A Dargon, Chair

Member: Daniel Barry
Member: Anthony Leccese, Esq.

Department Head: Daniel A Dargon, Jr

Purpose and Duties:

The Assessors' Office is responsible for administering Massachusetts property tax laws effectively and equitably and for producing accurate and fair appraisals of all taxable property. In Belmont, the property tax contributes over 80% of the town's operating budget. Taxable property includes not only real estate, but business personal property as well.

Summary of Activities and Accomplishments:

The Assessors held regular bi-monthly meetings, and met on a weekly basis during the busy tax-billing periods, and at other such times, as requested, had conferences and meetings with taxpayers, interested citizens and various Town Boards, Officials and the Board of Selectmen.

Members of the Board and office staff attended schools, classes and conferences sponsored by the Department of Revenue, International Association of Assessing Officers, Massachusetts Association of Assessing Officers, the Appraisal Institute and the Middlesex County Assessors Association, in an effort to maintain their proficiency in the administration of the office and the appraisal and maintenance of real and personal property for assessment purposes.

The Board of Assessors successfully completed the Fiscal Year 2025 Recertification which is conducted by the Department on a five year cycle. The certification is an extensive audit of the town's assessments. The Board of Assessors voted to issue an actual real estate tax bill for Fiscal Year 2025, with a tax rate of $11.39 per thousand, in December 2024, to ensure proper financial management for the Town by avoiding unnecessary borrowing costs. The Board of Assessors has successfully issued timely tax bills for more than thirty years. The assessed value tax roll for the Town of Belmont contains over 8,400 real property accounts and over personal property accounts with an annual total assessed value of $11,633,855,368, an increase in value of approximately $329,0000 or 2.8% increase for Fiscal Year 2025.

The office staff processed transfers of real property in order to create the data used in developing the FY 2025 value. The Board successfully defended overvaluation appeals before the Massachusetts Appellate Tax Board. The Board of Assessors continued the real and personal property re-inspection program as part of the computerized assisted mass appraisal system, otherwise known as the "CAMA" system. During 2025. During Fiscal Year 2025 the Board of Assessors began the process of seeking vendors for a new CAMA System to be employed in Fiscal Year 2026. The existing system will run concurrently until the conversion is complete.

The Board of Assessors continued updating the existing CAMA system with regards to all property information: building permits, building plans, sketches, images, living area, as well as all other assessment information.

Personal Property accounts have also been updated with regards to assessment of furniture and fixtures, equipment and machinery, and inventory.

The re-inspection program provided an increase in assessed value of $81,372,970 in new growth for an increase in tax levy of $940,671 for Fiscal Year 2023. The continual updating of the computer system of the Assessor's Office allows for improved working conditions and public access. The Board also updated the property record information on the Town's Web site to make data, pictures, and sketches available online.

The Board will continue with an equalized value program. All building, plumbing and electrical permits, and occupancy certificates, will continue to be monitored for possible adjustments in value. Sales ratio studies will be monitored as part of the equalization program in preparation of the Fiscal Year 2024 reappraisal and Fiscal Year 2025 full Revaluation.

As a result of election held in April of 2024 the Board of Assessors was modified from an elected board to an appointed Board named by the Select Board. The current Board of Assessors would like express they're thanks to acknowledge the prior Boards skill and professionalism in service of Belmont.

In July, Daniel A Dargon was appointed as Chairman of the Board, with Mr. Barry and Mr. Leccese serving as members.

Goals for 2025:

Goals for Fiscal 2026 include the successful completion of the upcoming year's certification and to begin the transfer of the existing CAMA System to a new platform.

The Board also reaches out to the Town's Seniors and Veterans to ensure that they are taking advantage of any of the Exemptions the Commonwealth offers. The reach out included multiple mailings, presentations as well as phone calls to assist seniors and Veterans that need assistance. Staff have also, upon request, personally delivered and picked up applications from seniors who are unable to leave their homes.

Respectfully Submitted,

Daniel A Dargon, Jr.
Chairman of the Board of Assessors

2024 Annual Report

Human Resources Department
Department Head: Kelli King
HR Generalist: Mitchell Carolan
HR Coordinator: Kerrie Clark

Purpose and Duties:
The Town of Belmont Human Resources office consists of a team of three staff members. Serving under the full time Director is a full time HR Generalist, and a part-time (30 hours) HR Coordinator. Together, our team is responsible for administering benefits for all Town and School employees (inclusive of the Belmont Municipal Light Department) and eligible retirees. Administration includes all billing and deductions, reconciliation of the Health Insurance Trust, and handling questions and concerns from employees, retirees and prospective employees.

The Human Resources staff is also responsible for recruitment of all new employees (exclusive of the Belmont Municipal Light Department). Once hired, our staff seeks out relevant, applicable training for our employees to ensure they remain current in their skills, often utilizing resources available through our partnerships with the Massachusetts Municipal Association (M.M.A.) and the Massachusetts Interlocal Insurance Agency (M.I.I.A.). The Human Resources staff is responsible for creation and maintenance of all Town job descriptions, and is also responsible for the administration of pay plans for all non-union and union employees (exclusive of the Belmont Municipal Light Department).

Our staff also manages worker's compensation issues and unemployment, in collaboration with the School Human Resources office. The Director is also responsible for the negotiation of all Town union contracts seven (7) in total, excluding IBEW Union, and the handling of any grievances and labor related issues. Lastly, our staff manages employee concerns, performance issues/management, drafting and enforcement of policies, and administration and maintenance of the Employee Handbook.

In addition to the aforementioned, the Human Resources staff provides informational assistance to residents, prospective applicants, and other municipalities, upon request, regarding our benefits, compensation and staffing. Collaboration and information sharing between municipalities ensures fair and consistent policies and practices, and assists us with recruiting and retaining the best talent possible.

Summary of Activities and Accomplishments:
- Continued to update and implement numerous employment policies.
- Regular involvement with the Town Safety Committee, to discuss training opportunities, workers compensation cases, and grant opportunities.
- Collaborated with the School Human Resources office on a regular basis.
- Collaborated extensively with the Belmont Retirement Board office on various issues.
- Collaborated with the payroll office and worked with our software vendor (MUNIS) to complete the extensive filing requirements relative to the Affordable Care Act and EEO-4.
- Continued ongoing negotiations with various unions.
- Responded to various public records requests.
- Completed performance reviews on various staff positions

Goals for 2025:
Our staff expects to be very busy in 2025. Some of the goals we hope to accomplish are below:
- Involvement in a new round of contract negotiations with our various unions.
- Continue to collaborate with Accounting to finish implementation the accrual system and the Employee Self Service in MUNIS Town-wide.

- Continue exploring "paperless" opportunities to streamline processes and reduce costs.
- Update outdated/obsolete job descriptions.
- Make further updates to the Employee Handbook.
- Continue fulfilling the various reporting requirements of the Affordable Care Act.
- Continue to accurately and efficiently administer all benefit plans for eligible employees and eligible retirees.
- Continue to maintain compliance with all applicable Federal and State laws.
- Continue to recruit and retain top talent when openings occur.
- Provide formal training to staff at all levels.

Respectfully Submitted,

Kelli King
Human Resources Director

2024 Annual Report

Information Technology Department
Director: Christopher McClure
Assistant Director: Sam Ross

Purpose and Duties:
The Belmont Technology Department is committed to improving security, service, communication, transparency, accessibility, and digital equity. The Technology Department strives to create a culture of innovation to support and empower all of our constituents.

The Information Technology Department has six full-time employees to support the technology needs of 22 Town Departments and Divisions. Management consists of the Chief Innovation Officer and Assistant IT Director.

Desktop Services - Provide Computer Help Desk, Printer, PC replacement and Mobile (laptop, tablet and smartphone) services for all Town Departments.

ERP System Administration - Provide Enterprise Resource Planning (ERP) System administration for the Town's MUNIS system.

GIS and Database Administration - Responsible for maintaining the Town's Geographical Information System (GIS) including the Master Address Table (MAT) and also maintain several databases developed by Town Departments.

Server and Communications Infrastructure - Maintains the Town's hybrid cloud infrastructure, virtual server environment, backup and disaster recovery, email and productivity suite, and cybersecurity prevention, detection, response, and remediation tools.

Technical Training and Policy - Responsible for providing training in the use of a number of the Town's systems such as Email, GIS, File Storage and Remote Access (Zoom, VPN). Also, IT develops policies and provides training in proper security measures for protection of personal information for residents and staff.

Summary of Activities and Accomplishments:

- Resolved 1860 HelpDesk tickets.
- Fully deployed Multi-factor Authentication to the desktop level for all users.
- Upgraded next generation anti-virus and IT security prevention, monitoring, and response tools.
- Secured $250,000 in Massachusetts Municipal Fiber grant funding to complete redundant fiber loop.
- Secured $96,000 Massachusetts Cyber Security Grant.
- Launched revamped Town website in December 2024.
- Outsourced network management and cybersecurity where feasible to streamline expenses and redeploy staff to support operations and pursue better use of technology.

Goals for 2025:

- Create web and social media coordinator position to increase community engagement.
- Upgrade the public GIS map and add integration to all land use tools.
- Create a document management plan.
- Add improved search to the website.
- Migrate to cloud-based email productivity suite and improve communication between all town and school departments.
- Upgrade online permitting and inspectional services software to improve customer service and internal communication and efficiency, pending capital funding.

Respectfully Submitted,

Christopher McClure

Chief Innovation Officer

2024 Annual Report

Belmont Emergency Management Agency

PURPOSE AND DUTIES

The Belmont Emergency Management Agency (BEMA) is a local extension of the Massachusetts Emergency Management Agency (MEMA), an organization of the Commonwealth of Massachusetts. BEMA is responsible for coordinating all aspects of emergency management. These obligations include disaster mitigation, preparedness, response, and recovery from natural and human induced hazards that impact the Town of Belmont. If coordination with federal, state, and local government agencies is required in preparing for, responding to, and recovering from emergencies and other disasters, MEMA will assist BEMA as necessary. Some of the agencies that BEMA collaborates with on a local level include the fire department, the police department, the health department, schools, department of public works, private stakeholders, Town administration, and a multitude of other organizations.

PROGRAM OUTCOME AND COMPLIANCE

As required, to be awarded federal preparedness grants, BEMA ensures compliance with objectives of the National Incident Management System (NIMS). All state and federal prerequisites must be satisfied for the Town to receive and ultimately expend specific grants. The state requires annual review of the Comprehensive Emergency Management Plan (CEMP), an all-hazards plan developed to address natural, and person caused hazards that threaten the community. The CEMP plan defines the scope of emergency management activities and preparedness within the Town. This plan is the framework for emergency management in Belmont, assigning responsibilities for action when operations are required. An annual review of the CEMP is necessary to ensure pertinent data remains accurate.

ACTIVITIES AND RESPONSES

During an incident BEMA facilitates activities with the Town Administrator, fire chief, police chief, and the BEMA staff, determining the need to activate the Emergency Operations Center (EOC). The Town's primary EOC is located in Belmont Fire Department Headquarters, with a backup EOC at the Chenery Upper Elementary School. The BEMA staff serve as liaisons to MEMA, providing and collecting situational awareness while disseminating public information in collaboration with the Town Administrator, senior officials, incident command, and the public information officer (PIO). Guidance is also provided to the Town Administrator, senior officials, and incident command if and when evacuations or shelter operations become necessary. The Belmont Middle and High School will now serve as a primary shelter location if needed, with a small office space designed for emergency management staff. Over the past year, this office and storage space was outfitted with some of the equipment required to establish a shelter.

Training, both virtual and in person, throughout Massachusetts, and often New England continue to be attended. The includes regularly scheduled meetings with our MEMA region, and our MEMA local coordinator. BEMA continues to serve as one of the twenty-two National Weather Service Storm Ready communities in the Commonwealth. This status will continuously be renewed as required. Throughout 2024, the agency also prepared for shelter operations during extreme conditions, including high temperatures in the summer months and cold weather throughout the winter season. Although rare, lengthy power outages could accelerate the need for shelters during extreme temperatures in any season. This information of available shelters is disseminated to the community through various mediums that include the Town's new community notification system and social media outlets. The Town of Belmont continues to be a member of the Mystic Regional Emergency Planning Committee (Mystic REPC). This partnership benefits the Town in numerous ways, strengthening planning and providing the connection to additional planning resources and training opportunities. BEMA members attend Mystic REPC meeting up to six times each calendar year. In the fall of 2024, BEMA participated in a table top exercise, simulating a motor vehicle accident that resulted in a hazardous materials incident. A member for the Town of Belmont Department of Public Works was also in attendance.

In 2025, in response to normal changes within Town positions, BEMA is hopeful to coordinate Incident Command System (ICS) 402, ICS overview for executives and senior officials, through the MEMA Training and Exercise Unit. There is a plan to work with MEMA to formalize a Commodity Point of Distribution (CPOD) plan for the Town so that BEMA is prepared if a CPOD needs to be established for any reason. After a couple years it is necessary to reach new employees in Town and also new members on the Local Emergency Planning Committee (LEPC). BEMA will continue to participate in meetings and exercises focused on a unified incident response. At the end of 2024, BEMA was fortunate enough to acquire another Emergency Management Performance Grant (EMPG). This endeavor allowed for the purchase of three, four gas detection units. The grant also encompassed the acquisition of the necessary infrastructure to calibrate and maintain these new combustible gas indicators. These meters assist BEMA in ensuring the protection of the health and safety of public workers, as well as the environment, from all hazards, supporting responder operations. The meters complement the current, aging meters that were operated by the fire department.

OUTREACH

BEMA would like to provide or schedule courses for the community on a semiannual or quarterly basis, helping to prepare the community for different hazards throughout the year. The Department will also work to roll out an anticipated communication plan as part of the CEMP plan. This completed contact information is for key leaders not only in public safety, but in all departments within the Town. As part of the CEMP plan, this data will be revisited at specific times throughout the year to ensure that the information is up to date, simplifying the process of communicating with key officials and stakeholders, as appropriate, during emergency incidents.

BELMONT FIRE DEPARTMENT

ANNUAL REPORT

2024

David DeStefano, MPA

Chief of Department

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Chief's Message

January 2025

On behalf of the entire Belmont Fire Department, I would like to take this opportunity to thank the members of our community for the respect and support that they show us on a daily basis. We are proud of the work we do and would not be successful without you!

Our members rise to the daily challenges of providing not only fire and emergency medical services, but hazardous materials response, technical rescue, and community risk reduction to this vibrant and highly engaged community.

We train daily, provide inspectional services, and community education such as CPR and stop the bleed training. The entire department including the command staff engages with our residents as often as possible during community and fire department sponsored events.

Our most noble goals are to prevent emergencies or lessen the impact of any incidents that occur. Conducting home safety surveys, educational seminars, and school programs are key components of these efforts. However, we answered your calls for help almost 4000 times in 2024. We are very aware that each incident to which we respond affects lives, property and our community. The dedicated firefighter/EMTs and paramedics that staff each engine company, ladder truck, or rescue vehicle have great devotion to our duty to protect the Town of Belmont.

Please know that we remain "partners for life" with our community. I invite you to stop by Fire Headquarters or Station 2 in Belmont Center to meet the members of your fire department!

Respectfully Submitted,

David DeStefano
Chief of Department

Organization

The Belmont Fire Department is organized around divisions that perform specific activities. All uniformed members of the department are either Firefighter /Paramedics or Firefighter/EMTs, meaning that everyone is capable of a functional assignment during incident response. Using fully trained dual role responders helps to boost the deployment model for the BFD during hours when members of the department may be assigned to administrative, training or inspectional functions and a major incident occurs or numerous smaller incidents are reported simultaneously.

Fire Department Roster

Administrative Division

Chief of Department

David DeStefano

Assistant Chief of Department

Andrew Tobio

Administrative Assistant

Maureen Sevene

Fire Prevention Division

Fire Prevention Officer

Captain Michael Madruga

Part Time Administrative Assistant

Cindy Sragg

Training Division

Training Division/ Assistant Fire Prevention

Lieutenant John MacDonald

Operations Division

Shift Commanders

Captain David DeMarco Captain Wayne Haley Captain Scott Spuria Captain Robert Wollner

Lieutenants

David Alesse	Thomas Deneen	Dennis Maher
Michael Dayton*	Ace Elefteriadis	Michael MacNeil*
Brian Corsino	Andrew Goneau	Daniel Scannell
Jason Corsino	William Kaufman, Jr.	David Toomey

Firefighters

Derek Ashline	Michael Goode*	Sean Ryan
James Bing*	Nicholas Furey*	Brendan Shea
Joseph Brock	Christopher Hadge	Daniel Tyler*
Nicholas Brown	William Hubbard	Nicholas Valentino*
Brian campana	Dylan Heurtelou	Nicholas Volante
Shaun Campana	Ryan Keane*	Ross Vona
Matthew Cherkerzian*	Matthew McCabe	
John Conaty*	Ryan McIntosh	
Brandon Cunningham*	Brian O'Neill*	
Paul DeFarias*	Kyle O'Riordan	
Peter Donovan*	Justin Perino*	
Nathan Dubreuil*		*Paramedic

2024 Promotions

Lt. Michael Madruga to captain

FF Dennis Maher to lieutenant

Retirements/Transfers/Resignations

Captain Richard Nohl- Retired

FF Steven Reilly- Retired

FF Jonathan Carabello-Resigned

FF MaryCatherine Dunne*

FF Derek O'Rourke*

FF Christopher Drinan- Retired

FF Michael Nolan-Resigned

FF Adan Wesley*

FF James Kelly*

FF Stenio Pereira*

*Hired by another department

Apparatus Inventory

VEHICLE	VEHICLE	ASSIGNMENT	MILEAGE	HOURS	REPAIRS LAST 12 MONTHS
CAR 1	2022 FORD HYBRID SUV	Chief	24,349		$ 234.89
CAR 2	2017 FORD INTERCEPTOR	Assistant Chief	73,909		$1,368.38
CAR 3	2021 CHEV.TAHOE	Shift Commander	14,288		$1,199.92
CAR 4	2017 FORD INTERCEPTOR	Fire Prevention	84,533		$470.07
CAR 5	2013 FORD INTERCEPTOR	Training Officer	80,607		$1,607.45
CAR 6	2015 FORD EXPEDITION	Reserve	34,848		$813.47
TSU1	2015 FORD F-150	Special Operations	21,859		$1,051.87
SQUAD 1	2008 FORD F-550	Brush Unit/Plow	25,598		$1,107.64
ENGINE 1	2014 E-ONE PUMPER	Headquarters	47,466		$19,577.65
ENGINE 2	2021 E-ONE PUMPER	Station 2	10,716		$12,040.41
ENGINE 3	2008 INTNL. 7300 PUMPER	Station 2 (Reserve)	11,894		$664.32
ENGINE 4	2005 E-ONE PUMPER	Headquarters (Reserve)	81,390		$6,850.87
LADDER 1	2014 E-ONE LADDER	Station 2	28,175		$40,377.55
LADDER 2	1999 E-ONE LADDER	Station 2 (Reserve)	70,660		$7,392.06
RESCUE 1	2022 FORD/HORTON F550	Headquarters	2,900		$5,523.88
RESCUE 2	2017 FORD/HORTON F550	Headquarters (Reserve)	74,631		$4,532.39

General Statistics

The Belmont Fire Department Responded to 3773 incidents in 2024

Historical Data

2020-**2678** 2022- **3869**

2021- **3280** 2023- **4053**

A sample of fires and incidents for 2024 are as follows

STRUCTURE FIRES	39	SMOKE SCARE	47
ALL HANDS	3	GOOD INTENT CALLS	357
WORKING FIRE	1	DISPATCHED AND CANCELLED ENROUTE	113
COOKING FIRES	22	SYSTEM MALFUNCTION	358
OUTSIDE FIRES	15	UNINTENTIAL CALLS	270
REFUSE FIRES	8	MALICIOUS FALSE ALARMS	13
VEHICLE FIRES	1	WATER CALL	22
CARBON MONOXIDE ACTIVATION	59	MUTUAL AID GIVEN	183
CARBON MONOXIDE INCIDENT	11	MUTUAL AID RECEIVED	109
SPILL, LEAK, NO IGNITION	21	ASSIST POLICE OR OTHER AGENCY	12
NATUAL GAS/LPG LEAK	65	PUBLIC SERVICE	194
HAZARDOUS ELECTRICAL EQUIPMENT	50		
TOTAL CALLS FOR SERVICE IN ALL CATEGORIES - 3773			

Fire Prevention Division

Captain Michael Madruga, Fire Prevention Officer

The Fire Prevention Division is located on the second floor of the FF Roland A Weatherbee Fire Headquarters at 299 Trapelo Road. Captain Robert K. Wollner served as the department's Fire Prevention Officer from 2022 until December 2024. Captain Michael Madruga assumed command of the Fire Prevention Division on December 16, 2024.

The role of Assistant Fire Prevention Officer was held by Lieutenant Michael MacNeil until October 2024. In October, Lt. John MacDonald assumed the Assistant Fire Prevention Officer responsibilities, in addition to his primary assignment as the Department's Training Officer.
From February 2023 until February 2024 Mrs. Maureen Sevene served as the part time administrative assistant to the Fire Prevention Bureau. In February 2024 Mrs. Sevene transitioned to a the administrative assistant the Chief of Department. The Fire Prevention Division is grateful for her service.

Ms. Cindy Sragg, was hired as the part time the administrative assistant to the Fire Prevention Division in May 2024. Ms. Sragg brings several years of administrative experience to Fire Prevention from both the public and private sector.

The Fire Prevention Division delivers a well-structured inspection program of commercial occupancies, residential properties, schools, institutions, municipal buildings, and other places of assembly. These buildings are inspected with the intention of removing hazards and correcting unsafe conditions. In addition, the Fire Prevention Division works to ensure compliance with Massachusetts General Law, the Code of Massachusetts Regulations, and By-Laws of the Town of Belmont that are under the authority of the Belmont Fire Department. The Fire Prevention Division works to provide fire and life safety protection to the public by confirming code compliance and enforcing fire prevention laws and codes. Working towards this goal, the Division provides plan consultations with architects, contractors, lessees, business owners, property owners, and legal representatives in an effort to review all life safety systems. This review

includes the inspection and testing of any installation, alteration, modification, or repair to any fire alarm, sprinkler system, or other suppression system. General questions and specific concerns from residents regarding fire and life safety are addressed successfully through various mediums.

In calendar year 2024, the Fire Prevention Division continued to track the processing times for permitting. The intent of this data collection was to help provide our customers with the best possible service, and identify any problem areas. This data was generated from the issuance of permits and plan reviews. The processing time for both permits and plan reviews averaged less than one day.

PROCESSING TIMES FOR PERMITS

AVERAGE	0.47 DAYS

Projects throughout the community require a substantial time commitment from the Fire Prevention Division to ensure that all fire codes and regulations are being followed. The most common construction projects comprise renovations or construction of residential dwellings and commercial buildings, but there are other major construction projects under the supervision of the Fire Prevention Division.

Some notable new projects undertaken by the Fire Prevention Division in 2024 include:

1. Belmont Skating rink
2. Belmont Public Library
3. Fire Prevention is continuing its work with stakeholders on the proposed residential complex that is planned to be built on the McLean Zone III property off of Olmsted Drive. This project, the Residences at Bel Mont, plans to build multiple town houses and apartment buildings on the property.

4. Fire Prevention is working McLean Hospital and their contractors on the planned development of a new Adolescent Campus that will include a new academic buiding, residence hall and a parking garage.
5. The owners of Cityside Subaru located at 790 Pleasant Street have completed the demolition and construction of a new facility on the land that was home of their dealership. Fire Prevention is working with the owners as they move on to the next phase of the development of the building's construction.
6. The Fire Department has worked with outside vendors to create an on-line platform where Fire Prevention permits can be applied and paid for remotely.

During calendar year 2024 the Fire Prevention Division fulfilled numerous public record requests, conducted code enforcement activities and issued Orders of Notice when warranted. These orders were issued in response to documented fire code violations that were deemed significant enough to warrant immediate action to be taken by the property owner and/or tenants to remedy unsafe situations that may pose a threat to the safety of occupants. Often times these violations are not done maliciously, but rather by a lack of understanding of the requirements of the state fire code. The Fire Prevention Division works with those affected to help mitigate those issues as soon as possible.

PROCESSING TIMES FOR PUBLIC RECORDS REQUESTS

AVERAGE	1.46 DAYS

Continuing education on current and changing fire prevention laws and codes is always a top priority for the Fire Prevention Division. The fire officers assigned to Fire Prevention are also members of the Fire Prevention Association of Massachusetts (FPAM). These members attend monthly meetings and seminars presented by FPAM and the Department of Fire Services.

The Fire Prevention Division works in conjunction with the Department of Fire Services to obtain the latest information for compliance with and enforcement of Chapter 148 of the Massachusetts General Laws, 527 CMR 1.00 (Massachusetts Comprehensive Fire Safety Code - based on the

2021 edition of NFPA 1), and fire protection sections of the Massachusetts State Building Code 780 CMR.

Working together to promote life safety and property protection, citizens of the Town are encouraged to contact the Fire Department with any concerns that pertain to fire protection and fire safety. As part of public education, the Fire Prevention Division works with public schools, private schools, and various other children's groups to schedule visits at both of the Belmont Fire Department stations. The Fire Prevention Division hopes to continue to address the needs of the community, responding to identified risks, as staffing allows, while maintaining the best possible customer service.

2024 PROPERTY/ CONTENT LOSS vs. PROPTERTY/CONTENT SAVED

VALUE OF PROPERTY INVOVLED IN FIRE INCIDENTS	**$ 83,124,300**
TOTAL PROPERTY LOSS	**$ 1,598,750**
TOTAL PROPERTY SAVED	**$ 81,525,550**

2024 PERMITS

652 PERMITS WERE ISSUED IN THE CATEGORIES IDENTIFIED BELOW:

26F/26F ½ - HOME SALES	288
ABOVE GROUND STORAGE TANK INSTALL/REMOVAL	62
UNDERGROUND STORAGE TANK INSTALL/REMOVAL	4
INSTALL OIL BURNER	16
BUILDING PLAN REVIEW	88
ENERGY STORAGE SYSTEM	0
MODIFICATION OF AN ENERGY STORAGE SYSTEM	0
FIRE WORKS	0

FLAMMABLE/COMBUSTABLE STORAGE	23
HOT WORKS	21
IMPAIR FIRE ALARM SYSTEM	0
IMPAIR FIRE PROTECTION SYSTEM	0
INSTALL FIRE ALARM SYSTEM	65
INSTALL FIRE PROTECTION SYSTEM	5
MODIFY FIRE ALARM SYSTEM	12
MODIFY FIRE PROTECTION SYSTEM	8
REPAIR FIRE ALARM SYSTEM	27
REPAIR FIRE PROTECTION SYSTEM	8
STORE PROPANE	4
TENTAGE	6
TRANSFER TANKS	0
GENERAL	14
BLASTING	1

The Fire Prevention Division collected $52,202 in permit fees for calendar year 2024.

292 COMPANY LEVEL INSPECTIONS WERE ASSIGNED IN THE CATEGORIES IDENTIFIED:

FIRE EXIT DRILLS – 116

- PUBLIC SCHOOLS, PRIVATE SCHOOLS, NURSERY SCHOOLS, PRESCHOOLS, AND CHILD CARE

QUARTERLY INSPECTIONS – 86

- MCLEAN HOSPITAL, NURSING HOME, LODGING HOUSES, AND GROUP HOMES

SCHOOL INSPECTIONS – 63

- PUBLIC SCHOOLS, PRIVATE SCHOOLS, NURSERY SCHOOLS, AND PRESCHOOLS

ANNUAL ASSEMBLY INSPECTIONS – 27

MORE THAN 2249 ADDITIONAL INSPECTIONS IN THE AREAS LISTED

- ALCOHOL LICENSE INSPECTIONS
- ABOVE GROUND AND UNDERGROUND STORAGE TANK REMOVAL
- GENERAL PERMIT INSPECTIONS
- OIL BURNER AND OIL TANK INSTALLATIONS
- TANK TRUCK
- “RED TAG” SERVICE NOTICE
- BLASTING
- SMOKE DETECTOR AND CARBON MONOXIDE INSPECTIONS
- BUILDING PERMIT PLAN REVIEW
- PROPANE USE AND STORAGE
- CUTTING AND WELDING
- FLAMMABLE AND COMBUSTIBLE STORAGE
- BELMONT BUSINESS LICENCES
- COMMON VICTUALLER LICENCES

Division of Training

Lieutenant John MacDonald, Training Officer

As 2024 draws to a close, the Belmont Fire Department's Division of Training (DOT) reflects on a year of significant progress, growth, and dedication to excellence. The DOT plays a critical role in planning, coordinating, and implementing training initiatives across the department, ensuring our personnel are prepared to meet a wide range of challenges, from fire suppression to rescue operations, hazardous materials response, and emergency medical services.

Training Overview

This year marked a leadership transition within the Division of Training. Lieutenant Michael MacNeil, who previously oversaw training, moved to the Operations Division. Under the guidance of Lieutenant John MacDonald, the DOT has continued to prioritize comprehensive, hands-on training for all Belmont Fire Department members. Adapting to the ever-evolving fire service landscape, monthly training sessions have been vital in reinforcing essential strategies and tactics, with significant contributions from company officers and shift commanders.

New Recruits and Certification

In 2024, the department welcomed seven new members. Three recruits from the 2023 cohort completed their in-house training and transitioned to operational duties, while the others graduated from the Massachusetts Fire Academy (MFA) in mid-December. The MFA's rigorous 10-week program certifies graduates as Firefighter I/II and Hazardous Materials Operations Level First Responders, preparing them for the complex demands of the profession.

Monthly Training Initiatives

Monthly training remains the foundation of the DOT's readiness efforts. Combining practical, hands-on exercises with theoretical instruction, these sessions addressed a range of topics, including:

- Vehicle extrication practices
- Hazardous materials response
- Emergency medical care
- Driver Training
- Pump Operations Training

Training also incorporated challenges posed by Belmont's growth, such as increased building density and modern construction techniques. Key topics included fire behavior in contemporary structures, high-rise operations, and technical rescues, ensuring the department is equipped to handle evolving scenarios.

Specialized Training

The DOT placed additional emphasis on preparing personnel for high-risk, low-frequency events. Specialized training sessions in 2024 included:

- Water and ice rescue
- Confined space rescues
- Rapid Intervention Team (RIT) training for firefighter survivability
- Advanced auto-extrication techniques

The department also introduced new apparatus and tools, seamlessly integrating them into training programs to ensure personnel are proficient with the latest technologies and techniques.

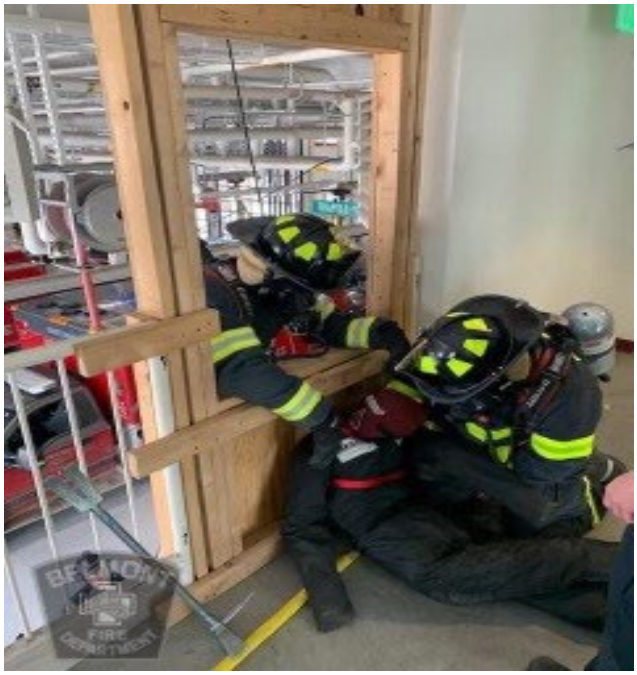
Adapting to New Challenges

The fire service continually evolves, and 2024 brought updates to the National Fire Protection Association (NFPA) and Code of Federal Regulations (CFR) standards. The Belmont Fire Department met or exceeded these requirements, adapting training programs to address emerging challenges such as increased population density, complex building designs, and multifaceted emergency response scenarios.

Looking Forward to 2025

As we approach 2025, the Division of Training remains committed to maintaining the highest standards of readiness. While fire suppression remains central to our mission, we will continue to expand our scope to address a broader range of emergency response capabilities.

Our unwavering commitment to safety, proficiency, and operational excellence will guide our efforts. By collaborating closely with company officers and shift commanders, the DOT will ensure that Belmont firefighters are well-prepared to meet future challenges and continue providing exemplary service to our community.



Emergency Medical Services Division

Firefighter/Paramedic Michael Goode, EMS Coordinator

It is my pleasure to present the 2024 Annual Report for the Belmont Fire Department's Emergency Medical Services (EMS) Division. Our department is staffed with cross-trained firefighter/EMTs and Paramedics, who staff the apparatus, and are dedicated professionals trained to the highest standards to provide exceptional care to the Town's residents. Every member of the department is committed to serving our community with professionalism and excellence, as evidenced by the quality of care they deliver each day.

2024 EMS Response Overview

In 2024, the Belmont Fire Department responded to 1924 emergency medical calls. Of these, 1197 patients received Advanced Life Support (ALS) care, provided by our Paramedics, while 727 patients received Basic Life Support (BLS) care from EMTs. A total of 1557 patients were transported to hospitals, with our Rescue (ambulance) unit transporting 1316 patients. Additionally, outside EMS agencies transported 216 patients.

Capabilities of Response Units

All Belmont Fire Companies are equipped to provide emergency medical care. When staffing permits, this care is at the advanced life support (ALS) level. These ALS fire companies can assess patients, deliver care, and perform lifesaving interventions in conjunction with, or before a transport unit arrives. Interventions can range from administering pain management or medications to performing more advanced procedures such as interpreting a 12-lead ECG, mobilizing a cardiac catheterization team, obtaining intraosseous (IO) access, or intubating patients with unstable airways. Additionally, some patients who receive minor treatment on

scene may choose to refuse transport to the hospital. These cases are not reflected in the data above but are an important part of our service.

Service Delivery and Medical Equipment

The Belmont Fire Department provides both BLS and ALS transport services. This dual capability allows us to deliver fast and appropriate care to patients. ALS care includes advanced airway management (e.g., endotracheal intubation and King LT), IV access, IO access, cardiac monitoring, defibrillation, and medication administration. Our EMTs and Paramedics work closely with medical control doctors to provide the highest quality of pre-hospital care and transport to local hospitals.

The department maintains a high standard of care with its equipment. All response units are equipped at the BLS level, which includes defibrillators, oxygen, basic first aid supplies, epinephrine, albuterol, aspirin, Narcan, glucose, glucometers, pulse oximeters, and Lucas3 CPR devices. The Rescue (and fire companies when staffing allows) is equipped at the ALS level, carrying cardiac monitors, a wide range of medications, CPAP devices, capnography, and video laryngoscopy equipment. These advanced tools and techniques are available 24/7, 365 days a year.

Rescue 1 is always staffed at the ALS level, while Engine 1 and Engine 2 were staffed at the ALS level on a majority of shifts. Ladder 1 operated at the paramedic level when staffing allowed, increasing the availability of advanced care to the community.

Training and Continuing Education

All EMTs and Paramedics are licensed through the Massachusetts Department of Public Health, Office of Emergency Medical Services, and must maintain certifications in Basic Life Support (BLS), Advanced Cardiac Life Support (ACLS), Pediatric Advanced Life Support (PALS), and Tactical Combat Casualty Care (TCCC). EMTs must complete 40 hours of continuing education every two years, while Paramedics are required to complete 60 hours.

The department goes above and beyond the minimum training standards. For example, our staff participates in quarterly High Acuity, Low Occurrence (HALO) training using our in-house simulation lab. This training includes intubation, transcutaneous pacing, cardioversion, needle decompression, and surgical cricothyrotomy. Furthermore, all staff receives quarterly "pit crew" CPR training, which has been proven effective for cardiac arrest situations. Our EMS providers also use the Handtevy mobile app to assist with pediatric care by providing age- and weight-based intervention protocols.

Medical Oversight

Our EMS program benefits from the expertise of our Medical Directors affiliated with Mount Auburn Hospital. They provide proactive oversight to ensure we deliver the best possible pre-hospital care, utilizing the latest science and technology. Bimonthly morbidity and mortality rounds, as well as a thorough review of every EMS call, help ensure continuous improvement in care quality.

Looking Ahead

With the ongoing support of our community, we are committed to maintaining our high standards of care. We will continue to innovate and evolve to stay at the forefront of pre-hospital emergency care, enhancing the availability of Advanced Life Support as additional Paramedics join the Belmont Fire Department.

Community Liaison / Public Educator

Captain David DeMarco, Public Educator/Community Liaison

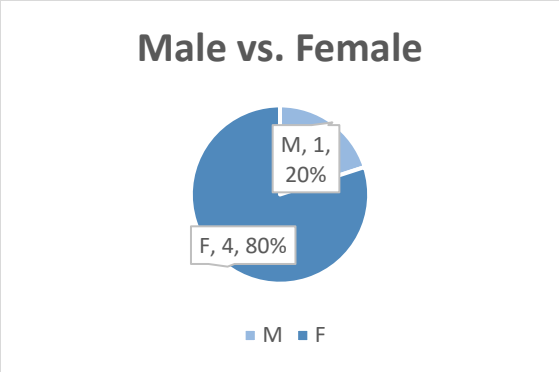
It is with the upmost sincerity that I present the 2024 Belmont Fire Department, Public Educator/Community Liaison Report. Chief David DeStefano created this position in January of 2023 to better serve the community. As an educator and liaison, my job is to specifically target community risk and reduce it whenever or wherever possible. The best way to understand our risks is to research the facts and then generate a plan to reduce those risks that are considered to be the highest priorities.

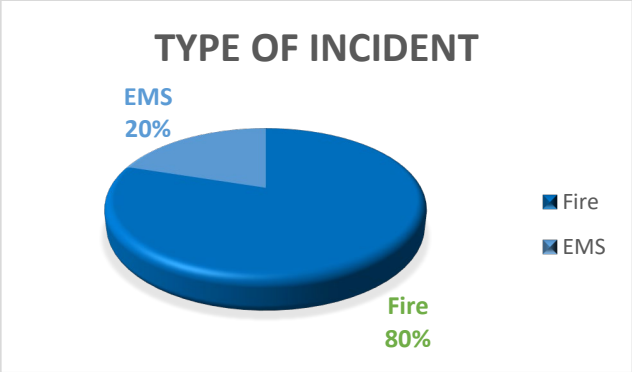
Belmont is approximately four (4.6) square miles in size and according to the 2020 Census U.S. Census Bureau QuickFacts: Belmont CDP, Massachusetts, the Town has a population of 27,295. Belmont is mostly comprised of residential housing and according to the Massachusetts Department of Fire Services https://www.mass.gov/info-details/home-fire-safety, most fires occur in residential structures and cooking fires are the leading cause. The Belmont Fire Department responded to 3,773 incidents in 2024. Of these incidents, 37 were to fires involving a structure and cooking fires were the cause of 20 of those fires.

By this assessment, we have concluded that the three most vulnerable populations in Belmont are: our seniors (over the age of 65), who make up approximately 17.6% of Belmont's population; our children under the age of 18 (24.3%) of which 5.1% are under the age of five; and our neighbors who live below the poverty line (3.9%).

During calendar year 2024, with the assistance of our stakeholders, we were uniquely positioned to make a positive impact in our community and to target our at-risk populations. In doing so, the department has implemented programs such as Student Awareness of Fire Education and the Senior SAFE Program; courses in cardio pulmonary resuscitation (CPR); automated external defibrillation (AED), first aid classes; home safety assessments; Hot Topics (T.V. and YouTube show); and the bike unit which commutes along with the public during large events to provide emergency medical services when needed.

The Student Awareness of Fire Education (SAFE) Program. Since the adoption of this State funded program in 1996, thousands of children in Belmont have been instructed in life safety lessons in grades pre-k – 4th grade. As a direct reflection of this training Belmont can proudly boast of its successes and tell of its **five (5) children** who were recognized by the Commonwealth of Massachusetts, Department of Fire Services, as Young Heroes for their bravery during a fire or medical related emergency. The following awardees are listed by their name and the date of their heroic action: Jonathan Dench (2-4-2000), Madeleine Babcock (1-17-2011), Holly Kong (1-11-2016), Arda Mahserejian (12-20-2020), and Lucia Bakule (8-12-2022). As you can see by the graphs below, four out five Young Heroes were female and the majority of incidents were fire related. The average age of these children was 9 years old.



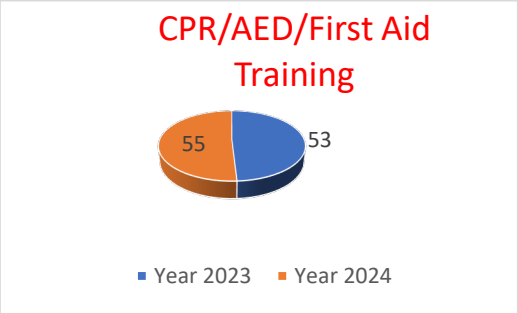


The Senior SAFE Program – Trained firefighters work with the Council on Aging and the Belmont Health Department to target the health and welfare of seniors in the community. Members of the SAFE team place smoke alarms and carbon monoxide alarms in the homes of seniors, speak directly with them and offer materials on home safety, carbon monoxide awareness, slip and fall prevention, cooking safety, seasonal safety, electrical safety, smoke alarms, and other safety concerns.

Home Safety Visits – At the request of a Senior citizen or any Town resident, a trained representative from the fire department along with a social worker from the Council on Aging conduct a home safety survey. During the visit firefighters looks for home safety hazards, brings them to the attention of the homeowner, and offers advice and solutions to combat the hazard(s). When necessary, smoke alarms and carbon monoxide alarms, as well as a lock box are installed in the homes of seniors. In 2024, approximately **15 Home Safety Visits** were conducted. During these visits approximately **25 smoke alarms and 6 carbon monoxide (CO) alarms were**

installed as well as numerous expired batteries were replaced in smoke and CO alarms. House numbers are checked for visibility and File of Life Forms (medical forms) are also offered to Seniors or any homeowner that is interested. These forms are instrumental in obtaining medical information and speak for the person when they cannot speak for themselves during a medical emergency. The social worker from the Council on Aging offers programs such as meals on wheels, home and social care, as well as medical alert systems that automatically call for help when needed. The program also works with the Belmont Fire Prevention office and with Joint Public Safety Communications
(9-1-1 center) to facilitate information gathering. This information enables successful outcomes during emergency responses.

CPR/AED/First Aid – Members of the fire department, who are American Heart Association instructors, provided classes in cardio pulmonary resusitation (CPR), automated external defibrillation (AED), first aid, and stop the bleed to **53** citizens in Belmont. Seconds count in the chain of survival, positive outcomes have been directly associated by immediate recognition, notification of an emergency (calling 9-1-1), and citizen CPR/AED intervention. This coupled with the arrival of fire department emergency medical services and advanced medical care. The graph below shows the number of students trained in cardio pulmonary resuscitation in 2023 compared to 2024.



Hot Topics – Chief David DeStefano and Captain David DeMarco co-host a popular educational show filmed by the Belmont Media Center https://www.belmontmedia.org/hot-topics. Since

the show started in 2022, there have been **9 Shows** that have aired on You Tube and Channel 28: Home Escape Planning; AED's and CPR; Cooking Safety; Senior Safety; Ceiling fan fires; Summer Safety; Winter Safety; and Firefighter Gear. Check out a show, you might recognize someone you know or learn something that could save your life or the life of a loved one.

Bike Unit – State funds were used to train and certify 10 members of the fire department in public safety skills. These funds were also used to purchase three bicycles that have been outfitted with EMS supplies. The Bike Unit, also known as a Special Operations Unit, was formed for the purpose of commuting in close proximity with the public during large events. In 2024, the unit was deployed approximately **7 times**. Firefighters ride in pairs during these events and offer the highest quality of basic and paramedic level care. Firefighters have been trained to circumnavigate safely through crowds in order to provide a response, that is more rapid than that of the larger fire apparatus. This type of rapid response enables firefighters to stabilize a patient and provide immediate EMS care prior to the arrival of the ambulance.

Automated External Defibrillator (AED) – Five AED's have been placed in the following parks around Town for use by citizens in the event of a cardiac arrest: Pequossette, Grove Street, Payson, Winn Brook, Town Field. **Each month** a member of the fire department performs a routine check of the AED's. Each AED is secured in an all-weather cabinet. If a citizen witnesses a person in cardiac arrest he or she can go to the cabinet, call 9-1-1 and speak with the dispatcher, tell them the address of the emergency (which is clearly marked on the cabinet). The dispatcher will provide a code to access the AED while simultaneously dispatching the fire department to the scene. The Town has contracted with the Life Support Systems Company and twice-a-year a certified technician performs a function and diagnostic check of the AED's.

Community Engagements – In 2024, firefighters conducted **15 community engagments**. These events are used to interact with the Belmont community and explain the missions of the fire

department, introduce our firefighters to residents, and residents to our firefighters. They may be neighborhood block parties, touch-a-truck events, summer camp visits, informational displays at the farmer's market or other educational venues.

Child Safety Seat Inspections/Installaions

The Belmont Fire Department has a certified child safety seat technician that will assist with proper installation of children's car safety seats. This activity is in keeping with our mission of community risk reduction. Our firefighter/technician is currently assigned to the Operations Division, and is available during his work shift by appointment. During 2024, **29 child safety seats were installed**.

Grants

The Fire Department is currently under consideration for over $28,000 in grants. If approved the funds will be used to continue the SAFE and SR SAFE educational programs as well as purchase protective equipment for newly hired firefighters.

New Equipment/Initiatives

- A new pumper is scheduled to be delivered to Belmont in March 2025.

- New atmospheric monitors have been placed in service. These devices monitor air for carbon monoxide, hydrogen sulfide, oxygen concentration, general combustible upper and lower limits.

- New firefighting gear with “no PFAS chemicals added” is being ordered for new firefighters, and to replace current legacy fire gear.

A Look-Back to 2023 Goals

- Community Education/Outreach

  Fire Department instructors presented numerous CPR/Narcan/Stop the Bleed classes free of charge to members of the community. This was initiative was made possible with funding from the Opioid Settlement Fund available to the Town. Attended many community events to interact and educate members of the community. Sponsored Massachusetts Emergency Management educational programming.

- Community EMS

  The Fire Department currently conducts some activities within the general scope of Community EMS. However, we believe it would be worthy to continue to work toward a sustained community EMS care model. Although this requires community investment, the program will improve the quality of life for many of our at-risk populations. It will also reduce reliance on emergency medical services and hospital emergency facilities by providing care before the level of acuity requires hospitalization.

- Standard of Coverage

  With the support of our residents, we have been able to maintain our standard of coverage, providing incident response times within nationally accepted standards for fire and EMS incidents.

- Workplace Diversity

  The Fire Department was able to increase workforce diversity in 2024. Much work remains in attracting and retaining all members of our workforce, including those that would add diversity to our ranks.

- Training

  Our firefighters have engaged in considerable training during the past year. Including participation in a major commuter rail exercise with the MBTA and numerous Federal, State local agencies. Our Training Officer routinely partners with his counterparts in the other Metrofire communities to coordinate the dissemination of knowledge and training resources in our region.

Summary & Goals

The Belmont Fire Department looks to the support of our community to help us achieve our goals as we continue to face the challenges associated with keeping our town safe in the coming year. As your "community partner for life" we will remain true to our core values of professionalism, respect, integrity, diversity, and excellence.

- Present regularly scheduled educational seminars on topics relevant to our community risk profile.

- Provide additional opportunities for public engagement with fire department leadership in order to discuss matters of interest to the community.

- Publish a Five-Year Strategic Plan and begin to work toward the initial objectives.

- Continue to support and embrace diversity in our community and within the BFD.

- Work toward a robust "Community EMS" out of hospital care system. This care model requires a community investment that will improve the quality of life for many at-risk populations. It will also reduce over-reliance on emergency medical services and hospital emergency facilities by providing care before the level of acuity requires hospitalization.

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DEPARTMENT

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FIRE
DEPARTMENT

2024 Annual Report

Belmont Police Department:
Department Head: James MacIsaac, Police Chief
Assistant Director: Mark Hurley, Assistant Police Chief

Purpose and Duties:
The Belmont Police Department exists to serve the public, enforce the laws, maintain order, and to protect the constitutional rights of all people. The members of the Belmont Police Department are thereby committed to working in partnership with all citizens of our community in the delivery of police services, raising the quality of life for all. We promote transparency, dignity, respect and a safe atmosphere by recognizing our responsibility to maintain order, fairly enforce laws and to protect individual rights. The Department strongly believes in collaborating with the community and outside agencies to meet our goal of understanding and serving the needs of the Belmont community by promoting positive values through equitable and impartial policing constant with and reflective of the shared values of the community.

Summary of Activities and Accomplishments:
In 2024, our department began for the first time to fill its ranks with non-civil service hires. In February of 2025, we had the first four non-civil service hires graduate from the police academy. At the time of this report, we five student officers attending police academies. Moving the department out of Civil Service has allowed us to attract a wide range of diverse candidates providing us with the opportunity to hire the best candidates for the position of police officer.

Our officers continue to earn recognition from outside agencies for their dedication and professionalism. On June 6, 2024, Officer Kristin Pugliese received the Massachusetts Department of Public Health's Exemplary Performance Award for her exceptional work in supporting individuals facing mental health, trauma, and behavioral challenges. Patrol Officer Alex Cheung received a Special Recognition Certificate from the Massachusetts Latino Police Officers Association for his contributions to the communities we serve. Officer Cheung, who is of Latino and Chinese descent, speaks both Spanish and Cantonese and serves as a negotiator and interpreter for the NEMLEC SWAT team. Additionally, Dispatcher William Wood was awarded the Life Saving Commendation by State 911 for his actions on March 13, 2024, which saved the life of a 25-year-old male. These recognitions reflect the hard work and dedication of our department, especially in our efforts to support individuals in crisis.

In February 2024, we introduced our service dog, Bingo, an Australian Labradoodle, who was generously donated by a Belmont resident. Bingo's presence has already had a positive impact on both the community and the department, offering comfort and support in various settings.

Our Co-Responder program, funded through a State grant, continues to excel. In August 2024 alone, our Co-Responder conducted 20 evaluations and 23 non-traditional assessments. Of the full evaluations, 11 resulted in the individual being diverted from a potential arrest, demonstrating the program's success in reducing the criminalization of mental health issues.

Goals for 2025:

Enhance Accreditation Standards

We are committed to developing and implementing robust policies and procedures to meet accreditation standards. With the anticipated return to full staffing, we will refocus on our accreditation efforts to ensure compliance with industry standards. In 2024, We have assigned a Sergeant as our Accreditation Officer to work on this goal fulltime.

Strengthen Information Technology Management

We are excited to announce that, for the first time in department history, we will have a full-time IT professional. In FY2025, we aim to enhance our IT infrastructure, security, and operational efficiency to better serve the community and streamline internal processes.

Community-Centered Traffic and Parking Solutions

In FY2025, we will prioritize addressing community concerns related to traffic and parking including bicycle and pedestrian safety. Through active engagement, we will collaborate with residents to implement solutions that improve traffic flow and parking, enhancing the quality of life in Belmont.

Efficiency

We remain committed to upholding the highest standards across all our programs. In FY2025, we will implement strategies to optimize resources and enhance the efficient delivery of services to our community. We firmly believe that successful organizations set high expectations and take full ownership of their responsibilities—we focus on accomplishing our mission without excuses.

These objectives reflect our dedication to continuous improvement, community engagement, and excellence in service delivery. We look forward to working collaboratively to achieve these goals for the betterment of our community.

Finally, I take great pride in the teamwork and dedication demonstrated by every member of our department, including school crossing guards, parking clerks, administrative and civilian staff, dispatchers, and police officers. Our greatest asset is the professionalism and selflessness of our personnel. Though many of their achievements and acts of kindness go unnoticed, their commitment to service remains unwavering, undeterred by the challenges they face.

Respectfully Submitted,

James MacIsaac

James MacIsaac
Police Chief

2024 Annual Report

OFFICE OF PLANNING & BUILDING

Department Head: Christopher J. Ryan, AICP
Inspector of Buildings: Ara Yogurtian
Staff Planner: Delia Ferguson (until December 2024)
Local Building Inspector: Slater Panosian

Administrative Staff:
Leigh Hilderbrandt, Administrative Coordinator (Until September 2024)
Maggie Gonzalez, Administrative Coordinator (After September 2024)
Gina Farrar, Administrative Assistant III

Part Time Staff:
Kathleen Bonnin, Administrative Assistant (Until December 2024)
Thomas Hodgson, Code Enforcement Officer
Peter Maher, Plumbing and Gas Inspector
Vincent Rushe, Electrical Inspector

BUILDING DIVISION

During 2024, Building Division approved 1,092 building permits for which all necessary inspection and re-inspections were made. Total income received was $1,439,311.

During 2024, Building Division approved 162 Sheet Metal permits for which all necessary inspection and re-inspections were made. Total income received was $58,879.

During 2024, 507 plumbing permits were issued for which all necessary inspection and re-inspections were made. Total income received was $30,830**.**

During 2024**,** 347 gas permits were issued for which all necessary inspection and re-inspections were made. Total income received was $11,544.

During 2024, 717 electrical permits were issued for which all necessary inspection and re-inspections were made. Total income received was $153,100.

Code Enforcement

The Building Division received 27 possible zoning violation complaints, 10 possible building code complaints and 12 general bylaw violation complaints. All alleged zoning and building code violation complaints received during the year were investigated and notifications were sent to the parties involved. Through the cooperation of the Fire Department, the Building Division is notified of every fire in which possible structural damage is evident. Immediate inspections are made and recommendations given to the owners or builders. The division also proactively enforces the Residential and Commercial Snow removal bylaw when snow events dictate.

State Building Code:

During 2023, as part of the duties required by the Massachusetts State Building Code, this division inspected 109 public buildings and spaces, (schools, hospitals, restaurants, public halls, day care centers etc.) for compliance with safe egress, emergency lighting and maximum capacity. The Code requires on-site inspections. Mandatory fees collected during 2023 totaled $3,486. As a means of keeping informed with the State Building Code and its ongoing changes and

amendments, representatives from the Building Division division attended several state sponsored workshops during 2023.

Health Department:

The Office of Planning and Building continued to work very closely with the Health Department in 2023. Many of the public safety issues that are addressed by the Building Inspector also involve the Health Department. The Department also works closely with the Health Department to review plans for new restaurants.

PLANNING DIVISION

Zoning Board of Appeals:

During 2023, the Zoning Board of Appeals heard 32 cases. Several cases include multiple Special Permits:

TOTAL CASES	32
Special Permits	28
Variances	1
Appeal	3
DECISIONS	
Granted	30
Denied	0
Withdrawn	2

Planning Board:

The Planning Board heard 22 cases.

TOTAL CASES	22
Site Plan Review	5
Special Permit	17
DECISIONS	
Granted	22
Withdrawn	0
Denied	0

Total application fees for both the Zoning Board of Appeals and Planning Board were $11,975.

Summary of Activities and Accomplishments:

During 2024 the Planning Division was engaged in the following:

- Drafting and facilitating the approval of several Zoning Bylaw amendments including:
  - MBTA 3A Zoning
  - Amendment to Section 7.3, Design and Site Plan Review
  - Amendment to Section 6.10, Inclusionary Housing
  - Various residential zoning-related amendments
  - Amendment to restaurant parking requirements
- Worked with the MBTA Communities Zoning Advisory Committee and Planning Board on developing zoning and a map to comply with state law.

- Engaged in annual reporting for Green Communities and the One Stop for Growth grant received for MBTA Communities.
- Provided technical and administrative support to the Planning Board, Housing Trust, Economic Development Committee, and Historic Districts Commission.
- Attended trainings and workshops on a variety of planning-related topics.
- Provided general customer service in-person, by phone and zoom, and via email to answer questions, address complaints, and conduct research.

Respectfully Submitted,

Christopher J Ryan, AICP
Director of Planning and Building

DEPARTMENT OF PUBLIC WORKS:

Department Head: Jay Marcotte, MPA

Public Works Administration:

Herewith I submit the Department of Public Works (DPW) report for the year ending December 31, 2024 covering the following: Public Works Administration, the Highway Division, Sanitary Sewer and Stormwater Division, Parks and Cemetery Division and the Water Division.

During 2024, Public Works Administration procured and administered 42 contracts for vehicles, supplies and/or services under Chapter 30B; the Uniform Procurement Act and Chapter 30 section 39M. Administrative time was spent working with the Tree Warden, Executive Safety Committee, Massachusetts Water Resources Advisory Board, Arlington – Belmont - Cambridge (ABC) Stormwater Board, Water Advisory Board, Transportation Advisory Committee, Community Path Project Committee, Community Preservation Committee, Board of Cemetery Commissioners, Shade Tree Committee and the Energy Committee. DPW personnel assisted with the following community projects: Belmont Veterans Memorial at Clay Pit Pond, Voting, Belmont Garden Club Community Planting Program, Belmont Serves Day and assisted with improvements to the Conservation Land at Rock Meadow. Supported & assisted the Belmont Middle/High School Building Committees requests with labor, material, space or equipment that was needed.

Under the Public Works Capital Program, the DPW/Highway Division was authorized to contract out Sidewalk Repair at a cost of $499,770, Street Tree Planting of $50,000, Snow fighting Equipment conversion at a cost of $54,508, 19,000 GVW Dump Truck for the Parks Division at a cost of $106,800, Replacement of a Utility Vehicle for the Water Division at a cost of $120,803. The Sewer Capital Program was authorized to purchase an Electric Service Van at a cost of $59,410, and to replace a 40,000 GVW Dump Truck at a cost of $206,100.

Annual Report of the Highway Division:

Street Maintenance:

The Highway Division maintained, cleaned and signed Belmont's 77.86 miles of public roads. In addition, we cleaned, signed and performed minor maintenance work on 8.18 miles of private ways.

During 2024 various sidewalk locations throughout town were repaired by Highway Division personnel and by the town sidewalk contractor N. Sacca & Sons totaling 50,205 square feet.

45 Street signs, 94 regulatory/traffic signs were purchased, prepared, erected and maintained by the Highway Division personnel.

Crosswalks, center and parking lines were repainted by Highway Division personnel during the year. The Highway personnel painted blue and white handicap markings on 65 various designated parking spaces throughout town. A total of 1,880 gallons of white traffic paint, 315 gallons of yellow traffic, 10 gallons of blue traffic paint, 20 gallons of green traffic paint and 11,850 pounds of reflective glass beads were used during 2024.

During 2024, Highway Division personnel responded to 12 overtime snow or ice calls ranging from one inch to \eight inches. All snow and ice storms were cleared and treated for ice control by DPW personnel. Contractors assisted with the treatment of roadways during six snow events in 2024. The total snowfall for calendar year 2024 was 14.5 inches. Belmont's 1995 By-Law allowing a Snow Emergency Parking Ban was put into effect one time during 2024. The Highway Division is responsible for providing emergency service response for this program at all times for public safety as well as for the continuity of services. We would like to thank all personnel, Contractors and residents for all efforts getting through New England winters. The Community worked together to make sure safety was the number one concern.

The deterioration of the roads and sidewalks continues to be a major concern. With each passing year additional staff time and funding is required to maintain the public ways. The Pavement Management Program, administered by the Engineering Division of the DPW, continued to address the serious condition of the roads with limited available funding. The absorption of Belmont's engineering personnel into the DPW has continued a coordinated between the Engineering, Highway, Sewer, and Water divisions of the DPW for the replacement and repair of utilities in advance of the road and sidewalk improvements.

Sanitary Sewer Maintenance:

Belmont has four sanitary sewer pumping stations, one located on Stony Brook Road, one located on Woodbine Road, one located on Common Street and the other is located on Channing Road. The Highway Division routinely maintains these stations on a weekly basis. The Division is responsible for 76 miles of main lines, appurtenances and about 6,700 building services. The Highway Division also maintains and cleans selected main lines throughout the Town as part of a regular maintenance program. This maintenance program has been reduced because of staffing limitations. The Highway Division is responsible for providing emergency service response at all times for this program for public safety and health as well as for continuity of service. The Highway Division responded to 195 building service pipeline blockages during the year.

The Select Board voted to increase metered sewer charge at 8.0% to $15.11/CCF (hundred cubic feet) with a minimum service charge of $5.92 per monthly billing. The "lifeline" rate was also increased by 8.0% at $10.58/CCF. All Sewer charges are based off metered water amounts.

Storm Drain Maintenance:

The annual cleaning of approximately 1,915 catch basins was completed during the spring by a private contractor. The Highway Division repaired 10 catch basins. An ongoing program of maintenance and cleaning of main lines was continued during 2024. This maintenance program has been significantly reduced because of staffing limitations. Maintenance and cleaning are also provided for storm drain connections to buildings. The Highway Division is responsible for maintenance of all catch basins, manholes, 54 miles of main lines and the storm water pumping station that was installed on Pleasant Street in 2010. The Highway Division is responsible for providing emergency service response at all times for this program for public safety and health as well as for continuity of service.

Central Fleet Maintenance Facility:

Since 1981 the Highway Division has managed a Central Fleet Maintenance facility at the DPW Yard on C Street. Most Town owned vehicles and equipment are serviced and fueled at this location. Gasoline, diesel fuel, preventive and general maintenance along with extensive equipment repair is available to all Town Departments. The Central Fleet Maintenance Facility staff is available to repair all Town vehicles as needed at all times. This facility is the base of operations and provides equipment storage for all Highway Division programs.

Deltas and Grounds Maintenance:

The Highway Division is responsible for 60 separate deltas, islands and grounds including most of the land around Clay Pit Pond. During the spring all areas were cleaned and for the balance of the growing season the property was mowed and maintained. Because of budget constraints, no seasonal staff was authorized to be employed during the growing season to assist with maintenance.

The Belmont Garden Club has, once again, provided labor and plantings to enhance several public areas throughout the Town. Their generosity and public spirit have helped enormously to beautify the town and is especially appreciated given recent budget and staffing limitations.

Solid Waste Collection and Disposal:

Residential solid waste continues to be collected once per week at each household, with recyclables collected every other week. Waste Management is the Contractor for collection of solid waste and collection and disposal of recycling.

Curbside collection consists of weekly residential trash and every other week residential recycling of containers (plastic containers that are bottles, jars, tubs, jugs, & metal), corrugated cardboard, and mixed paper.

Yard Waste is collected every other week from April to mid-October and during the fall leaf season.

The Town is under separate contract with the WIN Waste Innovations Resource/Recovery Facility in North Andover, MA until 2025 to dispose of its solid waste.

During 2024 the Town recycled & composted 4,221 tons and disposed of 5,820 tons of trash from residences and municipal buildings. The Town realized $1,620 from the sale of overflow bags, and $27,000 from the sale of appliance stickers.

To date the DPW has secured $7,560 in grant money from the Massachusetts Department of Environmental Protection. These grants help the town achieve waste reduction goals by maximizing reuse and recycling, which includes educational events, educational materials and outreach.

Transfer Station Operation and Site:

Working with the Engineering Division the Town has retained Langdon Environmental to provide an engineering assessment of the former Incinerator Site and ash landfill at 1130 Concord Avenue to comply with The Massachusetts Department of Environmental Protection's (DEP) regulations. The incinerator building was demolished in 2021. The initial site assessment and comprehensive site assessment have been completed. We continue to work with the DEP to comply with the regulatory process to cap the ash landfill. The Select Board has chosen Belmont Light Department programs for the post-closure use and the Light Board is working with Town Administration to complete the environmental assessment and design a cap for the ash landfill meeting DEP regulations.

Annual Report of the Tree Warden:

Prepared by Jason Marcotte, Acting Town of Belmont Tree Warden

Asplundh Tree Expert Company is serving the first year of a three-year contract for tree care during fiscal year 2025.

Arbor Day was April 26, 2024.

During 2024, the Town purchased & planted 95 trees, The Town continued the Commemorative Shade Tree Planting Program where residents can purchase a shade tree, over 100 trees have been purchased and planted under the new program

The Town trimmed 191 trees and removed 48 dead and dangerous trees during 2024.

The contractor maintained public shade trees predominantly in response to requests from citizens for service. In addition to maintenance work performed on these larger public shade trees, many small, young trees were pruned as part of our pro-active program to assure good form, structure, health and vigor as they develop towards maturity. Storm damaged trees also were routinely repaired to insure the long-term health of the affected trees.

Annual Report of the Parks and Cemetery Division:

Prepared by Frank Sartori, Parks and Cemetery Division Manager

Parks and Facilities provides for the cleaning, maintenance, repair and improvement of the resources for recreational enjoyment. These include; the Underwood Pool and adjacent park, Concord Avenue Athletic fields and facilities, Hittinger Street Field and facilities, Town Field, Pequossette Field, Chenery Middle School Field, Grove Street Field, Payson Park Playground and Winn Brook Field. In addition, this group maintains the tennis courts at the Grove Street Field, Pequossette Field and Winn Brook Field as well as basketball courts at Town Field, Grove St. Field, Pequossette Field and Harris Field along with the many Tot Lots and Playgrounds in Town.

Current or completed projects in 2024:

- Payson Park is completed
- PQ Basketball court and drainage improvement project has been completed
- Grove Street Playground Basketball court and Baseball field renovation Project has been completed

The DPW Parks Division maintains the Underwood Pool. This pool has become a tremendous asset for the Town. The filtering system has been greatly improved and has become more efficient.

Again in 2024, the athletic fields and facilities had many improvements thanks to the generous donations from many organizations to the Field Maintenance Fund.

- As in the past the Brendan Grant Foundation has generously contributed to many projects for all the baseball and softball programs in town.
- We are grateful to the Frank E. French Company for once again donating a generous amount of infield mix.

- The Belmont Youth Baseball Association has graciously donated each year to the upkeep and preservation of not only the Grove Street little league fields, but also the Washington Street U-11 infields and the Concord Avenue multi use softball field. New batting cages at the Grove St. LL Fields.

The many generous contributions add great value to the recreational facilities and are enjoyed by the staff, participants and spectators alike. We thank all of these organizations for their tireless continued financial support at a time of great need and for donating their time to improve and maintain these important facilities. The Parks staff works closely with all of the Town organizations in the care and maintenance of all athletic facilities for the benefit of all. We would like to thank everyone for their help and support throughout what has been another very difficult year.

Annual Report of the Water Division:

Prepared by Gerry Daigle, Water Division Manager

Significant Information and Statistics: All water distributed and consumed in Belmont is supplied by the Massachusetts Water Resources Authority (MWRA) from reservoirs owned and operated by the Massachusetts Division of Conservation and Recreation (DCR). The Town is under contract with the MWRA and is required to pay for all drinking water supplied to the Town.

Safe Drinking Water Act (SDWA) and Regulatory Requirements: The SDWA defines water quality parameters which are considered safe for human consumption. The SDWA is administered by the U.S Environmental Protection Agency (USEPA) and enforced by the Massachusetts Department of Environmental Protection (DEP). The Water Div. collects 8 water samples every week to have analyzed for organic and microbiological contaminates, periodically for metals and pesticides. All samples are tested by MWRA laboratory, or a certified laboratory under contract by MWRA. Reports are on file both at MWRA and the Water Division Office. All samples for Belmont in 2024 were in compliance with the SDWA.

U.S EPA and D.E.P REGULATORY REQUIREMENTS: All community water systems (CWS) and non-transient non-community water systems (NTNCWSs) in 2024 were required to complete a water service line inventory (SLI) by October 16th 2024 the (SLI) this new requirement is to identify lead, galvanized, or unknowns for water service lines to homes and businesses. Belmont Water Division completed the (SLI) on time and found NO UNKNOWNS, and NO GALVANIZED water service lines. Unfortunately, we did find four (4) homes that do have a lead service line on the property. All four (4) homes were immediately notified with hand delivered mailings on having a lead service line, a Brita Pitcher, and a brochure on the health effects of lead. Belmont Water Division takes this concern very seriously and with the approval of the Town Administrator is going to replace all four (4) lead service lines with copper tubing at no cost to the owners. All four (4) locations have agreed to have Belmont Water Division replace the lead lines.

Water Distribution System Components, Improvements, and Maintenance:

Water Distribution System Materials:

Water Main Pipe: Ductile Iron, Cast Iron, High-Density Polyethylene (HDPE), and Copper

Size Range: .75" to 16" diameter

Number of Hydrants: 853

Number of Services: 7,395

Water Service Pipe: Copper, Brass, Cement Lined Iron, High-Density Polyethylene (HDPE), Wrought Iron, Cast Iron, and Lead. Percentage of Services Metered: 100%

Total Water Main: **475,728 Feet (90.1 miles)**

Water Main Replacement Program: In 2024, the Capital Water Main Replacement program consisted of three streets that were all 6" unlined cast iron pipe ranging in dates from 1889-1921. **Cushing Ave** (1,054 L.F), **Knox Rd** (522 L.F), and **Linden Ave** (357 L.F) all were completed with a total of 1,933 Linear Feet (L.F) with 8" ductile iron pipe. A total of 6 new hydrants were added to the system.

Water System Maintenance: Division personnel repaired nineteen (19) water main breaks, ten (10) water service line breaks, and installed ten (10) new fire hydrants that were out-of-service. The personnel also did over 2200 water main and service mark-outs for Dig Safe.

Smart Meter Program: Our Smart Meter Replacement Program has been completed with only eight (8) meters out of 11,325 that have not been updated.

The Water Advisory Board (WAB): The WAB continues its function to advocate and advise the Town of policies, operations management, water and sewer billing disputes, financial practices, and capital investments that will result in the sustained provision of high-quality water service. The WAB in 2024 resolved eighteen (18) water billing disputes.

Water Consumption Data in Million Gallons per Day (MGD):

** Data supplied by the MWRA

Month	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
January	1.968	1.817	1.838	1.796	1.629	1.823	1.727	1.61	1.572	1.506	1.505	1.724
February	1.944	1.857	1.906	1.726	1.520	1.667	1.688	1.54	1.522	1.671	1.450	1.587
March	1.950	1.811	1.869	1.705	1.616	1.674	1.697	1.64	1.614	1.451	1.553	1.516
April	1.996	1.817	1.843	1.758	1.642	1.698	1.687	1.65	1.604	1.493	1.583	1.538
May	2.355	2.013	2.497	2.183	1.902	2.061	1.859	2.02	2.065	2.103	2.130	1.872

June	2.433	2.523	2.569	2.836	2.368	2.568	2.194	2.70	2.617	2.483	2.156	2.296
July	2.743	2.620	2.712	3.155	2.424	2.720	2.491	2.74	2.078	2.967	2.143	2.724
August	2.710	2.579	2.864	3.177	2.596	2.552	2.521	2.93	2.228	2.880	2.083	2.444
September	2.434	2.481	2.202	2.813	2.340	2.430	2.318	2.73	2.104	2.373	2.047	2.788
October	2.098	2.005	2.201	2.057	2.085	1.909	1.797	2.06	1.759	1.787	1.732	2.002
November	1.781	1.851	1.879	1.734	1.753	1.726	1.564	1.59	1.546	1.523	1.512	1.611
December	1.754	1.820	1.807	1.644	1.693	1.687	1.570	1.58	1.487	1.509	1.556	1.566
Average	**2.183**	**2.101**	**2.232**	**2.217**	**1.967**	**2.045**	**1.928**	**2.07**	**1.849**	**1.978**	**1.787**	**1.972**

Total Consumption from MWRA in Gallons:

2013 - 796,694.000 Gallons **2014** - 766,785,000 Gallons **2015** - 814,730.000 Gallons **2016** - 811,468,000 Gallons
2017 - 728,784,550 Gallons **2018** - 746,502,000 Gallons **2019** - 703,703,000 Gallons **2020** - 757,100,000 Gallons
2021 - 677,347,000 Gallons **2022** - 723,500,000 Gallons **2023** - 653,130,000 Gallons **2024** - 625,372,000 Gallons

***Average Billed Consumption per person per day. (Includes outdoor use):**

***2013** - 84.35 Gallons ***2014** - 81.19 Gallons ***2015** - 83.88 Gallons
***2016** - 91.41 Gallons ***2017** - 81.10 Gallons ***2018** - 84.32 Gallons
***2019** - 79.50 Gallons ***2020** - 85.35 Gallons ***2021** - 67.67 Gallons
***2022** - 80.61 Gallons ***2023** - 54.27 Gallons ***2024** - 62.77 Gallons

***Total Estimated Population Served: 27,295 as of July 1st 2024**

Respectfully submitted,

Jay Marcotte, MPA
Director of Public Works

2024 Annual Report

ENTER DEPARTMENT NAME HERE:

Director: Brandon Fitts
Assistant Director: Heidi Barberio

Purpose and Duties:

The mission of the Recreation Department is to enhance the quality of life for people of all ages in the Belmont community by offering a full range of safe, high-quality recreational programs, activities and events. In doing so, we strive to be responsive to residents' changing needs and to manage our resources prudently.

Summary of Activities and Accomplishments:

Summer Programs

- The Department's summer camps continue to grow. In 2024, our camps were the most popular and successful they have ever been. In total, 925 camper registrations were served in the summer of 2024
- Approximately $13,684 of financial aid was given by the Recreation Department for summer camp.
- The popular summer movie series has continued at Town Field with record attendance in 2024. Seven movies were shown and the Department was able to secure a food truck for the events.

School Year Programs

- We ran more school year programs in 2024 than in any previous year.
- Upon collaborating with the School and Facilities Department's, Recreation was able to host our popular Dolphins swim team at Belmont High School again. 222 swimmers signed up for the team in 2024.
- 2024 marked another run of our popular T-Ball program. Recreation was able to secure seven team sponsors from local Belmont organizations and businesses. The season kicked off with a party and ended with great success as always!
- The Department worked to revive the Belmont Teen Committee. With a renewed interest in the program, a dedicated group of about 40 teens regularly attended and volunteered at events in 2024. The Youth Commission was formally dissolved in 2024 which allowed us to grow and expand teen involvement in the program.
- The department has worked hard this past year to increase programming and services offered to the Town of Belmont. In all, 531 programs ran in 2024, 3279 Rentals were issued, 1557 memberships were sold, and 8217 registrations were processed.

Underwood Pool

- The Underwood Pool had another successful summer!. Membership revenue equaled $349,860 and day passes revenue was $60,575. 1430 Pool memberships were sold and 3564 day passes were sold. In total, Underwood Pool members scanned into the pool 26,575 times. Total summer revenue for 2024 was $454,196.
- In 2024, the Department expanded group swim lessons and continued to refine the private swim lesson program. These lesson programs were extremely popular.
- The Recreation Department partnered with the Library to offer a pool-side story time program for patrons. These programs were very well attended.

Special Events

- **Family Campout:** The Department coordinated the second annual camping experience for families at Rock Meadow. Around 25 families signed up to camp in Rock Meadow and enjoy the outdoors.
- **Trick or Treat at Town Hall:** The Department coordinated its extremely popular Trick or Treat event at Town Hall with many Belmont town departments. Hundreds of people attended the event which included candy, a food truck, music, and costumes.
- **Halloween at the Women's Club:** The Department partnered with the Belmont Women's Club, Police, and Library to offer a pumpkin carving/painting and movie event on the Homer House hill.
- **Halloween House Decorating:** The Department secured generous donations from local Belmont businesses and offered prizes to the best decorated houses in Belmont.
- **Halloween on the Green:** The Department partnered with Nicks Place II and the Russian School of Math to offer a free event for teens on the Green Space in Belmont Center.
- **Candy Cane Hunt:** The Department hosted a candy cane hunt at the COA for children in December of 2024
- **Sweetheart Dance:** The Department hosted a Valentines Days dance at the Beech Street Center!
- **Summer Movie Series:** The Department hosted its popular summer movie series at Town Field. This year the events were sponsored by Lynn Findley and DARE, Belmont Youth Activities.
- **The Summer Splash Down:** To celebrate the opening of the underwood pool, the department was planning on hosting an event that featured a DJ, food truck and more but was unfortunately rained out.
- **Boston Bruins Floor Hockey:** Members of the Boston Bruins came to the Beech Street Center to play Floor Hockey with some of our amazing Special Olympics athletes.
- **The Teen Committee** was established and has run a number of successful events

S.P.O.R.T.

- In 2024 the S.P.O.R.T. program continued to revive in person programming. Friday Night Socials were back in full swing and all normal activities resumed.
- The S.P.O.R.T. program continued to have in person Special Olympics programs and tournaments in 2024. These programs are consistently well attended and it takes many volunteers to make these events possible.
- The S.P.O.R.T. Program is home to 503 registrations across 24 programs in 2024.

2024 Annual Report

Fields/CPC

The Department processed a high volume of fields rentals in 2024. There was close collaboration with the youth sports organizations in town to coordinate field space in all seasons.

- Grove Street Park
  - Grove Steet Park Baseball Fields and Basketball Courts were completed in 2024.
- PQ proposal
  - The PQ Basketball Courts were completed in 2024.
- Payson Park
  - The Payson Park Project was completed in 2024.
- Chenery
  - The Chenery Park Project went through a comprehensive meeting process involving three community engagement meetings with over 100 participants per meeting. It was the most collaborative CPC process that Belmont has ever undertaken.

Goals for 2025:

1. Guide the Recreation Department through the various changes that with creation of the community service division.
2. Assist the Chenery Park Complex project through the construction process.
3. Work on coordinating field space more equitability throughout town.
4. Be the hub for volunteering in Belmont.
5. Develop the Recreation and Open Space Master Plan.
6. Expand programming to reach more Belmont Citizens

Respectfully Submitted,

Brandon Fitts

2024 Annual Report

Council On Aging:
Director: Brandon Fitts
Assistant Director: Heidi Barberio

Purpose and Duties:
The Belmont Council on Aging serves the needs of Belmont's senior citizen population. According to the federal census of 2020 the number of Town residents aged 60 and over is 4,922. Using a combination of Town-provided funds, state, federal and foundation grants, user fees, donations from individuals and organizations, and volunteer services, the COA efficiently provides a wide-range of services to seniors. They include transportation, nutrition, health and wellness, social, arts and educational programming, as well as social support for seniors and their families.

The primary purpose and responsibilities of the department are the following:

Transportation
The COA provides and coordinates transportation services for Town seniors and persons with disabilities. This includes operating the Belder Bus and other means of transportation to support quality of life and allow seniors to continue to live an active life in town. Transportation is critical if seniors are to remain independent. The service enables seniors to perform instrumental activities of daily living such as food and medication shopping, and banking. The rides also make it possible for seniors to access medical care.

Social Services
The COA provides social work evaluations, on-going case management, resource identification and assistance with financial, social and safety needs. Our social workers and interns also provide groups to address varying needs of our participants including a living alone support group, decluttering, and art therapy.

Nutrition
The COA sponsors on-site and home-delivered meals and provides other nutritional resources. While the meals are provided by and funded through Springwell, a regional and state funded non-profit organization, the lunch is served at the center. The COA is responsible for the administration of meal reservations.

Health and Wellness
The COA provides an array of user-funded fitness activities such as aerobics, Tai Chi, yoga, water aerobics, walking, fitness room program, bocce and dance classes, do you want add something about Pickleball? a variety of health education opportunities including evidence-based programs, as well as direct health services such as weekly blood pressure clinics and podiatry services.

Socialization, Adult Education & Arts
The COA sponsors a variety of recreational, educational and arts programs. Most of these programs are user funded and/or rely on volunteers. Programs included our French conversation group, scrabble, card games, and book club. Along with informal groups, the center offers special events which include music, historical lectures, education series, and more.

Volunteer Services
The COA recruits, screens and places volunteers. These volunteer services not only benefit the COA and its operations, but also provide an opportunity for the volunteers to give back to the community and keep them engaged in meaningful activities.

Rentals & After-Hour Use of Facility
The coordination of all after-hours use of the building has been centralized through the COA for the past six years. This includes use by Town departments (such as the Building Dept., Recreation Dept., and Library) for programs, by Town committees for meetings and public hearings, and by outside renters. The administrative tasks of the rentals involve meeting with potential renters, handling the applications, arranging for custodial care of the building during rental events, tracking and processing payments and ensuring that renters properly arrange for alcohol licenses and permits from the Board of Health and Fire Departments.

The following is a list of just select accomplishments over the past year:

Summary of Activities and Accomplishments:

- At the beginning of 2024 the COA was undergoing a tremendous amount of change. A new interim director, the Library moving in, and an override. In the midst of all of this turbulence, staff at the Beech Street Center exhibited resilience and bravery given all of the uncertainty. Below is a list of accomplishments during the first half of 2024.
    - ADA accessibility in all the bathrooms
    - Lowered soap and towel dispensers
    - Fixed weight of doors when pulled
    - Adjusted timing of elevator doors
    - Fixed Kitchen walk in freezer
    - Fixed phone connections in kitchen
    - Repaired oven and learned how to work it properly
    - Repaired kitchen outlets that were not functional
    - Performed a full walkthrough of the center to reaffirm ADA specifications
    - Lowered outside doorbell
    - Added air purifier to fitness room
    - Improved processes were put in place to address facility issues.
    - In partnership with the Library and Facilities, nighttime custodians were hired
    - Weekly staff meetings were implemented which had never occurred in the past.
    - A payroll audit was conducted and payroll was made uniform with the rest of the Town.
    - A budget analysis was completed and the first budget presentation was given to the board and to staff.
    - A COA general email and outlook calendar was setup to mirror the rest of the town departments.
    - An review of program vendors to standardize Insurances and contracts.
    - Processes were put in place for insurances for vendors.
    - Regular CORIs began being filed.
    - Overhauled center rentals and created consistent policies and procedures.
    - Hired PT dispatcher to assist with demand on Transportation.
    - Calculated staff sick and holiday time and relayed info to staff. Began tracking staff time off.
    - Helped coordinated the wrought iron fence to be fixed.
    - Planted arbor vitae trees outside
    - Added garden beds and a gardening program.
    - Upgraded coffee and water dispensers and made coffee free for all seniors.
    - Contracted with a fitness equipment repair company to fix issues in the fitness room.
    - Revised Trips program and secured proper policies including liability with MIIA
    - Improved workplace culture.
    - Navigated transportation services while van was out of commission and used budget reserves to maintain services.
    - Worked with town accountant to revise COA budget lines
    - Worked with Friends of COA to revise the process in which items are billed to be in line with better fiscal practices.
    - Hired a full time administrator professionalize the front desk.

  - Set up payment system and processed first credit card transaction ever.
  - Revised program registration system and statistics collection.
  - Supported and advocated for staff.
  - Secured technology for hybrid grant.
  - Navigated Library move in.
- Increased programming at the Beech Street Center. In 2024 from the months of October through December the center attracted approx. 250 new members. In November and December, over 100 people signed up to use the fitness room. In October 2024, compared to October 2023, transportation nearly doubled the rides for seniors attending programs at the center.
- The Beech Street Center shifted the late Monday operations to Tuesdays to be in line with the other town departments.

Goals for 2025:

- Finalize the transition for the new Community Services Division
- Navigate the Library moving out of the Beech Street Center
- Finish hiring and finalize the COA staff team.
- Redesign and improve the COA newsletter
- Improve communication and by mailing the newsletter to households
- Revive volunteerism at Beech.
- Improve the garden/patio area to expand outdoor programming

Finally, the department's work would not be possible without our dedicated staff, volunteers, and the guidance, support, and wisdom of the Friends of the COA and COA Board.

Respectfully Submitted,

Brandon Fitts

Brandon Fitts, CPRP, CTRS
Recreation Director, Interim COA Director

2024 Annual Report

BOARD OF HEALTH:

Chair: Stephen M. Fiore, Esq.

Vice - Chair: Julie C. Lemay, M.P.H.

Board Member: David Dudzinski, M.D., J.D.

Health Department Staff:

Director: Wesley Chin, M.P.H.

Assistant Director: Diana Ekman, M.S., REHS

Public Health Agent: Lindsey Sharp, M.P.H.

Animal Control Officer: Suzanne Trasavage

Public Health Program Assistant & Clerk of the Board: Maria Reddington

Youth & Family Services Coordinator: Janet Amdur, LICSW, EdM

Public Health Nurse: David Neylon, R.N., CIC, REHS

Veterans' Service Officer: Robert Upton

Purpose and Duties:

The primary goal of the Belmont Board of Health (BOH) is to equitably promote and protect the health and wellness and prevent illness and injury in Belmont residents and visitors to the town. This mission is accomplished by a BOH that consists of three elected members who meet on a regular basis to establish and review local public health policies, regulations, and programs; these programs are designed to minimize the risk of disease, injury, and environmental health hazards to residents and visitors. The day-to-day operations of the BOH are carried out by Health Department staff. Staff interact with the public to provide education with the aim of promoting better health, preventing the spread of disease, connecting residents to resources, along with overseeing enforcement of local, state, and federal environmental and public health regulations, monitoring health status indicators to determine the needs of the community, and overseeing emergency preparedness efforts in response to possible communicable diseases.

Health Department functions include:

Inspection of permitted food service establishments to ensure that safe and sanitary conditions are being maintained and to minimize the risk of a foodborne illness outbreak. There are about 100 permitted food service establishments in Belmont. These establishments include retail food stores, restaurants, catering establishments, bakeries, school kitchens, mobile canteen trucks, farmers' market stands, etc. Between one to three routine inspections are conducted at each of these establishments throughout the year, depending on the relative risk of the operation and their history of compliance. Plan reviews are conducted for new food establishments and for renovations to existing ones. Pre-operational inspections are performed to ensure that new construction is consistent with the plans that were submitted and approved. The Department also conducts regular inspections at the seasonal Farmers' Market because products available for purchase now include many prepared foods, meats, dairy products and seafood. Volunteers and non-profit organizations, as well as for-profit organizations, are also subject to food safety regulations when they are serving food to the public at temporary food events. Event organizers regularly contact the Department for advice to determine if a temporary food permit is required for their event.

The Department enforces the State Sanitary Code, 105 CMR 410.000 Minimum Standards of Fitness for Human Habitation, and responds to residents' complaints concerning possible health and safety violations in their homes or dwelling units. If a housing violation is observed during an inspection, an Order Letter for Correction(s) is issued to the property owner and sometimes to the occupant/tenant. The Health Department is often required to facilitate corrective actions between occupants and landlords, so that violations can be remedied in a timely manner. However, cases may occasionally require court intervention and/or assistance from the Massachusetts Attorney General's Office (AG) to

achieve desired compliance. For example, n 2024, the Department worked with the AG's office and a property owner to successfully find a mutually agreeable resolution for an uninhabited home that had fallen into disrepair over many years.

In addition to housing concerns, the Department spends significant time responding to complaints that include inappropriate garbage/rubbish storage and disposal, air quality, electric sanding, overgrown lawns, rat sightings, food and general safety issues, and gas leaf blowers.

The Department also inspects recreational day camps, swimming pools, and one biotech facility/laboratory annually.

The Board of Health is responsible for the approval of the installation, maintenance, and/or removal of subsurface sewage systems in the town, under the Department of Environmental Protection's (DEP) regulations known as "Title 5." Soil testing, plan reviews, and oversight of construction are the responsibilities of Health Department staff.

The Public Health Nurse investigates and monitors disease outbreaks, oversees and coordinates seasonal flu and COVID vaccination clinics, provides health education, and participates in public health emergency preparedness activities. Disease surveillance and outbreak management is reported and tracked online through the Massachusetts Virtual Epidemiologic Network (MAVEN).

Additionally, in Fall 2024 the Public Health Nurse partnered with the Belmont Public Schools (BPS) Director of School Nursing to pilot a Vaccines for Children (VFC) Immunizations for School Entry Program for BPS students. This program is specifically geared towards providing vaccines to students who are not up to date with childhood immunizations (e.g. TDAP, Varicella, MMR, Meningococcal ACWY, Hepatitis B, Polio) that are required for school entry, and are currently without active health insurance and/or lack access to a local health care provider. Between the federal VFC program and the state MDPH Immunization Division, our office is able to acquire and administer vaccines required for school entry for all those under 19 years of age, as well as certain vaccines including COVID and flu for those 19 ages and older who do not currently have health insurance, or whose health insurance does not cover the cost of vaccines.

The Public Health Nurse position is dedicated to working on Belmont specific tasks two days per week and the remaining three days per week are spent working on regional efforts with the MPHC, these hours are funded through regional grants.

The Animal Control Officer (ACO) patrols the town's parks, streets, and conservation areas. The ACO is responsible for the quarantine of domestic animals for possible exposures to rabies and responds to

numerous animal related service requests. Examples of service requests include: wild animal rescues, wild animal euthanasia due to severe injuries, home visits, Police and Health Department dispatches, reports of found and missing dogs and cats, and reports of animal cruelty. Additional responsibilities of the ACO include submission of bats for rabies testing, annual inspections of backyard chicken coops, and scheduling, coordination, staffing of the annual community rabies clinic for dogs and cats, educating residents about cohabitating with wildlife, and working with the Board of Health to oversee hearings for dangerous or nuisance dogs. The ACO also assists the Recreation Department with implementation of their Off Leash Dog Program as time permits.

The Youth and Family Services Coordinator is a licensed clinical social worker who is shared with the Council on Aging (COA). Under this arrangement, the Coordinator works 20 hours per week for the Health Department providing social services for families and children in need and 20 hours for COA providing services for senior citizens. The Coordinator offers referrals to individual and family mental health counseling, case management, and crisis intervention services. The Coordinator also connects residents to resources for basic needs such as food, housing, and fuel assistance. Additionally, the Coordinator develops and oversees a number of community programs such as the Giving Tree, Golden Shoes, Peeps Diorama Contest, clutter support groups, a 50+ job seekers networking meetup and substance abuse education, and healthy eating/nutrition cooking classes.

In accordance with Chapter 115 of the Massachusetts General Laws, the Veterans' Service Officer (VSO) provides comprehensive services to the Town's veterans and their dependents. The VSO is typically the first individual that a Veteran or dependent contacts for advice and assistance when health issues arise. The VSO works to determine a Veterans' eligibility to receive entitlements from the Department of Veterans' Services and Veterans' Affairs through extensive vetting in accordance with State and Federal rules and regulations. The VSO also coordinates and oversees many events to raise awareness and honor Veterans including the annual Memorial Day Parade, Purple Heart Ceremony, Flag Disposal Ceremony, Veterans' coffee hour at the COA, and Veterans' Day exercises with the schools, COA, and local VFW.

The Director and Assistant Director manage all of the programs that are housed in the divisions of Environmental Health, Disease Control, Animal Control, and Social Services with a great deal of support from the Public Health Program Assistant. The day-to-day administrative tasks of the Health Department rest on the shoulders of the Public Health Program Assistant. Administration is considered

a division in itself due to the abundance of permits processed, accounts managed, phone calls answered, and grants monitored by the Program Assistant. On a regular basis there are also burial permits that must be reviewed and processed, dozens of phone calls to answer, Board meeting minutes to write, meetings and program planning, social media and web page maintenance and a variety of bookkeeping duties involved. The Program Assistant manages free sharps disposal collection and safe disposal, mercury disposal, temporary dumpster permits and edits documents for all staff members. Animal Control dispatch and response is a crucial task for the Program Assistant that takes coordination and attention to detail due to the potential for exposure to rabies. The Program Assistant assures that department has the most current public health information and updates by maintaining contact with several organizations such as the Massachusetts Health Officers' Association (MHOA), the Massachusetts Environmental Health Association (MEHA), and the Massachusetts Association of Health Boards.

The Health Department continues to collaborate regionally with other municipalities to maximize services to the community in multiple areas, allowing a small Health Department to provide a wide range and depth of services including: public health nursing, tobacco control and prevention of youth access to tobacco, mosquito control, emergency preparedness, and weights and measures. Additional information about these programs is below:

The Health Departments from Belmont, Arlington, Brookline and Newton collectively share a Public Health Excellence (PHC) grant from the Massachusetts Department of Public Health (MDPH). The purpose of this funding is to regionalize many aspects of local public health as a way to help deliver uniform public health services by decreasing inequities throughout the Commonwealth in terms of the delivery of public health programs, services, and information. The genesis of this state sponsored plan came out of the COVID-19 pandemic when we observed neighboring communities adopt different approaches to address the same public health issues. The four health departments, are known as the Metro Public Health Collaborative (MPHC) and share staff based out of the Brookline Health Department to oversee this regional effort. Brookline serves as the fiscal agent for this grant.

In 2024 the Health Departments in Arlington, Belmont, Brookline, Norwood, Randolph, Stoughton, and Watertown continued to share a grant from the Massachusetts Department of Public Health to fund a full-time regional Tobacco Control Program Coordinator. The Tobacco Control Program Coordinator

conducts inspections at tobacco retailers and performs tobacco compliance checks in the seven towns. There are currently 14 tobacco sales establishments in Belmont.

Belmont is one of approximately 28 cities and towns that comprise the East Middlesex Mosquito Control Project. Each participating municipality contributes funds toward the overall maintenance and administration of the District and then additional funds cover specific services provided to each community. Mosquito control specific to Belmont includes adult mosquito surveillance by trapping, helicopter Bti (Bacillus thuringiensis var. israelensis) application in a small area of Beaverbrook Reservation, and catch basin larval control.

Belmont is a member of Public Health Emergency Preparedness Region 4A/B, which encompasses 60 communities. Through this collaboration local municipalities are encouraged to work together to coordinate for emergency response planning. The most recent example of this effort were the regional COVID-19 vaccine clinics that were held with Arlington and Lexington when COVID-19 vaccines first became available in 2021.

Belmont contracts with Brookline for the services of a Sealer of Weights and Measures. The Sealer enforces all Massachusetts General Laws and Regulations pertaining to weights and measures including

the regulation of trade, unit pricing, and price verification. Weighing and measuring devices used by local establishments include automatic check-out systems (scanners), gasoline pumps, supermarket and deli scales, manufacturing and shipping scales, apothecary and jewelry scales, etc. The Sealer guarantees the accuracy of these devices, inspecting all for accuracy and correctness. Weights and Measures investigates complaints of short weight, price misrepresentation and use of illegal or non-conforming devices.

Belmont, Brookline, Waltham, and Watertown are members of a Substance Abuse Prevention Collaborative. This Collaborative shares a grant from the Massachusetts Department of Public Health; this grant is managed and administered exclusively by staff from the Wayside Multi-Service Center in Watertown to raise awareness and change social norms around underage drinking locally through the work of the Belmont Wellness Coalition.

Summary of Activities and Accomplishments:

- The Health Department partnered with Osco Pharmacy from Star Market to hold 8 vaccine clinics to offer COVID-19 and flu shots to residents of all ages. Space for these community vaccine clinics was kindly donated for the third consecutive year by Temple Beth El.
- The Health Department obtained 13,000 free rapid COVID-19 tests from the United States Department of Health & Human Services for distribution at no cost to residents.
- The Health Department partnered with the Town Administrator's Office to hire a Public Health Consultant to conduct a community Opioid Needs Assessment to help develop a plan to responsibly allocate Opioid Abatement Funds received from the state.
- The Health Department was approved for a $19,000 grant from the FDA, to continue to improve the effectiveness of Belmont's food inspection program.
- The Animal Control Officer partnered with Watertown to hold a low-cost community rabies for dogs and cats that reside in both towns.
- The Animal Control Officer worked with the Recreation Department and Selectboard to help pilot the Paws in the Park off leash dog program.

- In Summer 2024 the Social Worker installed two raised organic garden beds for the community to grow organic vegetables and herbs for seniors and to serve as a demonstration of organic gardening methods for health food.
- The Health Department Social Worker utilized a grant from Mount Auburn Hospital to sponsor a series of classes and seminars to promote awareness of self-management of chronic diseases through healthy eating options and lifestyle choices.
- The Veterans Service Officer partnered with students in the Belmont Hill School Veterans Club to raise awareness of the needs and sacrifices made by Belmont's veterans through the successful establishment and organization of the first (and hopefully) annual Belmont Hill School Veterans Club 5k Run, which raised over $5,500 to benefit the Belmont Veterans Memorial Committee.
- The Public Health Nurse administered 55 vaccines by appointment in the Health Department for students who required vaccines for school entry, and also uninsured and underinsured children and adults with Flu and COVID vaccine.
- Health Department staff distributed 474 doses of Narcan, an opioid overdose reversal medication, free of charge to the Belmont community. Community members can have these doses of Narcan on hand in case they encounter a loved one or a member of the public who has overdosed and can act quickly to reverse it.

Goals for 2025:

- To continue holding community clinics for the administration of COVID-19 and flu vaccines to Belmont residents, employees, and other members of the community.
- To work with the Town Administrator's Office to begin implementing the recommendations as outlined in the community Opioid Needs Assessment.
- To continue to identify and apply for public health grant opportunities for needs determined through regional and local health assessments.
- To continue to contract out food service inspections in order to increase our capacity to respond to allow department staff to better respond to other local public concerns.
- To continue to expand assistance and linkages of resources to residents and veterans who require counseling and/or other services in order to maintain a safe and healthy lifestyle.
- To develop and implement intergenerational social programs and community involvement projects to promote charitable contributions, healthy lifestyles, and improved mental health.

Respectfully Submitted,

2024 Annual Report

Wesley Chin, MPH
Director Belmont Health Department

2024 Annual Report

Belmont Public Library

Board of Library Trustees
Trustee Chair: Kathy Keohane
Vice Chair: Corinne McCue Olmsted
Secretary: Gail Mann
Board Members:
Mark Carthy
Mary Stearns
Stephanie Cahoon

Director: Peter Struzzziero
Assistant Director: Lauren Pfendner

Purpose and Duties:
The Belmont Public Library is guided by the past and focused on the future. Its mission is to enrich the lives of the community by empowering its citizens' personal, educational, and professional growth. The library is dedicated to advancing literacy and fostering life-long learning.

The Belmont Public Library aims to provide a center for information and discovery through innovative programming, robust collections, and responsive services. The Library is a place for Belmont to learn, share, and create.

Our Core Values
Knowledgeable staff and great service
Intellectual freedom and access to knowledge for all
Current and historical digital collections
Technology and information literacy training
Spaces for study, collaboration, and innovation
A place where Belmont comes to explore, learn, and discover

Summary of Activities and Accomplishments:

"Thank you all for the help with my school work . It was a success and the project was well received. I couldn't have done it without your help" - A local college student who worked with staff to reach his goals this semester-

Administration
Our library staff continued to deliver exceptional service throughout 2024—all while operating without a permanent building and under reduced hours. It's our responsibility to provide staff with the tools they need, and they, in turn, have continued to impress us all.

Despite extraordinary circumstances, the Belmont Public Library consistently ranks among the top circulating libraries in the Commonwealth, even when compared to significantly larger communities. We recorded a total collection use of 517,413—only a 22% decrease from the previous year — despite the closure of our main building and the relocation of much of our browsing collection into storage. We'd been prepared of an up to 50% decrease in circulation, but our Belmont patrons had other plans, and continued to frequent the Library in the temp sites.

The Administration team remains proud to work behind the scenes on staffing, budget management, board support, and long-term planning. In recent years, we've become more public-facing through initiatives like Coffee Hours, Chess with the Library Director, our monthly *Dial M for Movies* program, and One Book One Belmont. Before the new library opens, we also plan to launch the Belmont Public Library Music Club in collaboration with Want List Records, a fantastic new business in town.

Our monthly newsletter continues to be one of the most read in Belmont, and this year, we began writing a monthly column for the *Belmont Voice* to better connect with non-library users (yes, we'd love to convert you and get you a Library card).

Setting up in the Temp Sites

We successfully decommissioned the former library building and transitioned to temporary service locations in three town-owned spaces: the Benton Library, the Beech Street Center, and Chenery Upper Elementary School. This massive effort caused only three days of closure being the Friday and weekend after Thanksgiving. We were up and running with some limited services the very next Monday.)—thanks in large part to the tireless work of Assistant Director Lauren Pfendner and Department Heads Deborah Borsuk and Grainne Griffin. We're also deeply grateful to our moving company, Diamond Relocation, whose above-and-beyond support we'll certainly consider again in the future.

In FY2024, we completed RFID tagging of our entire collection. This technology, along with planned investments in automated materials handling and self-checkout systems, will significantly boost efficiency. It also ensures we can maintain current staffing levels without requesting new public service positions in the FY26 budget.

We also implemented a surplus property disposal policy, donating unneeded furniture and equipment to other departments, local libraries, and nonprofits. Remaining items were sold to the public in a successful surplus sale, and any temporary furniture will go through the same process.

Building Project

Construction of the new Belmont Public Library began in early 2024 and, as of spring 2025, remains on schedule and within budget. We anticipate moving in during late fall of 2025, with a target soft opening before the holidays and a grand opening celebration in January 2026.

This moment marks the culmination of over two decades of community effort. The journey began in earnest in 1999, and thanks to the support of generations of board members, volunteers, and citizens—who attended thousands of meetings over the years—we are finally turning this vision into reality. Their commitment laid the foundation, and our current team is bringing it to life.

To our current team—the Building Committee, Board of Trustees, support organizations, donors, and our partners in town government—thank you. This project has been a true testament to what we can achieve together.

State Requirements
Each year, we meet several requirements to remain certified by the Massachusetts Board of Library Commissioners. Certification ensures access to essential resources, including interlibrary loan and state funding. Requirements include:

- Meeting the Municipal Appropriation Requirement
- Maintaining minimum standards of free public library service
- Operating a minimum number of hours per week
- Allowing non-resident borrowing
- Spending a percentage of the municipal appropriation on materials
- Employing a Director with a Master's in Library Science

Meeting these standards allows Belmont to remain a member of the Minuteman Library Network and ensures eligibility for grants and annual state funding.

Jane Gray Dustan Children's Room
Even without our permanent location at 336 Concord Avenue, the Children's Room thrived. We worked not just to maintain services but to introduce new programming for Belmont families. The Benton Library on Oakley Road has been a warm and welcoming temporary home, and we're deeply grateful to the Benton Library Board for their hospitality. We also thank the Friends of the Belmont Public Library for funding many of our 2024 Children's programming and initiatives.

In April, we welcomed full-time librarian Bridget Hoarty to the team. A recent MLIS graduate from University College Dublin, Bridget brings deep experience with school-aged children and has already developed a wide range of original programs and activities. We're thrilled to have her on board.

Programs for All Ages
Our first priority after relocating was reestablishing weekly storytimes. Preschool storytimes at Benton and Beech Street Center have been well-attended and supported by engaging displays from the Circulation Department.

Highlights this year included:

- **Little Builders Playgroup** for ages 2+, exploring architecture through block play
- **Halloween Trick-or-Treat** event with nearly 200 attendees

- **Pajama Storytime**, an evening program for working families
- **Little Bookworms**, in partnership with Watertown Family Center
- **Joey's Junior Book Club**, a new monthly book club for kindergarten–2nd graders

Vacation week programs featured exciting guests like Wildlife Encounters, magician Ed Popielarczyk, and Mike Bent's *AbraKidabra* show.

Summer Reading 2024
Our theme, *Rooted in Reading*, was a community favorite. We kicked things off at the Underwood Pool with sign-ups traded for ice cream, and new additions like Bridgets weekly Boredom Busters—ranging from bingo to mad libs—kept kids engaged all summer long.

Events included a Taylor Swift Party, unicorn crafts, and theater games. As always, summer reading prizes and supplies were generously funded by the Friends.

In-Library and At-Home Activities
Children's staff embraced the limitations of temporary space by offering creative take-home kits and in-library engagement. Popular activities included:

- Craft kits for Lunar New Year and spring
- Early literacy kits from Watertown Family Center
- Seasonal Boredom Busters
- "Who Would Win?" voting boards
- Scavenger hunts, guess-the-character games, polls, puzzles, and coloring sheets

These offerings provided something new with every visit and helped make each trip to the library a special experience.

Collaborating with the Benton Community
Our partnership with the Benton Library Board gave us opportunities to connect with the surrounding neighborhood. We helped support the Benton Block Party, featuring touch-a-truck, bike tune-ups, crafts, and games.

We also launched the **Walk/Ride to Benton** program, rewarding families who arrived by foot, bike, or bus with special stickers. Over 400 have been given out so far!

Outreach and Community Connections
This year, outreach was more important than ever. Highlights included:

- Library card sign-ups at all four elementary schools and at the English Language Education Welcome Picnic
- Fifth grade and kindergarten library card initiatives
- Our second annual International Valentine's Day Party
- A collaborative Solar Eclipse Party at Town Field
- Storytimes at Wonder School, Payson Park Preschool, and the Belmont Farmers' Market
- Intergenerational programs with Watertown Families Together, such as a doll-and-me tea, teddy bear picnic, and Hello Kitty's 50th party
- Diaper drives at Benton in partnership with Watertown Family Center, benefiting Belmont Helps and the Watertown Food Pantry

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Circulation Department

The Circulation Department experienced a dynamic and productive year in 2024, marked by meaningful improvements in service, organization, and accessibility. Every update was guided by our commitment to creating a more welcoming, efficient, and user-friendly experience for the Belmont community.

In response to the needs of our patrons and staff, we made a number of operational enhancements. Four fully functional computers were added to the Circulation Desk to increase efficiency and improve response times. To accommodate a growing number of hold requests, we reconfigured shelving and added new display areas, creating both additional space and a more intuitive flow for browsing. A dedicated area was also established for juvenile holds, improving access for young readers and their families. The process of applying for a library card—whether adult or juvenile—was refined and streamlined, making it easier than ever to become part of our library community.

Several physical spaces were reimagined to better serve both patrons and staff. Audiovisual materials were removed from the stage in the multi-purpose room, allowing us to reclaim that area for future programming and events. Magazines were relocated and reshelved to be more accessible, while the popular Great Courses collection found a new home in the hallway for easier discovery. Additional shelving was installed in the Conference Room to support our expanding collections, and new display stands were added throughout the department to highlight featured materials and seasonal topics. The overall layout of the Circulation area underwent a thoughtful reconfiguration, with two new wooden displays added and another relocated for improved visibility. The feedback from patrons has been overwhelmingly positive, and the space is now more inviting and functional.

Service enhancements extended beyond the physical layout. In October and again in March, we conducted delivery surveys to evaluate the efficiency of our material deliveries. These efforts have helped us fine-tune operations. We also rolled out auto-renewal services for library cards, making library membership that much easier and increasing overall patron satisfaction. New guidelines were implemented for converting eCards to

full accounts, streamlining the digital transition for many users. Internally, we prioritized staff development—setting clear goals, offering refresher training on the Sierra system, and hosting one-on-one meetings to assign new responsibilities and cultivate staff engagement. One of our team members attended the annual New England Library Association conference, returning with new ideas and insights for improving department operations.

This year, we welcomed one new full-time and three part-time staff members into existing roles, each bringing new energy and perspectives that have strengthened our team and our ability to serve the community. By the numbers, the (department continued to see significant engagement. We now serve a total of 15,412 patrons, with 1,025 new patrons joining in 2024 alone. Our Books on Wheels service made 422 deliveries, and staff answered 10,095 questions across service points. At the Beech Street Center, we recorded 198,259 checkouts, 117,125 check-ins, and 7,373 holds placed—resulting in a remarkable 322,757 total transactions.

In every way, 2024 was a year of growth, adaptation, and continued excellence. By focusing on patron needs, empowering our staff, and reimagining the way our space and services are delivered, the Circulation Department has positioned itself to meet the evolving demands of library service in Belmont. We're proud of what we've accomplished and excited for what's to come in the new building and beyond.

Reference and Adult Services

In 2024, we were fortunate to welcome two exceptional librarians to our Reference Department. Janina Majeran joined in January as our Community Outreach Librarian, bringing deep experience in reference services and community building. Elise Cluster stepped into the Coordinator of Reference and Public Services role in May, following Lauren Pfendner's promotion to Assistant Director. Elise's background at Boston Public Library and talent for collaboration have already made a lasting impact.

Community Partnerships & Programming

One of our earliest 2024 programs was a massive success: the solar eclipse viewing party, planned in partnership with Belmont Recreation and the Beech Street Center. With nearly 2,500 attendees, 150+ glasses distributed, and family-friendly activities, it became one of our largest-ever events.

As in-person programming resumed, our monthly Adult Craftalongs (in partnership with the Council on Aging) quickly grew in popularity, with more than 70 participants across multiple events. Library staff also connected with residents at the Age in Place Fair, Town Day, the Benton Block Party, and through weekly summertime presence at the Belmont Farmers Market, where we offered giveaways and engaged with the community.

Other key programs included:

- **Fix-It Clinic**: 47 participants brought household items for repair
- **Kinship for the Kinless**: a support group for solo agers, offering legal workshops and social events

- **Author talks**: Over 15 events, including appearances by Len Abram and Ted Reinstein
- **Topical programs**: Decluttering, job-seeking, and wildlife education
- **Sunflower Challenge**: 800+ packets distributed
- **Adult Summer Reading**: 150+ participants

We also continued to offer:

- *Programming with Python* course
- Belmont Public Library Cookbook Club
- *Page of Enlightenment* historical book club
- *Better Read Than Dead* mystery book club
- *RainbowLit*, an LGBTQ+ reading group co-sponsored by the LGBTQ+ Alliance and Belmont Against Racism
- *Book a Trip Abroad* international literature club
- Monthly Virtual and R-Rated Trivia Nights
- Five English Conversation Circles (now also in-person)

Collections & Services Highlights
We introduced new digital tools in 2024, including:

- **Text-to-Chat** reference service (617-906-6770)
- **BookPage Digital Edition** and **PressReader**—the latter offering 7,000 publications in 60 languages, including *The Economist*, with over 3,700 uses in its first year

We also launched a **Seed Library**, stocked with vegetable and herb seeds, plus native Massachusetts plants—generously supported by Mystic Charles Pathways Pollinators.

Our Local History Librarian, Logan Manchester, introduced **One-on-One Genealogy Appointments**, which have become increasingly popular among patrons exploring family history.

Young Adult Services
Teen Services continued expanding outreach despite limited space, prioritizing access to materials, virtual programming, and community partnerships.

Teen Advisory Board (TAB) resumed monthly meetings (except during summer). Despite the demands of school and extracurriculars, participation remains strong. Highlights include:

- Student-led initiatives like tutoring and STEM events
- Op-eds in *The Belmont Voice* about teen spaces
- Volunteering at the Eclipse Party and contributing to the *Spoiler Alert* teen blog, which featured 22 book reviews this year

Summer reading saw 86 additional teen review submissions. The YA librarian also collaborated with:

- Belmont PTSO
- Belmont Wellness Coalition
- Massachusetts Library Services Youth Groups
- Greater Boston Teen Librarian Roundtable

Regular tabling at Belmont High and Pumpkinfest allowed for deeper engagement with teens and families. We also offered a monthly drop-in teen space at Beech Street, and partnered with the Children's team on tween events like board games and origami.

Belmont Public Schools continue to rely on our e-collections—3,106 ebooks and 273 audiobooks were accessed via Sora.

Technology & Technical Services
This year posed considerable logistical challenges for Technology and Technical Services, but the team rose to every occasion.

Technology
The successful transition to temporary locations included setting up all staff and patron computers across four sites. We also completed the second phase of the RFID project—bringing RFID hardware and software to all circulation points, including self-checkout stations. This was completed far quicker than expected thanks to the leadership of Coordinator of Technology & Technical Services Ellen Girouard (now retired)

Print Services
With fewer available print stations, we seized the opportunity to upgrade:

- Credit card-enabled pay stations replaced older cash-only machines

- Wi-Fi printing was rolled out at both Benton and Beech Street locations, allowing patrons to print remotely via our website

Technical Services
We tackled two major internal projects:

- **Dewey Reclassification of the 300s**: To address inequities in how history is cataloged, over 4,000 adult nonfiction titles were reviewed and adjusted as needed

- **SCAT Code Review**: These internal cataloging codes were refined to better reflect and track our collections. One example—the Children's Department's Parent Collection—now has its own dedicated code

Friends of the Belmont Public Library
The Friends remain excited about the 2025 library opening. In the meantime, they have continued funding over 600 programs across all locations and online.

Highlights from FY2024 include:

- **Solar Eclipse Party**: With nearly 2,500 attendees, this was our most attended program to date

- **Unicorn Party**: The Children's Room's first-ever, with 50+ participants

- **Sunflower Challenge**: Over 800 seed packets distributed

- **Museum Pass Program**: With almost 3,000 checkouts in two years, it remains one of our most - popular items

Thanks to member donations and book sales, the Friends raised nearly $60,000 this year—supporting programming across all age groups.

Fundraising / Belmont Library Foundation
The Belmont Library Foundation (BLF) in partnership with the Library Board of Trustees, has met and exceeded its private fundraising goal, contributing $5.3 million to the new library's construction costs. This support funded crucial pre-construction work and helped position the library for long-term success.

This year's top priorities:

1. Stewarding multi-year pledges— all of which have been fulfilled

2. Continuing fundraising efforts, including securing a $100,000 grant from the Mass Cultural Council

Looking ahead, the BLF is evaluating its board structure and future role in supporting the library post-construction. We're actively collaborating with the Board of Library Trustees, the Friends, and staff to ensure the most effective and sustainable support system for the years to come.

Thank You
Last year, we expressed gratitude to two outstanding library champions—Building Committee Chair Clair Colburn and Board of Library Trustees Chair Kathy Keohane. This year, I'd like to honor another deeply cherished member of our library family.

In June 2024, we lost John Marshall, our beloved former Head Custodian, just one year into his retirement. John was 72. He was a kind man, a quiet leader, and someone whose humor and friendship meant the world to many of us. More than anyone else, John kept the old library building standing through decades of wear. While others worked to build a new future, John fought every day to keep the present running.

Fittingly, both John and the old building left us in 2024. In many ways, they were partners—working together to create a space where our community could learn, connect, and grow. The new building belongs to him as much as anyone else. When we open those doors, we'll raise a glass in his honor. John Marshall will always be with us—in spirit, and in our hearts.

Respectfully submitted,
Peter Struzziero
Library Director
Belmont Public Library

2024 Annual Report

BELMONT MUNICIPAL LIGHT DEPARTMENT

Municipal Light Board:
Chair: Michael Macrae
Vice Chair: Andrew Machado
Member: David Beavers
Member: Travis Franck
Member: Stephen Klionsky

General Manager: Craig Spinale
Assistant General Manager: Sam Osmancevic

Purpose and Duties:

Belmont Light has powered the community of Belmont since 1898. The utility strives to provide reliable, safe electricity for Belmont's residents, businesses, and municipal buildings by embracing new technology and providing superior customer service. In addition to supporting the community's power needs, Belmont Light provides other essential services, including:

- Street and area lighting
- Traffic signal and fire alarm systems maintenance
- Fiber-optic infrastructure construction and maintenance
- Customer support and billing for DPW Water Division
- Lighting and other logistical support for community events
- General support to other town departments

Belmont Light is a member of the American Public Power Association, Northeast Public Power Association, and Municipal Electric Association of Massachusetts.

PHOTO ABOVE:

Belmont Light crew give each other a helping hand while installing cable on Pleasant St.

Summary of Activities and Accomplishments:

Mutual Aid in Georgia and Florida

In September 2024, a crew from Belmont Light joined five other Massachusetts utilities as part of the mutual aid response to Hurricane Helene in Georgia; just two weeks later another Belmont Light crew headed out to Florida in anticipation of Hurricane Milton. Line workers Jamie Viglirolo and Dan Rapaglia traveled to Sylvania, Georgia as part of the Northeast Public Power Association (NEPPA) mutual aid effort, helping to clear damage and restore power to nearly 4.5 million customers. They were followed by line workers Nick Kacoyanis and Tyler Moran who did the same in the Orlando, Florida area, earning a commendation from the American Public Power Association (APPA). Belmont Light is proud to be part of mutual aid networks through industry groups like NEEPA and APPA.

PHOTOS TO LEFT:

Line workers Jamie Viglirolo and Dan Rapaglia survey the damage from Hurricane Helene (left, with pole).

Line workers Nick Kacoyanis and Tyler Moran assist in Florida after Hurricane Milton (right, in truck).

Community Involvement

Belmont Light staff worked closely with the community throughout 2024 to spread awareness about the benefits of public power and safe electricity usage, with an emphasis on bill management and energy efficiency. In 2024, Belmont Light participated in and supported:

- The Belmont Farmers' Market
- Grand Opening of a Heat Pump Storefront on Trapelo Road
- Belmont Connects
- Belmont Town Day
- Touch A Truck Event
- Trick or Treating at Town Hall
- Annual "Light Up the Town" Tree Lighting Ceremony

PHOTO ABOVE:

Belmont Light representatives at the Belmont Connects event, May 4, 2024. Pictured left to right are: Customer Service Representative Courtney Ogg-Mancuso; General Manager Craig Spinale; and Energy Specialist Kevin Bleau

In addition to events, Belmont Light aided other Town departments and community groups by lending labor and equipment in a number of ways, including:

- Powering both construction projects for the new Belmont Public Library
- Installing a new power supply for the Payson Park Music Festival's temporary new home
- Assisting DPW in the installation of a new sign for the Pleasant Street Historic District
- Removing banners from the rafters of the Skip Viglirolo Ice Rink ahead of its closing
- Lending our electric vehicle (EV) to the BFD for their training on response to fires and accidents with EVs

2024 Annual Report

PHOTO TO THE RIGHT:

Belmont Light line workers aided in the removal of the sign at the Skip Viglirolo Skating Rink to make way for the new rink construction project. The sign was donated to the Viglirolo family.

Belmont Light line workers completed a lighting project at the Veterans Memorial Park at Clay Pit Pond. The lighting project illuminates the Memorial at night, allowing visitors to use the park for an extended period of time, especially in the late fall and springtime. At a meeting of the Municipal Light Board on May 15, 2024, the Belmont Veterans Memorial Committee presented a plaque honoring Belmont Light for its work on this project.

PHOTO TO THE LEFT:

Belmont Veterans Committee Chair Colonel Mike Callanan, USMC (Ret.) presents a plaque honoring the lighting project Belmont Light line workers completed at the Veterans Memorial Park at Clay Pit Pond. Pictured left to right are: Municipal Light Board (MLB) Member Steve Klionsky; MLB Vice Chair Andy Machado; Col. Callanan; General Manager Craig Spinale; MLB Member Dave Beavers; Electrical Engineer Yatin Thakral; Line Worker Dan Rapaglia; and Line Worker Nick Kacoyanis

In December 2024, Belmont Light line worker Nick Kacoyanis was called upon to save a crow that had become entangled in fishing line above Clay Pit Pond. Using a bucket truck to get out over the water, Nick cut the bird free and got it into the care of Belmont Animal Control Officer Suzanne Trasavage. The crow was transported to Heal Veterinary Clinic in Watertown, where it was treated and kept overnight. It was then sent to a wildlife rehabilitation in Hopkinton, where it recovered from the ordeal.

PHOTO ABOVE:

Belmont Light line worker Nick Kacoyanis rescued an entangled crow.

Engineering & Operations

The Engineering & Operations team made significant progress this year pertaining to capital improvements and maintenance on its electrical distribution system—some of the specifics include:

Voltage Conversion Project:

Belmont Light's voltage conversion project is a long-term initiative to upgrade existing circuits along with associated equipment and devices from 5 kilovolt (kV) to 15kV class, thereby enabling us to retire older infrastructure, which correlates to increased reliability.

In calendar year 2024 we converted approximately 1.622 megawatts (MW) of electrical load in the town. Areas converted included Hill Rd, Greybirch Cir, Country Club Ln, Oakmont Ln, Stoney Brook Rd, Somerset St, Wellington Rd, Common St, Hull St, Maple St, White St, Pleasant St, King St, Banks St, and Trapelo Rd.

System-Wide:

Overall, we installed or replaced roughly 5,309 circuit feet of underground cable, approximately 22,863 circuit feet of overhead spacer cable, and 25,000 linear feet of service cable. A significant number of transformers were worked on (78 installed and 47 removed) along with switches/protective devices that were also installed or replaced to aid with our ongoing initiatives and to support customer-driven projects.

In total, we replaced 122 wooden poles and 28 aluminum street light poles throughout parts of the town, with the majority being related to the voltage conversion project (capital improvement upgrades), and others related to the Pole Inspection Program, customer service upgrades, and general system maintenance.

Station Maintenance:

Complete maintenance of Station 1 and Station 3 was performed via testing of all equipment (station transformers, breakers, etc.) per NETA (Inter-National Electrical Testing Association) specifications to ensure that we can continue to provide a high level of service.

Replacement of a transformer differential relay and regulator controller at Station 1 were performed as well.

PHOTO ABOVE:

Belmont Light crew install conduit on Prospect St. in May 2024.

Financials

In 2024, Belmont Light provided a total of 122,642,104 kWh of electricity to 11,845 customer accounts. Electric revenue for the year totaled $29,413,061. Belmont Light purchased 129,172,713 kWh of power for a total of $16,672,036, including $1,000,000 transferred to the Rate Stabilization reserve and 1,915,860 kWh rooftop credits provided to 486 Belmont solar customers for a total of $268,399. Belmont's highest system peak demand was 33,934 kWh, which occurred on June 20, 2024.

Belmont Light's voluntary payment to the Town is $650,000 for 2024.

Detailed information on Belmont Light's rates is available at https://www.belmontlight.com/customer-services/residential-rates/ or https://www.belmontlight.com/customer-services/commercial-municipal-rates.

Supply-Side Management & Renewable Energy

Belmont Light purchases electricity from the Independent System Operator-New England (ISO-NE) marketplace and maintains a diversified power supply portfolio of renewable energy, including four wind projects, five solar projects, and eight hydro projects.

Belmont Light's 2024 purchased power expenses totaled nearly $15.4 million (excluding Rate Stabilization fund transfers and interest). Energy was the largest spending category, followed by Transmission, Capacity, and purchase of Renewable Energy Certificates (RECs).

2024 Power Supply Expenses	
Total MWh Purchased	129,173
Total $ - Energy	$8,097,515
Total $ - Ancillary, Schedule	$579,299.08
Total $ - Capacity	$2,119,502
Total $ - Transmission	$3,671,259
Total $ - RECs*	$908,593
All-In Power Costs**	$15,376,168
$/MWh	$119.04

*Includes Green Choice RECs (counted towards percentage goal)

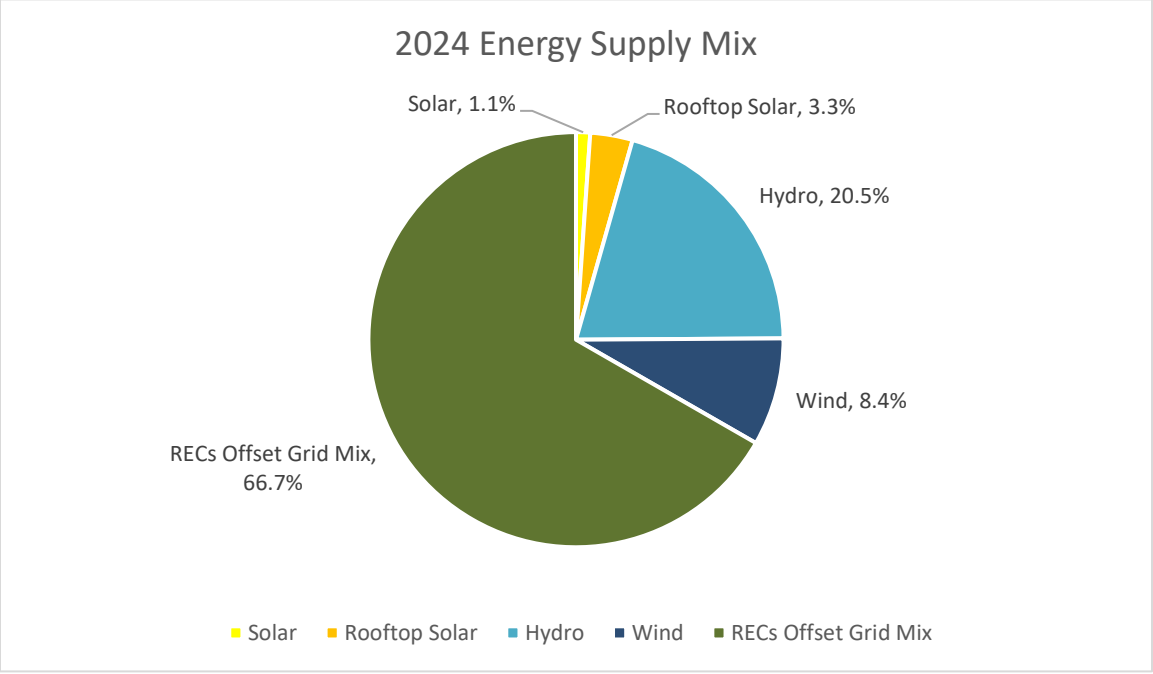
**Does not include Rate Stabilization fund transfers and interest

During 2024, Belmont Light maintained its goal of a "100% renewable power supply by 2022" by achieving a 100% non-emitting supply mix for the 2024 portfolio year. By finishing the year at 100%, Belmont Light marked its seventh consecutive year of exceeding the minimum annual renewable targets set forth in its Power Supply Policy. See the chart below.

Year	Minimum Percent of Belmont Light Power Supply Portfolio to be non-emitting	Percent Achieved
2018	33	34
2019	50	50.6
2020	66	66.3
2021	83	83.3
2022	100	100
2023	100	100
2024	100	100

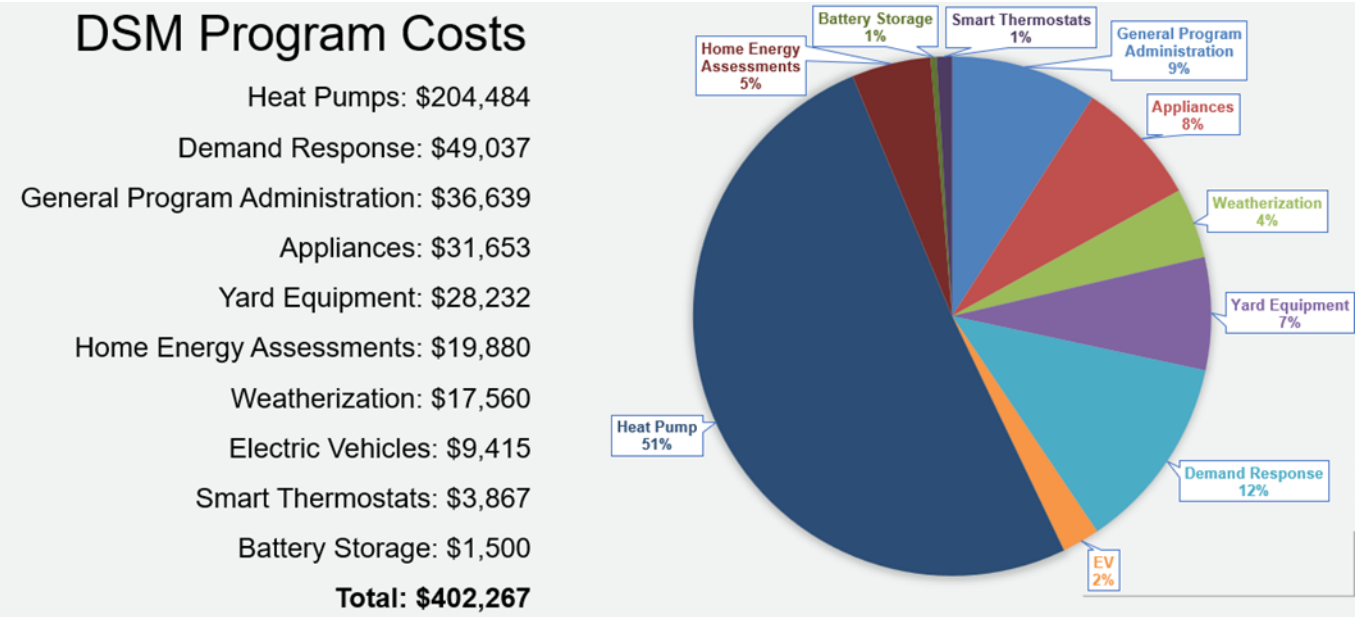
The chart below shows Belmont Light's 2024 energy supply mix. General grid energy enables Belmont Light to fill in inherent production gaps from renewables and offer its ratepayers stable electricity pricing.

To achieve 100% non-emitting power supply, we purchase Renewable Energy Certificates (RECs) to offset carbon emissions in the general grid mix we purchase.



Demand-Side Management & Energy Conservation

For 2024, Belmont Light maintained its many customer programs, continually and strategically boosting electrification. This allowed us to achieve Belmont's Climate Action goals and keep rates stable into the future. In total, our incentives, administration, and marketing costs associated with the residential and commercial programs totaled $402,267.



Residential Incentive Programs

Air-Source Heat Pump Rebate

Due to the continued demand for heat pump technologies, Belmont Light has maintained its efforts to promote the installation of air-source heat pumps (ASHPs). Over the course of 2024, 106 rebate applications were processed, resulting in $177,714 in rebates. More customers are taking advantage of both Belmont Light and Mass Save incentives to install air-source heat pumps in their homes. These applications include both partial-home and whole-home systems.

Abode Energy Management Consulting

In 2020, Belmont Light signed an agreement with Abode Energy Management (Abode) to offer technical support to Belmont Light staff and our customers in the adoption of air-source heat pumps. In 2024, Abode's Heat Pump Specialists continued to be available for residents at different stages, from those just starting out to those who have already received quotes, to answer questions and help ensure the project scope is correct.

Appliance and Smart Device Rebate Program

For 2024, Belmont Light continued to offer the Appliance Rebate Program to encourage residents to purchase devices that may use electricity instead of fossil fuel or will use electricity in a more efficient manner than an alternative device.

Belmont Light issued 192 rebates for appliances and smart devices in 2024, for a total of $35,520 in bill credits to customers.

Cordless Yard Equipment Rebate Program

In 2021, Belmont Light initiated the Cordless Yard Equipment Rebate Program, which gives rebates for yard, lawn, tree care, and snow equipment that is electric-based and does not require a cord. In 2024, we applied $18,812 in rebates for 288 devices.

Electric Vehicle (EV) Charger Rebate Program

In 2024, Belmont Light customers who installed eligible electric vehicle charging equipment at their residence were eligible for a rebate of $100 through Belmont Light. Customers with participating brands of charging equipment or qualifying vehicles could receive an additional $250 for enrolling in our demand response program Connected Homes. In 2024, Belmont Light issued 62 rebates for EV charging equipment installations for a total of $7,285 in rebates.

Home Energy Assessments

Belmont Light offers no-cost, comprehensive energy assessments to all residential customers. Participating residents receive a digital report of their assessments, including a Home Performance Energy Scorecard. Belmont Light's contractor, Energy New England (ENE), performs mostly in-person assessments. Occasional virtual assessments (via smart devices and video calls) allow us to serve all customers.

In 2024, Energy New England completed 56 home energy assessments of Belmont residences, which cost Belmont Light $18,480.

Weatherization Rebate Program

Beginning in 2021, Belmont Light launched the Weatherization Rebate Program allowing all customers to access incentives for installing insulation and air sealing in their homes. During 2024, Belmont Light processed 13 applications and granted $16,480 in rebates, allowing for a significant improvement for our customers' comfort in their homes.

Demand Response Program "Connected Homes"

Beginning in 2021, Belmont Light modified its demand response program and joined the Connected Homes program administered by the Massachusetts Municipal Wholesale Electric Company (MMWEC). The program uses Virtual Peaker, the same software platform Belmont Light used in its previous program, but the new iteration gives more control over peak demand events. With Connected Homes, participants receive up to five notifications per month during peak hours and receive quarterly bill credits for their participation.

Belmont Light has continued to actively recruit customers for the program, which now has 347 devices enrolled. Monthly incentives totaled $13,320 in 2024.

Solar

In 2024, Belmont Light continued to offer a solar buyback credit of $0.13 per kilowatt hour, which is paid to customers for excess solar electricity sent back to Belmont Light's distribution grid. This is a much higher rate than we pay for wholesale electricity and much higher than most other municipal light departments.

At the end of 2024, Belmont had 451 energized arrays with 3,764 kW of distributed solar capacity.

EV Charging

Belmont Light maintains 16 level 2 EV chargers: four at the high school, four at the middle school, four at the Claflin Street lot, and four at McLean Hospital. In 2024, they provided a total of ~27,000 kilowatt hours of energy to EV drivers over 1,660 sessions. In August, 2023, we installed a level 3 charger in the Claflin street lot, partially funded by the state. In 2024, the level 3 chargers provided a total of ~45,000 kilowatt hours of energy to EV drivers over ~1000 sessions.

Commercial Rebate Programs

In 2024, commercial programs comprised only a small fraction of our demand side management budget. Three customers, including a business, a church, and a school took part in our program. They received a total of $6,800 in lighting inspections and replacement LED equipment.

General

Belmont Light staff appreciates continued support from other Belmont town departments. We would also like to thank members of the Municipal Light Board and the Belmont Energy Committee for their expertise, support, and dedication throughout 2024. The General Manager also extends his gratitude to Belmont Light's staff for their hard work and commitment, which is the foundation of Belmont Light's ability to provide outstanding and reliable electric service year after year.

Respectfully Submitted,

Craig Spinale

Craig Spinale
General Manager

PHOTO ABOVE:

Belmont Light Staff, October 2024

David Blazon – Director
Ian King – Manager
Dana Gillis – Systems Manager
Marcus Batista – Facilities Supervisor
Cheryl DiRocco – Administrative Assistant

Purpose and Duties:
The Facilities Department cares for both the Town and School Buildings. The staff is comprised of custodians, tradespersons, and multi-level management. Facilities is responsible for the day-to-day maintenance, inspectional compliances, cleaning, landscaping, and all construction and building improvement.

In addition to the custodial and trades personal, the department has a deep inventory of service contracts that helps keep the various systems and technologies running. Facilities has somebody on call 24/7 to respond to emergencies.

Accomplishments January 2024 through December 2024

Police Headquarters

- Removed existing landscaping.
- Installed a new bushes, shrubs, irrigations and sod.
- Installed a new fence along abutters property line.

Fire Headquarters

- Upgraded and installed new video surveillance cameras.
- Installed new fire alarm panel
- Rebuilt Fire Suppression back flows
- Replaced two VFD's for heat pumps

Fire Substation

- Upgraded and installed new video surveillance cameras.
- Rebuilt Fire Suppression back flows
- Replaced two VFD's for heat pumps

DPW

- Upgraded and installed new video surveillance cameras.
- Cleared our fire suppression lines at DPW

Beech Street Senior Center

- Upgraded and installed new video surveillance cameras.
- Installed new concrete sidewalk leading to the front door.
- Major fire suppression repairs and upgrades
- Installed new alarm system

Public Library

- Demolished to make way for brand new Library Building

Town Hall

- Facilities Director and Admin. was moved in the Credit Union space.
- Upgraded and installed new video surveillance cameras.
- Installed new water bubbler and bottle filler.
- Rebuilt Fire Suppression back flows
- Replace dampers the HVAC system

Homer

- Facilities moved to the old police modular units in the DPW yard.
- Engineering was moved into the Facilities Office.
- Credit was moved into the mailroom area.
- Upgraded and installed new video surveillance cameras.
- Installed a new Network Video Recorder (NVR) in IT for camera upgrades.
- Installed new heating and air-condition unit in the Gallery.
- Installed new building automation controls for the Gallery.
- Installed new water bubbler and bottle filler.
- Replaced ground floor carpeting

School Administration Building

- Repaired and preserved a section of the slate roof and repointed the brick and flashing around the elevator shaft.

Belmont High School

- Installed a raised table in the back driveway to deter speeding.
- Rebuilt Fire Suppression back flows
- Repaired BHS generator voltage issues
- Rebuilt BDA (BiDirectional Amplifier) for FDP
- PV system commissioned at BHS
-

Chenery Upper Elementary (CUE) School

- Moved all 4th grade classes from the four (4) elementary schools to C.U.E
- Painted 40 plus classrooms to make ready for new C.U.E School.
- Upgraded and installed new video surveillance cameras.
- Rebuilt Fire Suppression Back Flows
- Installed new alarm system

Mary Lee Burbank Elementary School

- Replaced the fire sprinkler piping in the attic.
- Performed duct cleaning at the of all HVAC ductwork.
- Installed nine (9) new interior fire doors with panic hardware.
- Upgraded and installed new video surveillance cameras.
- Removed Storage Container from school

Daniel Butler Elementary School

- Replaced the 100-year-old slate roof.
- Removed some dead tree at the front entrance.
- Paved and pour new sidewalks at front of school.
- Upgraded and installed new video surveillance cameras.
- Installed new alarm system

Roger Wellington Elementary School

- Upgraded and installed new video surveillance cameras.
- Commissioned the HVAC systems.
- Integrated lighting control system to the building management system.
- Rebuilt fire suppression back flows
- Installed new alarm system
- Upgraded BMS controls to the roof top units RTU's.

Winn Brook School

- Installed new LED light around the exterior of the school
- Cleaned all the HVAC ductwork
- Resurfaced the gym floor
- Repointed sections of the masonry to address a water leak
- Installed all new paddle fans
- Installed a new natural gas detection system
- Re-piped the gas mains in the boiler room.
- Rebuilt Fire Suppression back flows
- Repaired Winn Brook wheel chair lift instead of decommission
- Installed new alarm system

White Memorial Field House

- Removed oil fired boiler to be repurposed at the Cemetery
- Field House was demolished to make way for new Hockey Arena.

Cemetery

- Installed the new oil-fired boiler from White Field House.
- Installed new fire alarm system in Cemetery Office

Workorders

- In 2024 we were able to complete 2,989 work tickets which was consistent with the 2023 work tickets.

2024 Goals and look ahead

The Facilities Department was blessed with filling and maintaining all its open positions this year. We hired our new Project Manager Marta Kabalin to oversee the larger construction project. We renewed and negotiated all of the custodial and maintenance contracts for another three years. We look forward to opening two new buildings in the Town. A new Library and a new Ice Rink.

We will be starting a major boiler replacement project at the Chenery School once the heating season is over. The slate roof at the Butler School is substantially complete and working on its close out documentation. We will be recoating the last of the gym floors this summer at the Burbank School. We have been working with a company that performed a building assessment of all town and school buildings. We have been planning for new roof top units (RTU's) and a new roof at the Chenery School. We will be rebuilding the retaining wall in front of the Town Hall. We will continue with preservation work around the Town Hall complex by addressing a number of exterior issues at the Homer Building.

Facilities strives to provide quality work and service for the entire Town of Belmont. We are constantly making sure our infrastructure is properly maintained, all inspections are carried out, and repairs are being prioritized. We continue to monitor our heating and cooling systems daily to make sure the occupants of the buildings are getting the best possible care. Health and safety are paramount as we are constantly changing filters and keep our systems in tip-top shape.

As we enter into 2025, we will continue to be vigilant about making conscious decisions that help lower our carbon footprint. Implement new projects that keep our buildings in great reliable shape. Continue to train our staff so they are well versed with new products and methods in their job so themselves and everyone around them are safe when visiting or working in our buildings. We always strive to make the right choice for the environment while respecting the Town's budget.

2024 Annual Report

RETIRMENT BOARD

Board Chair:	Thomas F. Gibson, Esq. (Appointed by the Members of the Retirement Board)
Board Vice-Chair:	Walter Wellman (Elected by Town Employees and Retirees)
Ex-Officio Member:	Donna Tuccinardi (Town Accountant)
	Brian Antonellis (Appointed by Select Board)
	Ross Vona (Elected by Town Employees and Retirees)

Staff:
Ryan Horan (Collen Loughlin), Executive Director
Joseph Martin, Assistant Director

Purpose and Duties:
The Belmont Retirement Board is the statutory overseer of the Belmont Retirement System, an autonomous governmental unit that administers the defined benefit pension plan for employees and retirees of the Town of Belmont, the Belmont Light Department and the Belmont Housing Authority, by investing assets and providing benefits in accordance with the provisions of Chapter 32 of the Massachusetts General Laws. The Retirement Board's operations and its administration of benefits are subject to the regulatory supervision of the Commonwealth's Public Employee Retirement Administration Commission (PERAC).

Summary of Activities and Accomplishments:
During 2024, the Retirement Board held regular monthly meetings and special meetings when necessary, both remotely and in-person, at its offices at 90 Concord Avenue. At its monthly public meetings, which are attended from time to time by various municipal and state officials, the Retirement Board approves warrants, reviews and acts upon pension funding, investment performance and benefit payments.

In March of 2024, the Board voted to transfer the management of all of its liquid assets to the Pension Reserves Investment Management Board (PRIM), which transfer was finalized in June of 2024. The System's invested assets returned 8.5% (gross) and 7.9% (net) in 2024, exceeding the System's assumed rate of return of 7.0% for the second year in a row. As of December 31, 2024, the market value of the assets of the Belmont Retirement System had grown to $178,164,523, an increase from the prior year's value of $158,074,685.

The Belmont Retirement System's bi-annual valuation as of January 1, 2024 was completed by Segal Consultants, reporting a funding ratio (the actuarial value of assets to accrued actuarial liability) of 76.11%, compared to the prior January 1, 2022 valuation of 70.42%. Assuming no changes to the plan in benefits or assumptions, the System will be fully funded by June 30, 2031, with the total appropriation increasing 2.5% each year. As of January 1, 2024, there were 478 active members and 365 retired members and beneficiaries of the System, with an average gross monthly retirement allowance of $3,073, and an average age of 73.6 years. A FY25 COLA was granted to qualifying benefit recipients of 3% up to $13,000 of the annual retirement allowance, or $390 annual maximum.

In March of 2024, the Board re-elected Tom Gibson to his tenth 3-year term as the Board's Fifth Member. The Board embarked on a review and implementation of Best Practices, which resulted in the adoption of policies addressing Board governance and procedures.

Staff has continued to work cooperatively with employer payroll and HR specialists to improve timely enrollment of members into the System. The Retirement Board acknowledged the System's audited financial statements as of December 31, 2023 and 2022, as reported by the independent audit firm of Powers & Sullivan, LLC. The Board met with its actuary, Segal Consultants, and communicated frequently with PERAC officials, including its new Executive Director, Bill Keefe, and PERAC's Actuary, John Boorack. The Board interacted regularly with officials of the Pension Reserves Investment Management Board, which included an in-person meeting with PRIM's Executive Director Michael Trotsky, and other PRIM officials.

In 2024, Retirement Board members and staff successfully completed required educational and training sessions and filed annual Statements of Financial Interests with PERAC.

Goals for 2025:

The Retirement Board's overarching goal is to succeed in its mission to provide secure retirement benefits lawfully earned through public service to the members and beneficiaries of the Belmont Retirement System, and to administer those benefits with the highest degree of prudence, integrity and fiscal responsibility. In 2025, the Retirement Board will continue to improve operations, monitor and implement changes to the public employee retirement law, and embrace transparency and communication with all stakeholders.

Respectfully submitted,

Thomas F. Gibson

Thomas F. Gibson, Chair
Belmont Retirement Board

Index of Warrant Articles

Article #

1 REPORTS

2 TRANSITION FROM ELECTED TO APPOINTED BOARD OF ASSESSORS

TOWN OF BELMONT
WARRANT FOR 2024 SPECIAL TOWN MEETING
JANUARY 22, 2024
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

To any of the Constables of the Town of Belmont in said County:

Greetings:

In the name of the Commonwealth of Massachusetts you are required to notify and warn the Inhabitants of the Town of Belmont, qualified as the law requires to vote in elections and Town Affairs, to convene on **January 22, 2024 at 7:00 p.m.** by means of the audio/video conferencing platform described more particularly below, and to notify and warn the Town Meeting Members to convene by said method and act at said time on the Articles set forth on pages 2 through 4 of this Warrant.

The Town Meeting shall be held remotely by the means requested by the Moderator, as follows:

Interested members of the public may see and hear the proceedings by tuning in to the Belmont Media Center's live broadcast of the proceedings on Belmont cable television (Comcast channel 8, Verizon channel 28) or by live-streaming at www.belmontmedia.org.

Town Meeting Members will attend and vote by logging into a web page portal operated by the Town's electronic voting vendor with unique credentials that will be issued to each Town Meeting Member before the meeting.

Town Meeting Members and other participants approved by the Moderator who wish to address the meeting will participate in the meeting through the "Zoom" videoconferencing service. Login credentials will be provided to all Town Meeting Members. Registered voters who wish to address the meeting as approved by the Moderator may contact the Town Clerk's office for login credentials, 617-993-2603.

For more information, see the December 11, 2023 Moderator's letter to the Select Board appended to this Warrant as Appendix A.

ARTICLE 1 REPORTS

To hear the report of the Select Board and other Town Officers, any Committee heretofore appointed and to act thereon.

This article allows the Select Board and other Town officers, boards and committees to report orally to Town Meeting on appropriate matters not otherwise appearing on the Warrant. This article stays "on the table" throughout Town Meeting to allow Town officials and committees to report at the call of the Moderator.

Majority vote required for passage.

Submitted by the Select Board

ARTICLE 2 TRANSITION FROM ELECTED TO APPOINTED BOARD OF ASSESSORS

To see if the Town will (1) vote to convert the Town's elected Board of Assessors from an elected position to an appointed position pursuant to M.G.L. c. 41 sec. 1B; and (2), request and authorize the Select Board, in accordance with M.G.L. c. 41 sec. 1B, to place the following question on the 2023 Annual Town Election Ballot: "Shall the Town vote to have its elected Board of Assessors become an appointed Board of Assessors of the Town? Yes _____ No_____"; or in any way act thereon.

Massachusetts General Law, chapter 41, section 1B, provides a process to convert elected local positions to appointed (hired) positions. This petition will take the first step in that process, to ask Town Meeting to approve the transition, and authorizes the second step, for a townwide vote in the next annual town election.

Submitted by the Select Board

Majority vote required for passage.

Given under our hands this 18th day of **December, 2023.**

BELMONT SELECT BOARD

Roy Epstein, Chair

Elizabeth Dionne, Vice Chair

Mark Paolillo, Member

TOWN OF BELMONT
455 CONCORD AVENUE
BELMONT, MASSACHUSETTS 02478

MICHAEL J. WIDMER
TOWN MODERATOR

mike.j.widmer@gmail.com
617-489-1822

December 6, 2023

By Hand
Roy Epstein, Chair Belmont Select Board
455 Concord Ave
Belmont, MA 02478

Re: January 22, 2024 Special Town Meeting — Request to Hold Fully Remote Meeting

Dear Mr. Epstein and Members of the Select Board:

I am requesting, in my capacity as Town Moderator, that the Select Board call for the January 22, 2024 Special Town Meeting to be held through fully remote participation in which only remote participation is authorized, as defined in Chapter 2 of the Acts of 2023.

I appreciate your consideration of this request.

Sincerely,

Michael J. Widmer
Town Moderator

Cc: Patrice Garvin, Town Administrator
Ellen Cushman, Town Clerk
George Hall, Town Counsel

SPECIAL TOWN MEETING - JANUARY 22, 2024
BY REMOTE ACCESS

PRELIMINARY MOTION **ORDER OF THE ARTICLES**

MOVED: That the Town Meeting will meet and act on all matters on the warrant for this Special Town Meeting by means of the video and audio conferencing and voting technologies described in the Moderator's December 6, 2023 letter to the Select Board posted with the warrant.

The Motion: was approved utilizing electronic voting devices, by roll call vote: Yes 209 No 1; Abstain 0, at the Special Town Meeting

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ARTICLE 1 **REPORTS**

MOVED: That the reports of Town officers be accepted

The Motion: was approved by unanimous consent at the Special Town Meeting

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ARTICLE 2 TRANSITION FROM ELECTED TO APPOINTED BOARD OF ASSESSORS

MOVED: That the Board of Assessors be converted from an elected to an appointed board, subject to the approval by the voters of a question to be placed on the 2024 Annual Town Election Ballot as follows:

"Shall the Town vote to have its elected Board of Assessors become an appointed Board of Assessors of the Town? Yes _____ No_____".

The Motion: was approved utilizing electronic voting devices, by roll call vote: Yes 156; No 87; Abstain 2, at the Special Town Meeting

Index of Warrant Articles

Article #

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2 AUTHORIZATION TO REPRESENT THE TOWN'S LEGAL INTERESTS

3 AMEND STORMWATER MANAGEMENT AND EROSION CONTROL GENERAL BYLAW

4 AMEND ZONING BY-LAW - RESTAURANT PARKING

5 AMEND ZONING BY-LAW - AMENDMENTS TO SECTION 4, INTENSITY REGULATIONS

6 AMEND ZONING BY-LAW - AMENDMENTS TO SECTION 1, GENERAL, SUBSECTIONS 1.4 DEFINITIONS AND ABBREVIATIONS AND 1.5 NONCONFORMING USES AND STRUCTURES

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7 FY2025 COMMUNITY PRESERVATION COMMITTEE BUDGET & PROJECTS

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8 APPROPRIATE FOR PRIOR YEAR BILLS

9 AMEND FY2024 OPERATING, ENTERPRISE AND CPA BUDGETS

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11 SALARIES OF ELECTED OFFICIALS

12 MWRA I/I FINANCIAL ASSISTANCE PROGRAM PHASE XI

13 ENTERPRISE FUNDS FOR WATER, SEWER AND STORMWATER SERVICES

14 ESTABLISH EXPENDITURE LIMITATION FOR REVOLVING FUNDS

16 ESTABLISH AN OVERRIDE MITIGATION GENERAL STABILIZATION FUND

17 TRANSFERS TO STABILIZATION FUNDS

18 UPDATES TO OPIOID SETTLEMENT FUNDING ACCOUNTING

19 ADOPT MUNICIPAL BUILDINGS INSURANCE FUND

20 APPROVE 5-YEAR TERM FOR POLICE TASER LEASE

21 APPROPRIATION OF FY2025 CAPITAL EXPENDITURES

22 APPROPRIATE FOR CHENERY BOILER REPLACEMENT

23 APPROPRIATION TO OTHER POST-EMPLOYMENT BENEFITS (OPEB) STABILIZATION FUND

24 FY2025 BUDGET APPROPRIATION AND AUTHORIZATION TO TRANSFER BALANCES TO FUND THE FY2025 BUDGET

TOWN OF BELMONT
WARRANT FOR 2024 ANNUAL TOWN MEETING
April 29, 2024
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

To any of the Constables of the Town of Belmont in said County:

Greetings:

In the name of the Commonwealth of Massachusetts you are required to notify and warn the Inhabitants of the Town of Belmont, qualified as the law requires to vote in elections and Town Affairs, to convene on **MONDAY, April 29, 2024, at 7:00 P.M.**, in person at the Belmont High School Auditorium, and to notify and warn the Town Meeting Members to meet and act at said time and place on the following Articles.

Interested members of the public may see and hear the proceedings by tuning in to the Belmont Media Center's live broadcast of the proceedings on Belmont cable television (Comcast channel 8, Verizon channel 28) or by live-streaming at www.belmontmedia.org.

Town Meeting Members and other participants approved by the Moderator who wish to address the meeting are encouraged to appear in person. Registered voters who wish to address the meeting as approved by the Moderator may appear in person.

ARTICLE 1 **REPORTS**

To hear the report of the Select Board and other Town Officers, any Committee heretofore appointed and to act thereon.

This article accepts the reports of Town departments appearing in the Annual Town Report and allows the Select Board and other Town officers, boards and committees to report orally to the Town Meeting on appropriate matters not otherwise appearing on the Warrant. This article stays "on the table" throughout the Town Meeting to allow Town officials and committees to report at the call of the Moderator.

Majority vote required for passage.

ARTICLE 2 AUTHORIZATION TO REPRESENT THE TOWN'S LEGAL INTERESTS

To see if the Town will authorize the Select Board to bring and defend actions for and against the Town, to submit any such claims to arbitration and to enter into settlement on account of the same on behalf of the Town, as and when they deem it for the best interest of the Town, or in any way act thereon.

This is a standard article that authorizes the Select Board to represent the Town's legal interests and to settle legal claims.

Submitted by the Select Board

The Select Board will report on this Article.

Majority vote required for passage.

ARTICLE 3 AMEND STORMWATER MANAGEMENT AND EROSION CONTROL GENERAL BYLAW

To see if the Town will vote to amend the General Bylaws § 60-325 "Stormwater Management and Erosion Control" to correctly specify the department, division, or administrative unit of the Town that will administer § 60-325, and to correct certain punctuation, as follows:

A. Insert a new definition in § 60-325.B to follow the definition of Construction Site:

> **Department**: in this § 60-325, the term "Department" shall mean to the Town of Belmont Department of Public Works—Engineering Division, or such other department, division, or administrative unit of the Town that the Select Board designates from time to time to administer all or any portion of § 60-325 of the General Bylaws.

B. Delete the definition "OCD" in § 60-325.B.

C. Amend § 60-325 by replacing all references to "Office of Community Development" and "OCD" with the term "Department."

D. In the definition of Alteration in § 60-325.B, correct the punctuation by deleting the comma after the word "activity."

This article will update the General Bylaws to name the newly reorganized Engineering Division within the Department of Public Works as the Department responsible for enforcing the Stormwater Management and Erosion Control bylaw.

Submitted by the Select Board

The Select Board will report on this Article.

Majority vote required for passage.

ARTICLE 4 AMEND ZONING BY-LAW - RESTAURANT PARKING

To see if the Town will vote to amend the Zoning By-law by replacing the existing Section 5.1.2 d) Restaurant Parking:

~~d) Restaurant: one parking space per 2 persons seating capacity. For purposes of calculating parking requirements, up to 20 outdoor seasonal seats shall not count in total seating capacity.~~

with the following:

d) Restaurant: one parking space per 4 persons seating capacity. For purposes of calculating parking requirements, up to 20 outdoor seasonal seats shall not count in total seating capacity.

1. Creditable parking: the following spaces may be credited towards meeting these requirements:
   i. All on-site spaces;
   ii. In all Business Districts: legal on-street parking spaces, within 600 feet of any entrance to the restaurant, in any Business District; and;
   iii. Parking spaces located on another parcel, pursuant to Section 5.1.3(a).

2. Special Permit for reduction in parking requirement:
   i. Applicants may seek a Special Permit from the Board of Appeals to reduce the number of spaces below the number required by this Section 5.1.2(d).
   ii. The Board of Appeals may consider, in addition to the Special Permit criteria of Section 7.4.3, whether:
      • Feasible alternatives for providing necessary parking, including off-site parking, exist; and
      • Any special circumstances making a reduced number of spaces adequate for all parking needs.
   iii. Where a Special Permit is required under this Section 5.1.3(d)(2), no Design and Site Plan review pursuant to Section 7.3 is necessary from the Planning Board.

Or take any action relative thereto.

This article modifies restaurant parking requirements as a result of the new restaurant use requirements passed in fall 2023. Specifically, the new language reduces the parking requirements for restaurants from 1 space per 2 person seating capacity to 1 space per 4 person seating capacity. It also provides a multi-element means for determining whether appropriate parking is available to the restaurant by allowing them to add: on-site current or planned parking, on-street parking within a certain distance to the restaurant, and potential leased off-street spaces, if available. If a combination of these three sources does not add up to the new required number, then the applicant may seek relief via special permit with the ZBA.

Submitted by the Planning Board

The Select Board and Planning Board will report on this Article.

Two-thirds majority vote required for passage.

ARTICLE 5 AMEND ZONING BY-LAW - AMENDMENTS TO SECTION 4, INTENSITY REGULATIONS

To see if the Town will vote to amend the Zoning By-law by:

1. In Section 4.1, Replacing "~~Office of Community Development~~" with "Office of Planning and Building".

   This amendment simply updates the current name of the department.

2. Amending Section 4.2.2.A.2 by replacing "~~the Single Residence B and C~~" with "Residential".

   Because this provision is the same for all residential districts, this amendment reflects that.

3. Replacing existing Section 4.2.2.A., subsections 3, 4, and 5 in their entirety with the following:

   3. For a building in a Single Residence A or D District, the minimum front setback shall be the least of:

      a. The minimum lot setback requirement listed in Section 4.2.2;
      b. 30% of the depth of the lot; or,
      c. The average of the setbacks of the buildings on the lots contiguous thereto on either side. For purposes of determining the average setbacks of the contiguous lots, a vacant lot, a lot occupied by a building set back more than the required minimum, or an intersecting street shall be counted as though occupied by a building set back at the minimum as listed in Table 4.2.2.

   However, in no case shall a front yard setback in the SR-A and SR-D district be less than 16'.

   This amendment cleans up this subsection 3, removes B and C districts, and provides a numbered list rather than a comma delimited sentence.

   4. For a building in a Single Residence B or C District, the minimum front setback shall be the least of:

      a. The minimum lot setback requirement listed in Section 4.2.2;
      b. 25% of the depth of the lot; or
      c. The average of the setbacks of the buildings on the lots contiguous thereto on either side. For purposes of determining the average setbacks of the contiguous lots, a vacant lot, a lot occupied by a building set back more than the required minimum, or an intersecting street shall be counted as though occupied by a building set back at the minimum as listed in Table 4.2.2.

   However, in no case shall a front yard setback in the B and C district be less than 16'.

This amendment cleans up this subsection 4, makes it the same as 3 but for B and C, and slightly increases the setback from 15' to 16' to be consistent with subsection 3.

5. For a building in a GR District, the minimum front setback shall be the least of:

    a. The minimum lot setback requirement listed in Section 4.2.2;
    b. 20% of the depth of the lot; or
    c. The average of the setbacks of the buildings on the lots contiguous thereto on either side. For purposes of determining the average setbacks of the contiguous lots, a vacant lot, a lot occupied by a building set back more than the required minimum, or an intersecting street shall be counted as though occupied by a building set back at the minimum as listed in Table 4.2.2.

    However, in no case shall a front yard setback in the GR district be less than 10'.

This amendment cleans up this subsection 5, makes the language for GR consistent with prior sections on A-D and B-C.

4. Amending Section 4.2.2.A.7 by replacing "~~the SR residential~~" with "Residential".

This amendment simply modifies reference to single residential to read Residential, which is the same thing but more clear language for the public.

5. Replacing the text of Section 4.3.3, Unenclosed Steps and Similar Projections, as written with the following:

    The provisions of Section 4.2 shall not apply to:

    1) Unenclosed steps, unroofed porches, ramps for the handicapped or other similar features which are not more than three feet high above the adjacent grade and which do not project more than four feet from the foundation wall and in no event are closer than 4 feet to a lot side lot line and 10 feet to a lot rear lot line.

    2) Permanent coverings, such as roofs or awnings, affixed to the first story of a dwelling, covering entrances and exits to and from a dwelling, and projecting no more than 5' from the face of the building and no more than 4' horizontally from the outer edges of the door panels, except that no such covering shall extend more than 2' beyond the footprint of the structure and encroach into a side yard.

The language from this subsection is retained in full and makes up subsection 1 and subsection 2 is new language added that refers to exceptions made for permanent coverings over entry doors.

6. Adding the following sentence to the end of Section 4.3.5.c.2: "However, the Board of Appeals may grant a Special Permit for an exemption from this section for corner lots."

The language notes that ZBA make grant an exception to these restrictions in the case of a corner lot since these lots have two front yards and are challenging for the siting of primary and accessory buildings.

7. In Section 4.3.6, replacing "~~the regulations~~" with "the setback regulations".

This proposed amendment clarifies that the regulations in 4.3.5 referred to here are specifically setback regulations and this is being clarified.

Or take any action relative thereto.

Submitted by the Planning Board

The Select Board and Planning Board will report on this Article.

Two-thirds majority vote required for passage.

ARTICLE 6 AMEND ZONING BY-LAW - AMENDMENTS TO SECTION 1, GENERAL, SUBSECTIONS 1.4 DEFINITIONS AND ABBREVIATIONS AND 1.5 NONCONFORMING USES AND STRUCTURES

To see if the Town will vote to amend the Zoning By-law by:

1. Amending the definition of "Family" in Section 1.4 by inserting ", or a group," after "employees".

   This amendment adds reference to a group as part of definition of family which aligns with state law and is consistent with other provisions in the Bylaw.

2. Amending or adding the following definitions in Section 1.4 as follows:

   Floor Area, Gross - The sum of the horizontal areas of the several floors of all buildings on the same lot, measured from the exterior face of exterior walls or from the center lines of walls separating two attached buildings, including basements and any interior parking and loading areas, but not including cellars, or areas having less than ~~six~~ seven feet floor-to-ceiling height.

   This proposed amendment provides additional clarity to the definition in the case of attached buildings. It also changes the excluded area height from 6 to 7 feet.

   Floor Area Ratio (FAR) – The ratio of gross floor area to the ~~lot~~ area of the lot. In determining gross floor area for these purposes only, any building area having floor-to-ceiling height in excess of 15 feet shall be counted twice. FAR does not apply to residential dwellings.

   This proposed amendment rewords reference to the "lot" and provides an exception for residential dwellings.

   Grade - The average of the ground level adjoining the building at all exterior walls based upon the existing contour lines. Contour lines shall be illustrated on a plan and shall be established prior to any filling or earth moving/removal activities. Except that for an attached garage with slab on grade, the grade shall not be raised more than 12 inches to allow for proper drainage. Attached garages with slab on grade do not count to any grade calculation. The slab shall serve as the grade.

This proposed amendment provides clarification regarding limitation on raising of grade plus an additional note that attached garages with slab on grade do not count related to a grade calculation.

Open Space - Any ~~open~~ area on a lot, without any building or structure, except patios, ~~unbuilt on~~ containing landscape materials, and pedestrian walks, ~~patios, recreational facilities~~ but excluding driveways and parking spaces.

This proposed amendment clarifies the definition of open space and specifically excludes recreational facilities.

Pergola - A detached open shade structure which is incidental to the use of the principal structure on the same lot, and which is not to be used as storage.

This proposed amendment adds a new definition for the term "Pergola" which is found elsewhere in the Bylaw.

3. Amending the definition of "Setback" in Section 1.4 by replacing "~~street or property line~~" with "street right-of-way line or property line".

   This proposed amendment clarifies that "street line" is clarified to refer to the public right-of-way line.

4. Amending the definition of "Structure" in Section 1.4 by inserting "pergolas," after "swimming pools,".

   This proposed amendment adds the term "pergola" to the definition of structure (p.1-13).

5. Amending Section 1.5.4.A.1 by replacing "~~preexisting non-conforming structures that result in additional gross floor area may be extended or altered with a Special Permit by the Zoning Board of Appeals~~" with "preexisting non-conforming structures may be extended or altered so as to increase their gross floor area with a Special Permit by the Zoning Board of Appeals".

   This proposed amendment simply shifts the same language to after the action verbs (extended or altered) from before, where it is now.

6. Replacing references to Section 1.5.4.C with reference to Section 1.5.4.B in Section 1.5.4.B and all of its subsections.

7. Replacing references to Section 1.5.4.B with reference to Section 1.5.4.C in Section 1.5.4.C and all of its subsections.

   These proposed amendments correct typographical errors in these sections.

8. Striking the words "~~of the damage and completed within three (3) years~~" from Section 1.5.5.

   This proposed amendment simply removes the time period in which repairs to a damaged structure must be completed.

Submitted by the Planning Board

The Select Board and Planning Board will report on this Article.

Two-thirds majority vote required for passage.

ARTICLE 7 FY2025 COMMUNITY PRESERVATION COMMITTEE BUDGET & PROJECTS

To see if the Town will vote to act on the report of the Community Preservation Committee on the Fiscal Year 2025 Community Preservation Budget and to appropriate or reserve for later appropriation monies from the Community Preservation Fund annual revenues or available funds for the administrative and operating expenses of the Community Preservation Committee, the undertaking of Community Preservation Projects as summarized in the table below, and all other necessary and proper expenses for the year, or in any way act thereon.

Amount	Project Name	Category	Funding Source
$ 360,000	Chenery Park Design and Engineering	RC	Open Space/ Recreation
$1,000,000	Chenery Park Funding	RC	Open Space/ Recreation
$ 275,000	Fund to Support New Affordable Housing	CH	Community Housing
$ 120,000	Homer House Exterior Paint Restoration	HP	Historic Preservation

Off-Cycle Funding Applications			
$ 192,000	Belmont Community Path Phase 1 - Right of Way Acquisition	RC	Open Space/ Recreation

This is a standard article that appropriates funds to support the operations of the Town's Community Preservation Committee and its approved projects. The Community Preservation Fund receives revenues from a 1.5% property tax surcharge to fund the program. The state provides limited matching grant funds to the Town based on the surcharge collections.

Submitted by the Community Preservation Committee

The Select Board, Community Preservation Committee, Warrant Committee, and Comprehensive Capital Budget Committee will report on this Article.

Majority vote required for passage.

ARTICLE 8 APPROPRIATE FOR PRIOR YEAR BILLS

To see if the Town will vote to raise and appropriate money to pay any unpaid bills rendered to the Town for prior years; to determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or in any way act thereon.

This is an annual article to request funds to pay bills after the close of the fiscal year in which the goods were received or the services performed and for which no money was encumbered.

Submitted by the Select Board

The Select Board and the Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 9 AMEND FY2024 OPERATING, ENTERPRISE AND CPA BUDGETS

To see if the Town will vote to make supplementary appropriations, to be used in conjunction with money appropriated under Articles 11, 13, and 22 of the warrant for the 2023 Annual Town Meeting, to be used during the current fiscal year, or make any other adjustments to the current fiscal year budgets and appropriations that may be necessary; to determine whether the money shall be provided by transfer from available funds including the Community Preservation Fund; or in any way act thereon.

This is an annual article to permit adjustments to current fiscal year (FY2024) appropriations.

Submitted by the Select Board

The Select Board and Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 10 APPROPRIATE FOR AUTHORIZED CAPITAL IMPROVEMENTS

To see if the Town will vote to make supplementary appropriations to be used in conjunction with sums appropriated in prior years for the installation or construction of water mains, sewers and sewerage systems, drains, streets, buildings, recreational facilities or other capital improvements and equipment that have heretofore been authorized; determine whether the money shall be provided by the tax levy, by transfer from the balances in other articles, by transfer from available funds, including enterprise funds and the Community Preservation Fund, by borrowing, or by any combination of these methods; or in any way act thereon.

This is an annual article to request funds to supplement existing appropriations for certain capital projects in light of revised cost estimates that exceed such appropriations.

Submitted by the Select Board

The Select Board, Warrant Committee and Comprehensive Capital Budget Committee will report on this Article.

Majority vote required for passage.

ARTICLE 11 **SALARIES OF ELECTED OFFICIALS**

To see if the Town will vote to fix the salary and compensation of each and all the elected officers of the Town, appropriate a sum of money for that purpose, determine how the same shall be raised, or in any way act thereon.

Elected Officials of the Town	FY2024 Salary	FY2025 Salary	Change	
Town Moderator	$ 450	$ 450	$—	
Chair of the Select Board	$ 5,000	$ 5,000	$—	
Select Board (2)	$ 4,500	$ 4,500	$—	(each)
Town Clerk	$ 106,556	$ 108,687	$2,131	
Chair of the Board of Assessors	$ 3,030	$ 3,030	$—	
Assessors (2)	$ 2,200	$ 2,200	$—	(each)

This is a standard article to comply with the provision in M.G.L. c. 41, §108 requiring the compensation levels of all elected officers to be fixed at the Annual Town Meeting, and to appropriate the funds necessary for FY2025. Please note that Town Meeting will establish and appropriate the compensation of other municipal employees under Article 24.

Submitted by the Select Board

The Select Board and Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 12 **MWRA I/I FINANCIAL ASSISTANCE PROGRAM PHASE XI**

To see if the Town will vote to appropriate a sum of money to allow the Town Engineer and the Department of Public Works Sanitary Sewer and Stormwater Division to participate in the Massachusetts Water Resources Authority's Infiltration/Inflow Local Financial Assistance Program for the purpose of designing and constructing improvements to the sanitary sewer and storm drain system to mitigate the impacts of infiltration/inflow in the sanitary sewer system; said sum to be raised by borrowing under the program as follows,

Phase	Term	Amount
11	10 years	$260,000.00

or take any other action relative thereto.

This article seeks Town Meeting authorization to borrow funds at a 0% rate of interest from the Massachusetts Water Resources Authority in connection with their Infiltration/Inflow Local Financial Assistance Program. Funds for repayment of the loan would be raised through sewer user fees.

Submitted by the Select Board

The Select Board, Warrant Committee and Comprehensive Capital Budget Committee will report on this Article.

Two-thirds vote required for passage.

ARTICLE 13 ENTERPRISE FUNDS FOR WATER, SEWER AND STORMWATER SERVICES

To see if the Town will vote to appropriate a sum of money from the accounts classified as an "Enterprise Fund", pursuant to Chapter 44, Section 53F½ of the General Laws for water service, and for sewer and stormwater service; or in any way act thereon.

This is a standard article to appropriate funds to support the operations of the Town's water and sewer functions from enterprise funds that receive revenues from user fees. Enterprise funds are entirely self-supporting from user fees and do not receive any funding from property taxes.

Submitted by the Select Board

The Select Board, Warrant Committee, and Comprehensive Capital Budget Committee will report on this Article.

Majority vote required for passage.

ARTICLE 14 ESTABLISH EXPENDITURE LIMITATION FOR REVOLVING FUNDS

To see if the Town will vote, pursuant to Chapter 44, Section 53E½, of the General Laws, to establish expenditure limitations for FY2025 for the revolving funds authorized in § 50-220 of the Town Bylaws;

Fund Title	Entity/Dept.	Spending Limits
Senior Programs	Council on Aging	$ 150,000
Art Gallery	Belmont Cultural Council	$ 15,000
Rock Meadow Maintenance	Conservation Commission	$ 15,000
Copying/Lost Books	Library Trustees	$ 15,000
Stormwater Improvements	Community Development	$ 100,000
MLK Day Breakfast	Human Rights Commission	$ 5,000
Non-School Property Maintenance	Facilities	$ 60,000
Stormwater Consulting	Community Development	$ 50,000
Recreation	Recreation Department	$ 1,280,000
	Total	**$ 1,940,000**

or in any way act thereon.

This is a standard article that sets a limit on the amount of fee revenue that can be expended from the various revolving funds listed in §50-220 of the Town Bylaws during the upcoming fiscal year.

A. *Senior Programs Fund: funds derived from Council on Aging course and program fees, charges or other receipts to be expended by the Council on Aging to fund courses and programs for Fiscal Year 2018 and subsequent years.*

B. *Art Gallery Fund: funds derived from commissions on art sales, to be expended by the Belmont Cultural Council for gallery exhibits and event expenses, including administrative costs and part-time wages, for Fiscal Year 2018 and subsequent years.*

C. *Rock Meadow Restoration and Maintenance Fund: funds derived from rental fees from garden plots, to be expended by the Conservation Commission for costs associated with the restoration and maintenance of the Rock Meadow conservation area, including part-time wages, for Fiscal Year 2018 and subsequent years.*

D. *Library Lost Book and Copying Fund: funds derived from lost book fees and fees for printing and copying, to be expended by the Board of Library Trustees for the replacement of lost books and for copier and printer supplies and maintenance for Fiscal Year 2018 and subsequent years.*

E. *Stormwater Improvement Fund: funds derived from payments made in lieu of on-site stormwater facilities, under the Stormwater Management and Erosion Control Bylaw, to be expended by the Director of the Office of Community Development for design, construction, and maintenance of public or shared stormwater facilities, for Fiscal Year 2018 and subsequent years.*

F. *Martin Luther King Day Breakfast Fund: funds derived from ticket sales for the annual Martin Luther King Day Breakfast, to be expended by the Human Rights Commission for event expenses for Fiscal Year 2018 and subsequent years.*

G. *Non-School Property Maintenance Fund: funds derived from the rental of Town properties not under the control of the School Department, to be expended by the Select Board for the maintenance and repair of such properties.*

H. *Stormwater Consulting Fund: funds derived from consultant fees paid by applicants for stormwater permits, to be expended by the Director of the Office of Community Development for peer review consultant services for Fiscal Year 2018 and subsequent years.*

I. *Recreation Revolving Fund: funds derived from recreation programs and activities to be expended by the Director of the Recreation Department for costs associated with recreation programs, including part-time wages, for FY2025 and subsequent years.*

Submitted by the Select Board

The Select Board and Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 16 ESTABLISH AN OVERRIDE MITIGATION GENERAL STABILIZATION FUND

To see if the Town will vote pursuant to General Laws Chapter 40, Section 5B, to establish an Override Mitigation General Stabilization Fund or in any way act thereon.

This article is to establish an Override Mitigation General Stabilization Fund to support the multi-year budget modeling done in advance of the April 2024 override vote.

Submitted by the Select Board

The Select Board and Warrant Committee will report on this Article.

Two-thirds vote required for passage.

ARTICLE 17 TRANSFERS TO STABILIZATION FUNDS

To see if the Town will vote to transfer a sum of money from unappropriated available funds in the Treasury to the Override Mitigation, Capital, or General Stabilization Funds, or in any way act thereon.

This article is to transfer available funds to the Capital Stabilization Fund, General Stabilization Fund and/or Override Mitigation General Stabilization Fund.

Submitted by the Select Board

The Select Board and Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 18 UPDATES TO OPIOID SETTLEMENT FUNDING ACCOUNTING

To see if the Town will vote to transition from an Opioid Settlement Stabilization Fund to an Opioid Settlement Special Revenue Fund and transfer a sum of money received from the Opioid Settlement Distribution and which is embedded in the Town's certified Undesignated Fund Balance, in accordance with the settlement agreement, or in any way act thereon.

This article is to respond to changes in state finance law to allow Opioid Settlement Stabilization Funds to be deposited to a special revenue fund to be spent without further appropriation under the direction of the Select Board. It further transfers the amounts received in Fiscal Year 2023, and which are included in Free Cash, to the Special Revenue Fund.

Submitted by the Select Board

The Select Board and the Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 19 ADOPT MUNICIPAL BUILDINGS INSURANCE FUND

To see if the Town will vote to accept the provisions of General Laws Chapter 40, Section 13 to establish a municipal buildings insurance fund to fund insurance deductible payments, or in any way act thereon.

This article would establish a special revenue fund to allow the Town to pool funding that might be remaining in one year to offset future expenses. In addition, a small balance remaining from insurance proceeds is proposed to transfer to the fund.

Submitted by the Select Board

The Select Board and the Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 20 APPROVE 5-YEAR TERM FOR POLICE TASER LEASE

To see if the Town will vote to approve a contract for a 5-year lease for up to 49 Tasers for the Police Department, or in any way act thereon.

This article would allow the Police Department to enter into a contract for 5 years to lease Tasers for its uniformed officers. The current limit in Massachusetts General Laws is 3 years. The Police currently have 10 Tasers which were purchased using grant funds. They have found them to be a useful deescalation strategy. This approach will allow the Police Department to build the cost for Tasers into their operating budget.

Submitted by the Select Board

The Select Board and the Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 21 APPROPRIATION OF FY2025 CAPITAL EXPENDITURES

To see if the Town will vote to appropriate sums of money to purchase public safety equipment, computer equipment (including consulting work), public works equipment and furnishings and equipment for Town facilities, construct public ways, and for building and facility and public works construction, major maintenance and alterations (including design work); to determine whether these appropriations shall be raised by borrowing or otherwise, or in any way act thereon.

This is a standard article to appropriate funds for capital budget expenditures. While the article is general as to the categories of capital expenditures, the motion will be explicit. The

recommendations of the Comprehensive Capital Budget Committee for FY2025 capital expenditures will be distributed to Town Meeting Members prior to the Annual Town Meeting.

Submitted by the Select Board

The Select Board, Warrant Committee, School Committee and Comprehensive Capital Budget Committee will report on this Article.

Majority vote required for passage unless bonding authorization is required.

ARTICLE 22 APPROPRIATE FOR CHENERY BOILER REPLACEMENT

To see if the Town will vote to appropriate a sum of money from the Undesignated Fund Balance and tax levy to replace the boilers at the Chenery upper elementary school, or in any way act thereon.

The Chenery Upper Elementary School has been in operation for 27 years and several core mechanical systems are in need of replacement. This is the first of three planned investments - funding to replace the rooftop units and then the roof will be requested in FY2026 and FY2027. The recommendations of the Comprehensive Capital Budget Committee for FY2025 capital expenditures will be distributed to Town Meeting Members prior to the Annual Town Meeting.

Submitted by the Select Board

The Select Board, Warrant Committee, School Committee and Comprehensive Capital Budget Committee will report on this Article.

Majority vote required for passage.

ARTICLE 23 APPROPRIATION TO OTHER POST-EMPLOYMENT BENEFITS (OPEB) STABILIZATION FUND

To see if the Town will vote to appropriate, or transfer from available funds in the Treasury, a sum of money to the Other Post-Employment Benefits ("OPEB") Stabilization Fund; and to determine whether the money shall be provided by the tax levy, by transfer from available funds, by transfer from the Departmental Enterprise Funds, or by any combination of these methods; or in any way act thereon.

This article seeks to appropriate from available free cash or other available funds for future Town liabilities for Other Post-Employment Benefits.

Submitted by the Select Board

The Select Board and Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 24 **FY2025 BUDGET APPROPRIATION AND AUTHORIZATION TO TRANSFER BALANCES TO FUND THE FY2025 BUDGET**

To determine what sums of money shall be granted to pay Town expenses for the fiscal year beginning July 1, 2024, and to make the necessary appropriations for the same for the support of schools and for other Town purposes; and to raise, appropriate, transfer money from available funds, and change the purpose of the unexpended balance of prior appropriations to fund the ensuing year's operations, or in any way act thereon.

This is a standard article that appropriates the Town's FY2025 budget, commencing on July 1, 2024. The budget consists of several categories of expenditures; each such category, and the transfer of balances from various sources necessary to fund the General Fund Budget, will be presented for a separate vote of Town Meeting. The Warrant Committee Report contains the budget summary and supporting information and will be distributed to Town Meeting Members in advance of the Annual Town Meeting.

Submitted by the Select Board

The Select Board, School Committee and Warrant Committee will report on this Article.

Majority vote required for passage.

Given under our hands this **5th** day of **April, 2024**

BELMONT SELECT BOARD

Roy Epstein, Chair

Elizabeth Dionne, Vice Chair

Matthew Taylor, Member

ARTICLE 1 TOWN REPORTS

MOVED: That the report of the Select Board and other Town Officers, any Committee heretofore appointed be accepted.

The Motion: Was approved by unanimous consent at the Annual Town Meeting session

ARTICLE 2 AUTHORIZATION TO REPRESENT THE TOWN'S LEGAL INTERESTS

MOVED: That the Select Board be, and it hereby is, authorized to bring and defend actions for and against the Town, to submit any such claims to arbitration and to enter into settlement on account of the same in behalf of the Town, as and when they deem it for the best interest of the Town to do so; said power shall be vested solely in the Select Board.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 222; No 5 ; Abstain 2

ARTICLE 3 AMEND STORMWATER MANAGEMENT AND EROSION CONTROL GENERAL BYLAW

MOVED: To amend the General Bylaws §60-325 "Stormwater Management and Erosion Control" to correctly specify the department, division, or administrative unit of the Town that will administer §60-325, and to correct certain punctuation, as follows:

A. Insert a new definition in §60-325.B to follow the definition of Construction Site:

> DEPARTMENT – Town of Belmont Department of Public Works, or such other department, division, or administrative unit of the Town that the Select Board may designate from time to time to administer all or any portion of this §60-325.

B. Delete the definition "OCD" in §60-325.B.

C. Amend §60-325 by replacing all references to "Office of Community Development" and "OCD" with the term "Department".

D. In the definition of Alteration in §60-325.B, correct the punctuation by deleting the comma after the word "activity."

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 242 ; No 0 ; Abstain 1

ARTICLE 4 AMEND ZONING BY-LAW - RESTAURANT PARKING

MOVED: To see if the Town will vote to amend the Zoning By-law by replacing the existing Section 5.1.2 d) Restaurant Parking:

~~d) Restaurant: one parking space per 2 persons seating capacity. For purposes of calculating parking requirements, up to 20 outdoor seasonal seats shall not count in total seating capacity.~~
with the following:
d) Restaurant: one parking space per 4 persons seating capacity. For purposes of calculating parking requirements, up to 20 outdoor seasonal seats shall not count in total seating capacity.

1. Creditable parking: the following spaces may be credited towards meeting these requirements:
   i. All on-site spaces;
   ii. In all Business Districts: legal on-street parking spaces, within 1,000 feet of any entrance to the restaurant, in any Business District; and;
   iii. Parking spaces located on another parcel, pursuant to Section 5.1.3(a).

2. Special Permit for reduction in parking requirement:
   i. Applicants may seek a Special Permit from the Board of Appeals to reduce the number of spaces below the number required by this Section 5.1.2(d).
   ii. The Board of Appeals may consider, in addition to the Special Permit criteria of Section 7.4.3, whether:
      • Feasible alternatives for providing necessary parking, including off-site parking, exist; and
      • Any special circumstances making a reduced number of spaces adequate for all parking needs.
   iii. Where a Special Permit is required under this Section 5.1.3(d)(2), no Design and Site Plan review pursuant to Section 7.3 is necessary from the Planning Board.

ROBERT MCGAW, PRECINCT 1 AMENDMENT

Moved: That Article 4 be amended by substituting the following language:

Amend the proposed language in d).2.iii of Article 4 by replacing the phrase “Where a Special Permit is required” with the phrase “If a Special Permit is applied for” and change the section reference from “5.1.3(d)(2)” to “5.1.3.d)2”**,** so that it reads as follows:

iii. If a Special Permit is applied for under this Section 5.1.3.d).2, no Design and Site Plan review pursuant to Section 7.3 is necessary from the Planning Board.

The Motion to amend : Was approved utilizing electronic voting devices, by roll call vote: Yes 222 ; No 5 ; Abstain 1

The Motion: Was approved, as amended, utilizing electronic voting devices, by roll call vote: Yes 242 ; No 0 ; Abstain 1

ARTICLE 5 AMEND ZONING BY-LAW - AMENDMENTS TO SECTION 4, INTENSITY REGULATIONS

MOVED: That the Town amend Section 4 of the Belmont Zoning Bylaw as printed in Article 5 of the warrant for this Town Meeting, exclusive of the bolded and italicized

explanatory comments, and with the substitution of the following text for the text in Subpart 5 of the Article:

Replacing the text of Section 4.3.3, Unenclosed Steps and Similar Projections, as written with the following:

Subject to Section 4.3.7, the provisions of Section 4.2 shall not apply to:

1. Unenclosed steps, unroofed porches, ramps for the handicapped or other similar features which are not more than three feet high above the adjacent grade and which do not project more than four feet from the foundation wall and in no event are closer than 4 feet to a lot side lot line and 10 feet to a lot rear lot line.

2. Permanent coverings, such as roofs or awnings, affixed to the first story of a dwelling, covering entrances and exits to and from a dwelling, and projecting no more than 5' from the face of the building and no more than 4' horizontally from the outer edges of the door panels, except that no such covering shall extend more than 2' beyond the footprint of the structure and encroach into a side yard.

ROBERT MCGAW, PRECINCT 1 AMENDMENT

Moved: That Item 5 of Warrant Article 5 be amended by replacing the language in the proposed paragraph labeled "2)", which reads as follows:

2) Permanent coverings, such as roofs, or awnings, affixed to the first story of a dwelling, covering entrances and exits to and from a dwelling, and projecting no more than 5' from the face of the building and no more than 4' horizontally from the outer edges of the door panels, except that no such covering shall extend more than 2' beyond the footprint of the structure and encroach into a side yard.

with the following substitute section 2) [new language is **bolded**]:

2) Permanent coverings, such as roofs and awnings, affixed to the first story of a **residential structure**, covering entrances and exit **doors** to and from **the structure, that**:
a) **Project perpendicularly** no more than five feet **out** from the face of the **structure**, and
b) **Extend sideways**
i. No more than four feet **on each side of the door, measured from the edge of the** door **opening**, but
ii. **No** more than two feet beyond the **corner of the structure**.

The Motion to amend: Was approved utilizing electronic voting devices, by roll call vote:
Yes 233 ; No 7 ; Abstain 2

The Motion: Was approved, as amended, utilizing electronic voting devices, by roll call vote:
Yes 242 ; No 0 ; Abstain 1

ARTICLE 6 AMEND ZONING BY-LAW - AMENDMENTS TO SECTION 1, GENERAL, SUBSECTIONS 1.4 DEFINITIONS AND ABBREVIATIONS AND 1.5 NONCONFORMING USES AND STRUCTURES

MOVED: That the Town amend Sections 1.4 and 1.5 4 of the Belmont Zoning Bylaw as printed in Article 6 the warrant for this Town Meeting, exclusive of the bolded and italicized explanatory comments, and with the substitution of the following revisions to the definitions of "Grade" and "Floor Area Ratio" in Subpart 2 of the Article:

Grade - The average of the ground level adjoining the building at all exterior walls based upon the existing contour lines. Contour lines shall be illustrated on a plan and shall be established prior to any filling or earth moving/removal activities. The grade shall not be raised more than 12 inches to allow for proper drainage. For the purpose of calculating grades, foundation wall surfaces that are affixed to attached garages with slabs on grade are excluded from such calculations.

Floor Area Ratio - The ratio of gross floor area to the ~~lot~~ area of the lot. In determining gross floor area for these purposes only, any building area having floor-to-ceiling height in excess of 15 feet shall be counted twice. This double-counting provision shall not apply in residential dwellings.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 242 ; No 0 ; Abstain 1

ARTICLE 7 FY2025 COMMUNITY PRESERVATION COMMITTEE BUDGET & PROJECTS

MOVED: That the Town reserve for appropriation the following amounts from FY2025 estimated receipts of **$2,000,000** as recommended by the Community Preservation Committee:

E. **$200,000** for acquisition, creation and preservation of open space and for recreational use, or for the rehabilitation and restoration of land for recreational use;

2. **$200,000** for acquisition, preservation, rehabilitation and restoration of historic resources;
3. **$200,000** for the creation, preservation and support of community housing;
4. **$1,400,000** to the budgeted reserve; and
5. **$100,000** to be appropriated from the budgeted reserve for Administrative Expenses and all other necessary proper expenses of the Community Preservation Committee for FY2025.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 222 ; No 5 ; Abstain 2

And that

MOVED: **A.** That **$300,000** be appropriated from the Budgeted Reserve of the Community Preservation Fund for the **Chenery Park Design and Engineering,** said appropriation to lapse as to any funds not expended by June 30, 2027.

Motion A: Was approved utilizing electronic voting devices, by roll call vote: Yes 224 ; No 8 ; Abstain 1

MOVED: **B.** That **$479,927** be appropriated from the Fund Balance reserved for Open Space and Recreation, and **$520,073** be appropriated from the Budgeted Reserve of the Community Preservation Fund, for a total appropriation of **$1,000,000,** for **Chenery Park Funding,** said appropriation to lapse as to any funds not expended by June 30, 2028.

Motion B: Was approved utilizing electronic voting devices, by roll call vote: Yes 221 ; No 5 ; Abstain 2

MOVED: **C.** That **$275,000 be** appropriated from the Fund Balance reserved for Community Housing for the **Fund to Support New Affordable Housing,** said appropriation to lapse as to any funds not expended by June 30, 2027.

Motion C: Was approved utilizing electronic voting devices, by roll call vote: Yes 185 ; No 48 ; Abstain 3

MOVED: **D.** That **$99,000** be appropriated from the Fund Balance reserved for Historic Preservation of the Community Preservation Fund for the **Homer House Exterior Paint Restoration**, said appropriation to lapse as to any funds not expended by June 30, 2027, and an additional **$21,000** be appropriated from the Fund Balance reserved for Historic Preservation of the Community Preservation Fund for a project bid reserve for said Paint Restoration project, said appropriation to lapse as to any funds not expended by June 30, 2025.

Motion D: Was approved utilizing electronic voting devices, by roll call vote: Yes 151 ; No 59 ; Abstain 11

MOVED: **E.** That **$160,000** be appropriated from the Budgeted Reserve of the Community Preservation Fund for the **Belmont Community Path Phase 1 - Right of Way Acquisition,** said appropriation to lapse as to any funds not expended by June 30, 2027, and an additional **$32,000** be appropriated from the Budgeted Reserve of the Community Preservation Fund for a project bid reserve for said Right of Way project, said appropriation to lapse as to any funds not expended by June 30, 2025.

All said projects being more particularly described in the Final Applications on file with the Community Preservation Committee.

Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 194 ; No 13 ; Abstain 4

ARTICLE 8 **APPROPRIATE FOR PRIOR YEAR BILLS**

MOVED: That a total of **$1,266.38** be appropriated from FY2024 Non-Recurring Revenues to fund a utility bill at the Facilities Department for services rendered in a prior year.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 220 ; No 0 ; Abstain 1

ARTICLE 9 AMEND FY2024 OPERATING, ENTERPRISE AND CPA BUDGETS

MOVED: To dismiss article 9.

The Motion: Was approved by Unanimous Consent at the Annual Town Meeting

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ARTICLE 10 APPROPRIATE FOR AUTHORIZED CAPITAL IMPROVEMENTS

MOVED: To dismiss article 10.

The Motion: Was approved by Unanimous Consent at the Annual Town Meeting

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ARTICLE 11 SALARIES OF ELECTED OFFICIALS

MOVED: That the elected officers of the Town be paid as salaries for the fiscal year commencing July 1, 2024 the amount set forth opposite the name of each office as listed below:

Elected Officials of the Town	**FY2025 Salary**
Town Moderator	$ 450
Chair of the Select Board	$ 5,000
Select Board (2)	$ 4,500
Town Clerk	$ 108,687
Chair of the Board of Assessors	$ 3,030
Assessors	$ 2,200

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 198 ; No 0 ; Abstain 2

ARTICLE 12 MWRA I/I FINANCIAL ASSISTANCE PROGRAM PHASE XI

MOVED: That the Town appropriate **$260,000.00** to participate in the Massachusetts Water Resource Authority's Infiltration/Inflow Local Financial Assistance Program for the purpose of designing and constructing improvements to Phase 11 of the sanitary sewer drain system not to exceed a ten-year term of borrowing, including the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount pursuant to M.G.L. c. 44, §8(5), or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. All or any portion of this borrowing may be undertaken through the Massachusetts Water Resources Authority's Loan Program ("MWRA"). The Treasurer and the Select Board are authorized to execute and deliver any and all documents and agreements that may be required by the MWRA in connection with any borrowing through the MWRA.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 195 ; No 0 ; Abstain 0

ARTICLE 13 **ENTERPRISE FUNDS FOR WATER, SEWER AND STORMWATER SERVICES**

MOVED: **A.** That **$7,567,557** be appropriated from Water Revenues, and **$174,664** be appropriated from Water Retained Earnings, to fund the expenses of the Water Department pursuant to Chapter 44, §53F½ of the General Laws as follows:

FY2025 Water Enterprise Fund Operating Budget	$ 6,893,418
Water Department Capital Expenditures	$ 848,803
Total Water Enterprise Fund Appropriation	$ 7,742,221

Motion A: Was approved utilizing electronic voting devices, by roll call vote: Yes 204 ; No 1 ; Abstain 0

MOVED: **B.** That **$10,136,324** be appropriated from Sewer and Stormwater Revenues, and **$35,054** be appropriated from Sewer Retained Earnings, to fund the Sewer and Stormwater Enterprise Fund pursuant to Chapter 44, §53F½ of the General Laws as follows:

FY2025 Sewer and Stormwater Enterprise Fund Operating Budget	$ 8,855,868
Sewer / Stormwater Capital Expenditures	$ 1,065,510
Stormwater Capital Expenditures	$ 250,000
Total Sewer and Stormwater Enterprise Fund Appropriation	$10,171,378

Motion B: Was approved utilizing electronic voting devices, by roll call vote: Yes 198 ; No 0 ; Abstain 0

ARTICLE 14 **ESTABLISH EXPENDITURE LIMITATION FOR REVOLVING FUNDS**

MOVED: That the Town establish expenditure limitations for the revolving accounts authorized in §50-220 of the Town's General Bylaws for FY2025 as follows:

§50-220 Revolving Accounts	FY2025 Expenditure Limit
A. Senior Programs Fund	$ 150,000
B. Art Gallery Fund	$ 15,000
C. Rock Meadow Restoration and Maintenance Fund	$ 15,000
D. Library Lost Book and Copying Fund	$ 15,000
E. Stormwater Improvement Fund	$ 100,000

F. Martin Luther King Day Breakfast Fund	$ 5,000
G. Non-School Property Maintenance Fund	$ 60,000
H. Stormwater Consulting Fund	$ 50,000
I. Recreation	$ 1,280,000

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 201 ; No 1 ; Abstain 0

ARTICLE 16 **ESTABLISH AN OVERRIDE MITIGATION GENERAL STABILIZATION FUND**

MOVED: That the Town establish an Override Mitigation General Stabilization Fund in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purpose of setting aside funds for use in future budgets to reduce the need for additional budget override requests.

The Motion: Was approved utilizing electronic voting devices, by more than two-thirds majority, by roll call vote: Yes 187 ; No 5 ; Abstain 4

ARTICLE 17 **TRANSFERS TO STABILIZATION FUNDS**

MOVED: A. That the Town transfer **$3,129,439** from the Undesignated Fund Balance (Free Cash) and raise and appropriate the sum of **$930,000** to the Override Mitigation General Stabilization Fund.

Motion A: Was approved utilizing electronic voting devices, by roll call vote: Yes 176 ; No 5 ; Abstain 3

MOVED: B. That the Town raise and appropriate the sum of **$578,842** to the Capital Stabilization Fund.

Motion B: Was approved utilizing electronic voting devices, by roll call vote: Yes 183 ; No 1 ; Abstain 1

ARTICLE 18 **UPDATES TO OPIOID SETTLEMENT FUNDING ACCOUNTING**

MOVED: **A.** That the Town revoke the Opioid Settlement Stabilization Fund, established via Article 18 at the 2023 Annual Town Meeting, and the dedication of the Statewide Opioid Settlements contained therein.

The Motion: Was approved utilizing electronic voting devices, by more than two-thirds majority, by roll call vote: Yes 170 ; No 1 ; Abstain 1

MOVED: **B.** That the Town appropriate **$107,020.37** to the Opioid Settlement Special Revenue Fund from the Undesignated Fund Balance (Free Cash), which represents the amounts received in FY2023 from the proceeds of the Statewide Opioid Settlement.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 171 ; No 0; Abstain 0

ARTICLE 19 **ADOPT MUNICIPAL BUILDINGS INSURANCE FUND**

MOVED: **A.** That the Town accept the provisions of General Laws Chapter 40, Section 13 to establish a municipal buildings insurance fund to fund insurance deductible payments.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 213 ; No 7 ; Abstain 6

MOVED: **B.** That **$25,968.50** be appropriated from the Insurance Proceeds special revenue fund to the Municipal Buildings Insurance Fund for insurance deductible payments.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 213 ; No 3 ; Abstain 6

ARTICLE 20 APPROVE 5-YEAR TERM FOR POLICE TASER LEASE

MOVED: That the Town authorize the Police Department to enter into a five-year lease for the acquisition of tasers.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 196 ; No 9 ; Abstain 5

ARTICLE 21 APPROPRIATION OF FY2025 CAPITAL EXPENDITURES

MOVED: A. That the following sums be appropriated for the purchase of Public Safety Equipment, Site Improvements, Public Works Equipment, Equipment for Town Facilities, and consulting services in connection therewith, to construct public ways, and for Building and Facility and Public Works Construction; and for Major Maintenance and Alterations (including design work), said sums to be expended under the direction of the Select Board:

MOVED: **Department of Public Works**

Street Tree Planting	$	50,000
DPW Parks Equipment	$	106,800
DPW Highway Equipment	$	54,508
Total Department of Public Works	**$**	**211,308**

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 201 ; No 0 ; Abstain 0

ARTICLE 21 APPROPRIATION OF FY2025 CAPITAL EXPENDITURES

MOVED: **Facilities Department**

Chenery Roof & HVAC Replacement -	$	200,000

MOVED: **Fire Department**

Ambulance Replacement	$	110,000
Total Fire Department	**$**	**110,000**
Video Camera Improvements - Town	$	137,000
Gym Resurfacing	$	25,000
School Envelope Repairs	$	335,000
Total Facilities Department	**$**	**697,000**

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 198 ; No 0 ; Abstain 0

MOVED: **Police Department**

Replace Police Portable Radios	$	155,000
Total Police Department	**$**	**155,000**

ARTICLE 21 **APPROPRIATION OF FY2025 CAPITAL EXPENDITURES**

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 193 ; No 0 ; Abstain 0

ARTICLE 21 **APPROPRIATION OF FY2025 CAPITAL EXPENDITURES**

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 183 ; No 1 ; Abstain 1

ARTICLE 21 **APPROPRIATION OF FY2025 CAPITAL EXPENDITURES**

MOVED: **Information Technology Department**

Network Redundancy Restoration	$	50,000
Enhance Town Network - Police Addition	$	175,000
Total Information Technology Department	**$**	**225,000**

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 187 ; No 0 ; Abstain 1

ARTICLE 21 **APPROPRIATION OF FY2025 CAPITAL EXPENDITURES**

MOVED: **Board of Assessors**

Replace CAMA Database	$	125,000
Total Board of Assessors	**$**	**125,000**

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 229 ; No 0 ; Abstain 0

ARTICLE 21 APPROPRIATION OF FY2025 CAPITAL EXPENDITURES

MOVED: **Comprehensive Capital Budget Committee**

Project Bid Reserve	$	50,000
Total Comprehensive Capital Budget Committee	**$**	**50,000**

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 224 ; No 3 ; Abstain 1

Moved: That to meet the foregoing appropriations, **$91,316** shall be transferred from the Capital Endowment Fund, **$246,196** shall be transferred from the Capital Projects Fund (Turnbacks), and to raise and appropriate the remaining amount of **$1,235,796**, for a total appropriation of **$1,573,308**.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 227; No 0 ; Abstain 2

MOVED: **B.** That **$1,951,821** be raised and appropriated for road paving projects, and **$499,770** be raised and appropriated for sidewalks as follows:

Capital Roads Non-Discretionary	$	1,951,821
Sidewalks	$	499,770
Total Paving/Sidewalks	**$**	**2,451,591**

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 228 ; No 2; Abstain 0

ARTICLE 22 APPROPRIATE FOR CHENERY BOILER REPLACEMENT

MOVED: That **$1,600,000** be appropriated to replace the boilers at the Chenery Upper Elementary School; and that to meet this appropriation, raise and appropriate the sum of **$100,000** and appropriate **$1,500,000** from the Undesignated Fund Balance (Free Cash).

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 208 ; No 2 ; Abstain 1

ARTICLE 23 APPROPRIATION TO OTHER POST-EMPLOYMENT BENEFITS (OPEB) STABILIZATION FUND

MOVED: That the Town appropriate and transfer **$440,364** from the Undesignated Fund Balance (Free Cash), and to appropriate and transfer a total of **$32,130** from the Water Enterprise Fund, the Sewer Enterprise Fund and the Light Enterprise Fund to the Other Post Employment Benefits (OPEB) Stabilization Fund for the purpose of funding Other Post-Employment Benefits, as follows:

Town	93.2%	$	440,364
Light	4.1%	$	19,372
Sewer	0.9%	$	4,404
Water	1.8%	$	8,354
Total	**100%**	**$**	**472,494**

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 209 ; No 0 ; Abstain 0

ARTICLE 24 FY2025 BUDGET APPROPRIATION AND AUTHORIZATION TO TRANSFER BALANCES TO FUND THE FY2025 BUDGET

MOVED: That the following amounts be raised and appropriated for the Fiscal Year 2025 operating budget or from general revenues from the Town:

A. General Government $ 5,708,750

Motion A: Was approved utilizing electronic voting devices, by roll call vote: Yes 224; No 0 ; Abstain 4

MOVED: B. Employee Benefits, Retirement Expenses $ 9,873,396

Motion B: Was approved utilizing electronic voting devices, by roll call vote: Yes 223; No 1 ; Abstain 4

MOVED: C. Employee Benefits, Other Reserves, $ 17,392,662
Including $31,793 pursuant to G.L. Ch. 40, section 13

Motion C: Was approved utilizing electronic voting devices, by roll call vote: Yes 220; No 0 ; Abstain

ARTICLE 24 FY2025 BUDGET APPROPRIATION AND AUTHORIZATION TO TRANSFER BALANCES TO FUND THE FY2025 BUDGET

MOVED: D Public Facilities $7,573,801

Motion D: Was approved utilizing electronic voting devices, by roll call vote: Yes 226 ; No 0 ; Abstain 2

MOVED: E. Public Safety $14,482,995

Motion E: Was approved utilizing electronic voting devices, by roll call vote: Yes 220 ; No 1 ; Abstain 2

MOVED: F. Belmont Public Schools $66,885,704

Motion F: Was approved utilizing electronic voting devices, by roll call vote: Yes 207 ; No 4 ; Abstain 5

M**OVED: G. Vocational Education $ 234,580**

Motion G: Was approved utilizing electronic voting devices, by roll call vote: Yes 208 ; No 4 ; Abstain 1

MOVED: H. Public Services $ 9,753,750

Motion H: Was approved utilizing electronic voting devices, by roll call vote: Yes 210 ; No 0 ; Abstain 0

MOVED: I. Human Services $ 3,430,649

Motion I: Was approved utilizing electronic voting devices, by roll call vote: Yes 210 ; No 1 ; Abstain 0

MOVED: J. Principal Debt and Interest $ 15,511,944

Motion J: Was approved utilizing electronic voting devices, by roll call vote: Yes 208 ; No 0 ; Abstain 2

AND

MOVED: That the Town transfer the following sums to meet, in part, appropriations for the Fiscal Year 2025 operating budget appropriations made at this Town Meeting:

from Belmont Municipal Light Department (PILOT Payment)	$	650,000
from Undesignated Fund Balance (Free Cash)	$	2,559,636
from Parking Meters Receipts	$	30,000
from Water Revenues for indirect costs	$	246,442
from Sewer Revenues for indirect costs	$	273,783
from Perpetual Care Fund, Interest Earnings for Cemetery operations	$	25,000

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 206 ; No 0 ; Abstain 1

Index of Warrant Articles

Article #

1 REPORTS

2 RATIFY SELECT BOARD APPROVAL OF REVISED TRANSPORTATION PLAN FOR McLEAN DEVELOPMENT

3 SUPPLEMENTAL BUDGET REQUEST FOR MUNICIPAL RINK SKATING RINK PROJECT

ARTICLE 2 RATIFY SELECT BOARD APPROVAL OF REVISED TRANSPORTATION PLAN FOR McLEAN DEVELOPMENT

To see if the Town will vote to ratify the amendment approved by the Select Board at their May 20, 2024 meeting to the Traffic Monitoring And Mitigation Agreement (TMMA), entered into on November 22,1999 between the Town of Belmont and the McLean Hospital Corporation.

This article will ratify the revised Traffic Monitoring And Mitigation Agreement for the McLean Zone 3 & 4 as approved by the Select Board. A copy of the amended TMMA is attached.

Submitted by the Select Board

The Select Board will report on this Article.

Majority vote required for passage.

ARTICLE 3 SUPPLEMENTAL BUDGET REQUEST FOR MUNICIPAL RINK SKATING RINK PROJECT

To see if the Town will vote to appropriate a sum of money to supplement the amounts previously appropriated for the Municipal Skating Rink and Sports Facility building project.

This article will provide supplemental funding to allow the municipal skating rink project to proceed in spite of recently recognized increases.

Submitted by the Select Board

The Select Board, Warrant Committee, and the Municipal Rink Skating Building Committee will report on this Article.

Majority vote required for passage.

AMENDED TRAFFIC MONITORING AND MITIGATION AGREEMENT

This Amended Traffic Monitoring and Mitigation Agreement ("Agreement") is entered into as of _____, 2024 by and between the Town of Belmont, acting by and through its Select Board ("Belmont"), The McLean Hospital Corporation ("McLean") and Belmont NRC Sub A, LLC ("NRC") to supersede the Traffic Monitoring and Mitigation Agreement dated November 22, 1999 between Belmont and McLean. This Agreement establishes the maximum level of permitted traffic to be generated by uses within the Research & Development, Senior Living and McLean Institutional zoning subdistricts and to set forth the recourse actions to be taken by Belmont in the event that the actual traffic levels exceed such permitted levels. This Agreement also details the traffic mitigation measures for which McLean and NRC agree to provide the funding.

NRC joins this Agreement as the developer of, and successor in title to McLean's interest in, the land located within the Senior Living Subdistrict. McLean retains title to the Research & Development subdistrict and intends to develop it. Performance of the obligations set forth in Section I with respect to any subdistrict shall be the responsibility of (and at the expense of) the owner of the land within such subdistrict (the joint and several liability of the owners of the land, if more than one party owns the land within a given subdistrict). Performance of the obligations set forth in Section II shall be the responsibility (and at the expense of) McLean and NRC as is more particularly set forth herein.

I. MONITORING PROGRAM

A traffic monitoring program is to be conducted following completion and substantial occupancy of any building within any of the Research & Development; Senior Living; and McLean Institutional Subdistricts. The traffic monitoring program and recourse actions described herein is intended to assess whether the following conditions exist:

1. average total count of entering and exiting vehicles on Olmsted Drive from/to Pleasant Street exceeds 71 vehicles during any quarter-hour period during morning peak hours; or
2. average total count of entering and exiting vehicles on Olmsted Drive from/to Pleasant Street exceeds 74 vehicles during any quarter-hour period during evening peak hours; or
3. average total count of entering and exiting vehicles on Olmsted Drive from/to Pleasant Street exceeds 2,932 daily trips.
4. peak hour traffic flows at a rate that is greater than 450 peak hour trips during morning hours and a rate of 470 peak hour trips during afternoon hours for the McLean Institutional Subdistrict; and daily traffic flows at a rate that is greater than 4,760 for the McLean Institutional Subdistrict.

Notwithstanding any provision hereof to the contrary, this Agreement shall not be applicable to the McLean Institutional Subdistrict so long as the buildings and improvements within such subdistrict continue to be used exclusively for psychiatric hospital purposes and uses functionally dependent upon and necessary to psychiatric hospital use, except for either (i) up to 75,000 square feet of gross floor area of other uses permitted by zoning (other than medical offices) or (ii) up to 25,000 square feet of gross floor area of medical offices as permitted by zoning. McLean represents that as of the date hereof the entirety of the McLean Institutional Subdistrict is used for psychiatric hospital purposes and uses

In the event that there is a condition of noncompliance with this Agreement determined in accordance with Section I.C. of this Agreement, McLean and NRC each agree to provide one-half the funding for the signalization of the intersection of Pleasant Street and Olmsted Drive.

The funding by McLean and NRC for the signalization project will be provided as follows:

Upon certification by Belmont that a condition of noncompliance exists, and that Belmont intends to proceed with the signalization project, Belmont shall provide an engineering and design budget to NRC and McLean. NRC and McLean shall each deliver 50% of said budget amount to the Town Treasurer to be held in an account established under G.L. c. 44, § 53A. At such time as Belmont completes the design and engineering phase and has obtained bids for the construction phase, Belmont shall provide a construction budget to NRC and McLean, who shall then deliver 50% of said construction budget amount to the Town Treasurer to be placed in the same account.

The purpose of the account shall be to accept the grants made by NRC and McLean hereunder and to pay all design, permitting and construction costs associated with the signalization project, and for no other purpose except as NRC and McLean may agree in writing. Such funds shall be maintained by the Treasurer in an interest bearing account, with any accrued interest to remain in the § 53A account. Any principal or accrued interest remaining in the account upon completion of that project shall be returned in equal shares to NRC and McLean.

III. LEGAL EFFECT

The foregoing obligations shall run with the land now owned by McLean Hospital Corporation and with the land owned by Belmont NRC Sub A, LLC in Belmont, Massachusetts. McLean and NRC shall require any successor owner of land governed hereby to acknowledge in writing its obligations hereunder and to provide the same to Belmont prior to or upon transfer. A notice hereof shall, at the request of Belmont, be executed by McLean and recorded with the Registry of Deeds. This Amended Agreement shall not take effect until ratified by a majority vote of Town Meeting of the Town of Belmont. Upon such ratifying vote, this Agreement shall not be amended in any material respect except by a further majority vote of Town Meeting.

SPECIAL TOWN MEETING – JUNE 5, 2024

ARTICLE 1 **TOWN REPORTS**

MOVED: That the report of the Select Board and other Town Officers, any Committee heretofore appointed be accepted.

The Motion: Was approved by unanimous consent at the Special Town Meeting

ARTICLE 2 **RATIFY SELECT BOARD APPROVAL OF REVISED TRANSPORTATION PLAN FOR McLEAN DEVELOPMENT**

Moved: That Article 2 be dismissed.

The Motion: Was approved by Unanimous Consent at the Special Town Meeting

ARTICLE 3 **SUPPLEMENTAL BUDGET REQUEST FOR MUNICIPAL RINK SKATING RINK PROJECT**

MOVED: That **$550,000** be appropriated from FY2024 Investment Income and **$950,000** be transferred from the Kendall Fund for a total supplemental budget of **$1,500,000** for the Municipal Rink Skating Project

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 201 ; No 27 ; Abstain 10 at the Special Town Meeting session

Index of Warrant Articles

Article #

1 REPORTS

2 RATIFY SELECT BOARD APPROVAL OF REVISED TRANSPORTATION PLAN FOR McLEAN DEVELOPMENT

TOWN OF BELMONT
WARRANT FOR 2024 SPECIAL TOWN MEETING
JUNE 26, 2024
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

To any of the Constables of the Town of Belmont in said County:

Greetings:

In the name of the Commonwealth of Massachusetts you are required to notify and warn the Inhabitants of the Town of Belmont, qualified as the law requires to vote in elections and Town Affairs, to convene on **June 26, 2024 at 7:00 p.m.** by means of the audio/video conferencing platform described more particularly below, and to notify and warn the Town Meeting Members to convene by said method and act at said time on the Articles set forth on pages 2 through 4 of this Warrant.

The Town Meeting shall be held remotely by the means requested by the Moderator, as follows:

Interested members of the public may see and hear the proceedings by tuning in to the Belmont Media Center's live broadcast of the proceedings on Belmont cable television (Comcast channel 8, Verizon channel 28) or by live-streaming at www.belmontmedia.org.

Town Meeting Members will attend and vote by logging into a web page portal operated by the Town's electronic voting vendor with unique credentials that will be issued to each Town Meeting Member before the meeting.

Town Meeting Members and other participants approved by the Moderator who wish to address the meeting will participate in the meeting through the "Zoom" videoconferencing service. Login credentials will be provided to all Town Meeting Members. Registered voters who wish to address the meeting as approved by the Moderator may contact the Town Clerk's office for login credentials, 617-993-2603.

For more information, see the June 6, 2024 Moderator's letter to the Select Board appended to this Warrant as Appendix A.

ARTICLE 1 REPORTS

To hear the report of the Select Board and other Town Officers, any Committee heretofore appointed and to act thereon.

This article allows the Select Board and other Town officers, boards and committees to report orally to Town Meeting on appropriate matters not otherwise appearing on the Warrant. This article stays "on the table" throughout Town Meeting to allow Town officials and committees to report at the call of the Moderator.

Majority vote required for passage.

Submitted by the Select Board

ARTICLE 2 RATIFY SELECT BOARD APPROVAL OF REVISED TRANSPORTATION PLAN FOR McLEAN DEVELOPMENT

To see if the Town will vote to ratify an amendment to the November 22, 1999 Traffic Monitoring and Mitigation Agreement (TMMA) between the Town of Belmont and the McLean Hospital Corporation approved by the Select Board and substantially in the format on file with the Town Clerk or take any other action related thereto.

This article will ratify the revised Traffic Monitoring and Mitigation Agreement for the McLean Zone 3 & 4 as approved by the Select Board. A copy of the amended TMMA is attached.

Submitted by the Select Board

The Select Board will report on this Article.

Majority vote required for passage.

Given under our hands this **10th** day of **June, 2024.**

BELMONT SELECT BOARD

Roy Epstein, Chair

Elizabeth Dionne, Vice Chair

Matt Taylor, Member

TOWN OF BELMONT
455 CONCORD AVENUE
BELMONT, MASSACHUSETTS
02478

MICHAEL J. WIDMER
TOWN MODERATOR

mike.j.widmer@gmail.com
617-489-1822

June 6, 2024

By Hand
Roy Epstein, Chair Belmont Select Board
455 Concord Avenue
Belmont, MA 02478

Re: June 26 Special Town Meeting – Request to Call Meeting to be Held by Remote Participation

Dear Mr. Epstein and Members of the Select Board:

I understand from the discussions at the Select Board meeting on June 5, 2024 that the Board is entertaining the idea of dismissing Article 2 of the Warrant for the Special Town Meeting of June 5 (approval of an amendment to the Traffic Monitoring and Mitigation Agreement with McLean) and submitting a revised amendment to the Town Meeting membership at a new special town meeting to be called for June 26. If the Board so decides, this is to request, in my capacity as Town Moderator, that the Select Board call for the June 26, 2024 Special Town Meeting to be held through remote participation for the reasons set forth in Chapter 22 of the Acts of 2022, Section 26 and Chapter 107 of the Acts of 2022.

Such a meeting would be conducted using a combination of technologies, described in more detail below, that will allow Town Meeting Members (TMMs) to see and hear the Moderator and all other participants, to be recognized and address the meeting, and to vote securely. This combination of technologies will allow non-TMMs to see and hear the proceedings and, when authorized in advance by the Moderator, to address the meeting in the same manner as is the practice in Belmont. It will allow TMMs to signal the Moderator when they wish to address the pending question and be put in line to speak, as is customary at live Town Meetings, to determine whether a quorum is present, to raise a point of order where appropriate, and to determine whether their votes have been properly recorded. The technologies will allow interested members of the public to watch the meeting remotely for purposes of witnessing the meeting and it allows for the meeting to be recorded so that the proceedings can be heard and viewed at a later time. Lastly,

our court reporter would be creating the word-by-word transcript as required by Belmont General Bylaw §20-210.

The combination of technology methods I am proposing includes the following:

- TMMs will attend the meeting and vote using "TurningPoint," a secure online application operated by Turning Technologies, the same company that provides the electronic voting system acquired by the Town and used at Town Meetings since 2014. Each TMM will be assigned unique login credentials to use the system. TMMs who are logged in through TurningPoint will be deemed present at the meeting and will be able to vote using its features. All votes will be recorded electronically and the vote of each TMM will be displayed on the screen so that each member can verify that his or her vote was correctly recorded, as a roll call vote.
- Active participation in the meeting will be conducted through "Zoom," a proprietary video conferencing platform (https://zoom.us/). The Town currently has a license to conduct a Zoom meeting with up to 500 participants. This number is sufficient to accommodate the 288 TMMs from the Town's 8 precincts, the at-large members, and town officials and staff, with more than sufficient additional capacity for additional speakers if necessary. All approved speakers and TMMs will be issued an invitation allowing them to log in to the meeting from a desktop or laptop computer, tablet or smartphone, or to call into the meeting with any telephone (audio only). For security and clarity of presentation, the screen and the audio will be controlled by Town staff acting under my direction, as is our custom. All speakers will be muted until recognized by the Moderator. TMMs may use the "raise hand" feature of the software to get in line to speak, and will be recognized in order, unless I choose to recognize a town official to answer a question or address a particular point. Any non –TMM who has made arrangements with me in advance of the meeting to speak can be recognized in a similar manner.
- In the event that the abbreviated schedule for town meeting preparation does not afford sufficient time to train new Town Meeting Members in the use of the Turning Point voting system and it cannot be used effectively, and given that the Meeting would include only one article, we would conduct a roll call vote using Zoom. For the sake of efficiency, we may unmute all speakers while the roll is being called by the Clerk.
- Town officials and staff will participate by logging in to the Zoom meeting in the same manner described above.
- If a TMM has a point of order, it can be raised by using the "Q&A" feature, which will be monitored by one of my staff assistants so that any such point of order can be brought to my attention promptly. This same feature would allow a TMM who does not have a microphone to contribute to the meeting, as above, with a member of the staff reading the comments and questions submitted through the Q&A feature so that they may be entered into the record.

- The Zoom video and audio feed will be simultaneously broadcast by Belmont Media on local cable stations and by livestreaming on the internet. It will also be simultaneously recorded for future viewing. Any member of the public, whether or not a Belmont resident, will be able to view the proceeding live. TMMs may choose to listen to and view the proceedings in the same manner, but will not be considered present unless also logged in to TurningPoint.

With the assistance and cooperation of the Town Clerk's office and the Town's Information Technology Department, I have tested these platforms and am satisfied that they will allow the conduct of a Town Meeting that will function in substantially the same manner as a Town Meeting conducted in a physical location and in accordance with the operational and functional requirements set forth in Chapter 92. Furthermore, Belmont has held many successful sessions of Annual and Special Town Meeting in 2020, 2021, 2022 and 2023 that were attended by between 250 and 260 Town Meeting Members, using the combination of technologies described in this letter.

I hereby confirm that I have conferred with the Chair of the Belmont Disabilities Access Commission about accessibility to the Town Meeting.

I appreciate your consideration of this request. Please contact me if you have any questions.

Sincerely,

Michael J. Widmer
Town Moderator

cc: Patrice Garvin, Town Administrator (by email)
Ellen O'Brien Cushman, Town Clerk (by email)
George A. Hall, Jr., Town Counsel (by email)

SPECIAL TOWN MEETING – JUNE 26, 2024
BY REMOTE ACCESS

PRELIMINARY MOTION **APPROVAL TO HOLD TOWN MEETING BY REMOTE ACCESS PARTICIPATION**

MOVED: That the Town Meeting will meet and act on all matters on the warrant for this special town meeting by means of the video and audio conferencing and voting technologies described in the Moderator's June 6, 2024 letter to the Select Board posted with the warrant.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 195 ; No 1 ; Abstain 3

ARTICLE 1 **TOWN REPORTS**

No Action under Article 1

ARTICLE 2 **RATIFY SELECT BOARD APPROVAL OF REVISED TRANSPORTATION PLAN FOR McLEAN DEVELOPMENT**

Moved: That the Town ratify the vote by the Select Board at their June 26, 2024 meeting to modify the agreement with Phase II development at McLean for traffic management.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 192 ; No 25 ; Abstain 5

SPECIAL TOWN MEETING – JUNE 26, 2024
BY REMOTE ACCESS

ARTICLE 2 RATIFY SELECT BOARD APPROVAL OF REVISED TRANSPORTATION PLAN FOR McLEAN DEVELOPMENT

Amendment Proposed By Jolanta Eckert, Precinct 3

Moved: That the Article 2 in the 2024 Special Town Meeting Warrant is deferred to the Fall or another Special Town Meeting.

The Motion: to amend was **defeated** utilizing electronic voting devices, by roll call vote: Yes 41 ; No 179 ; Abstain 6 at the Annual Town Meeting session held June 26, 2024 by remote access participation.

A True Copy, Attest: _____ _____
Ellen O'Brien Cushman, Town Clerk Date
Belmont, Massachusetts

Index of Warrant Articles

Article #

1 REPORTS

2 NEW ZONING BYLAW(S): ZONING MAP & MBTA COMMUNITIES MULTI-FAMILY HOUSING OVERLAY DISTRICT

3 AMEND ZONING BYLAW(S): SPECIAL REGULATIONS SECTION 6.10 INCLUSIONARY ZONING

4 AMEND ZONING BYLAW(S): ADMINISTRATION SECTION 7.3 SITE PLAN REVIEW

5 APPROPRIATE FOR STUDENT INFORMATION SYSTEM REPLACEMENT AND AUTHORIZE CONTRACT TERM

6 TRANSFERS TO STABILIZATION FUNDS

7 AUTHORIZATION FOR LEASE OF LAND AT 780 CONCORD AVENUE FOR CELL TOWER

8 ADOPT M.G.L. CHAPTER 200A, SECTION 9A

9 ACCEPT PROVISIONS OF CHAPTER 60, SECTION 3D

10 CITIZEN'S PETITION: TRANSITION SELECT BOARD FROM 3 TO 5 MEMBERS

TOWN OF BELMONT
WARRANT FOR 2024 SPECIAL TOWN MEETING
NOVEMBER 18, 2024
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

To any of the Constables of the Town of Belmont in said County:

Greetings:

In the name of the Commonwealth of Massachusetts you are required to notify and warn the Inhabitants of the Town of Belmont, qualified as the law requires to vote in elections and Town Affairs, to convene on **MONDAY, NOVEMBER 18, 2024, at 7:00 P.M.** in person at the Belmont High School Auditorium and to notify and warn the Town Meeting Members to meet and act at said time and place on the following Articles.

Interested members of the public may see and hear the proceedings by tuning in to the Belmont Media Center's live broadcast of the proceedings on Belmont cable television (Comcast channel 8, Verizon channel 28) or by live-streaming at www.belmontmedia.org.

ARTICLE 1 **REPORTS**

To hear the report of the Select Board and other Town Officers, any Committee heretofore appointed and to act thereon.

This article accepts the reports of Town departments appearing in the Annual Town Report and allows the Select Board and other Town officers, boards and committees to report orally to the Town Meeting on appropriate matters not otherwise appearing on the Warrant. This article stays "on the table" throughout the Town Meeting to allow Town officials and committees to report at the call of the Moderator.

Majority vote required for passage.

ARTICLE 2 NEW ZONING BYLAW(S): ZONING MAP & MBTA COMMUNITIES MULTI-FAMILY HOUSING OVERLAY DISTRICT

To see if the Town will create a MBTA Communities Multi-family Housing Overlay District (MOZ) to allow multi-family housing as of right, subject to site plan review, in accordance with M.G.L. c. 40A, § 3A, by adding a new Section 9, substantially in the form set forth in Appendix 1 to this Town Meeting Warrant, and by amending the Belmont Zoning Map to include the MOZ District, or in any way act thereon.

Submitted by the Planning Board

The Select Board and the Planning Board will report on this Article.

Majority vote required for passage.

ARTICLE 3 AMEND ZONING BYLAW(S): SPECIAL REGULATIONS SECTION 6.10 INCLUSIONARY ZONING

To see if the Town will vote to amend the Zoning Bylaws Section 6.10 Inclusionary Zoning as follows;

Text that is underlined is proposed for inclusion.
Text that is ~~stricken out~~ is proposed for deletion
A yellow highlighting is also provided to emphasize proposed text changes.

SECTION 6. SPECIAL REGULATIONS

6.10 Inclusionary Housing

Note: §6.10 was adopted under Article 17 at the 2013 Special Town Meeting.

6.10.1 Purpose

The purposes of this Section are to encourage the expansion and upgrade of the Town's affordable housing stock, in order to provide for a full range of housing choices for households of all incomes, ages and sizes; to prevent the displacement of low- to moderate-income Town residents; to increase the production of Affordable Units to meet existing and anticipated employment needs within the Town; to establish standards and guidelines in order to implement the foregoing; and to meet the requirements of MGL c. 40B and the Local Initiative Program.

6.10.2 Definitions

For purposes of this Section 6.10 of the Zoning By-Law, capitalized words shall mean as defined elsewhere in this By-Law or as defined below:

Affordable Housing Trust Fund - An account established and operated for the exclusive purpose of creating or preserving affordable housing in the Town. The Affordable Housing Trust Fund may be used for the following purposes within the Town: the purchase and improvement of land and Housing Units for the development of new and/or rehabilitated Housing Units for purchase or rental by Qualified Affordable Housing Purchasers or Tenants or to preserve existing affordable housing. Expenditures from the Affordable Housing Trust Fund shall be authorized by a majority vote of the Belmont Housing Trust.

Affordable Housing Unit - A Housing Unit that by Deed Restriction is and shall remain affordable to and occupied by a Qualified Affordable Housing Unit Purchaser or Tenant, and is eligible for inclusion in the Chapter 40B Subsidized Housing Inventory through the Local Initiative Program.

Belmont Resident – Since there is a "local preference" for some of the Affordable Housing Units, the people or households that may qualify for the local preference must be Belmont Residents, defined as follows:

a. an individual or family maintaining a primary residence within the Town of Belmont; or

b. an individual who is employed within the Town of Belmont; or

c. a parent or guardian with children attending the Town of Belmont Public Schools.

Comparable Unit - When used with respect to quality, character, and room size, means that there are sufficient features in common between the Affordable Housing Unit and the Market Rate Housing Unit so as to render the units similar in nature. Moreover, while the actual design or finishes provided in the Affordable Housing Units versus the Market Rate Housing Unit may differ in a non-material fashion and still constitute Comparable Units, the same amenities proposed for the Market Rate Housing Unit must be provided for the Affordable Housing Units, including without limitation full kitchen, full bath, and parking.
Further, the actual room size for the Affordable Housing Unit may not differ in any significant manner to that of the Market Rate Housing Unit.

Notwithstanding the foregoing, when used with respect to external appearance, location and bedroom distribution, means that the external appearance of the Affordable Housing Unit and the Market Rate Housing Unit must be so similar in nature so as to render them indistinguishable while the location of the Affordable Housing Units and the bedroom distribution of such units must be no different from that of the Market Rate Housing Unit.

Deed Restriction - A provision, acceptable in form and substance to the Town of Belmont, in a deed to real property that runs with the land in perpetuity or for the longest period of time allowed by law, so as to be binding on and enforceable against any person claiming an interest in the property. Any Restriction created under this Section 6.10 shall survive any bankruptcy, insolvency, foreclosure, or other action, and shall not be subject to nullification for any reason. Additionally, the Restriction shall provide that in the event that any affordable rental unit is converted to a condominium unit, the

condominium unit shall be restricted in perpetuity to ensure that it remains affordable to households in the same income range as prior to the condominium conversion.

Development - A single parcel or set of contiguous parcels of land held in common ownership for which one or more building permits will be sought within a 24-month period of time. The number of Housing Units to be counted from any project shall be calculated as the net increase in the number of Housing Units as compared to the number of Housing Units in existence on such land as of the date that the building permit application is filed with the Town of Belmont Office of ~~Community Development~~ Planning and Building.

Dwelling Unit - A building or portion of a building intended as living quarters for a single family, having a single set of kitchen facilities (a stove plus either or both refrigerator and sink) not shared with any other unit; or quarters for up to five persons in a dormitory, congregate dwelling, or similar group dwelling.

Housing Unit -

a. A Dwelling Unit; or

b. A habitable unit within a senior or assisted living facility.

Market Rate Housing Unit – Housing Units available to the general public on the open market, without price restrictions or consumer income limitations.

Area Median Income – the mid-point of incomes of households in the Boston Standard Metropolitan Statistical Area, adjusted for household size, as determined annually by the United States Department of Housing and Urban Development and regardless of housing type or ownership.

~~**Mixed-Use Residential Development** - A Development consisting of a combination of residential and non-residential uses.~~

Qualified Affordable Housing Unit **Purchaser or Tenant** - A household with total annual income that does not exceed eighty percent (80%) of the Area Median Income~~.~~, except where affordability is targeted to a lower level.

~~**Residential Development** – A Development consisting exclusively of Housing Units.~~

6.10.3 Applicability

This Section 6.10 shall apply to any ~~d~~Development with six (6) or more new Housing Units.~~Development with a residential component that requires a Special Permit pursuant to Section 3.3 of the Zoning By-Laws, Schedule of Use Regulations, or pursuant to any overlay district.~~

6.10.4 Requirements

1) ~~Residential~~ Developments ~~that result in~~ with six (6) or more new Housing Units shall provide Affordable Housing Units as outlined in the table below:

~~Size~~ New Housing Units in the ~~of Residential~~ Development	Percent of Affordable Housing Units Required for ~~Residential~~ the Developments~~s~~
6 to 12 Housing Units	10%
13 to 20 Housing Units	12%
More than 20 Housing Units	15%

Note: §6.10.4 was amended under Article 3 at the 2019 Annual Town Meeting.

2) Where the calculation of Affordable Housing Units results in a fractional unit~~greater than one-half (.5)~~, the fraction shall be rounded up to the next whole unit. ~~Where the calculation results in a fractional unit less than or equal to one-half (.5), the fraction shall be rounded down to the next whole unit.~~

3) ~~Rental~~ Developments with for-rent housing units for households at 50% or less of Area Median Income may reduce the total number of required Affordable Housing Units by an amount equal to the number of for-rent units available to households at 50% or less of Area Median Income, or by 25% of the Affordable Housing Units required, whichever is less.

4) Except for cash payments permitted ~~in~~ under Section 6.10.5 with respect to for-sale Developments, Affordable Housing Units shall be provided within the Development that requires the Affordable Housing Units.

6.10.5 Cash Payment Option for For-Sale Affordable Units

In exceptional circumstances, the Planning Board may allow the applicant for a Development of 6 or more for-sale new Housing Units to make a cash payment to the Affordable Housing Trust Fund in lieu of providing Affordable Housing Units required under this Section 6.10.

Such cash payment shall be equal to 5% of the projected total sale price of the Housing Units based on an appraisal satisfactory to the Planning Board. In making its decision, the Planning Board shall seek a recommendation from the Belmont Housing Trust.

Note: §6.10.5 was amended under Article 3 at the 2019 Annual Town Meeting.

6.10.6 Selection of Qualified Affordable Housing Unit Purchasers or Tenants

The selection of Qualified Affordable Housing Unit Purchasers or Tenants shall be pursuant to the Local Initiative Program and shall be administered as follows:

a. The selection process shall include a plan for marketing of the Affordable Housing Units created under this Section 6.10. The duration and design of this plan shall reasonably inform all those seeking affordable housing, both within and outside the Town, of the availability of such units.

b. Belmont Residents shall be given preference for seventy percent (70%) of the Affordable Housing Units created under this Section 6.10.

c. Owners of Developments may sell or lease Affordable Housing Units to the Town of Belmont, the Belmont Housing Trust, the Belmont Housing Authority, or to a private nonprofit entity serving Belmont for the purpose of providing affordable housing opportunities within the Town, in order that such entity carry out the steps needed to market the Affordable Housing Units and manage the choice of buyers or renters.

6.10.7 Timing of Construction

1) Occupancy permits for any new Market-Rate Housing Units or nonresidential space shall be issued at an equal ratio of occupancy permits for required Affordable Housing Units.

2) Affordable Housing Units shall be dispersed throughout the building(s) and shall be comparable to Market-Rate Housing Units. Affordable Housing Units provided under terms of this Section 6.10 shall be provided on-site in the subject Development.

   For an Affordable Housing Unit within a senior or assisted living facility, a comparable Affordable Housing Unit shall include the provision of mandatory living services.

3) ~~All documents necessary to ensure compliance with this Section 6.10 and the Local Initiative Program provisions shall be subject to the review and approval of the Special Permit Granting Authority and Town Counsel. Such documents shall be a condition of the Special Permit and executed prior to the issuance of any Certificate of Occupancy.~~

6.10.8 Rental Development Annual Oversight and Monitoring

1) There shall be a monitoring agent for rental Developments with Affordable Housing Units, to be agreed upon by the owner of the Development and either the Special Permit Granting Authority, or if there is none, the Planning Board. In making its decision, the Special Permit Granting Authority or Planning Board shall seek and follow a recommendation from the Belmont Housing Trust, in the absence of extenuating circumstances.

2) The owner shall be responsible for all payments charged by, or related to, the monitoring agent.

3) An annual independent compliance audit shall be submitted to the Town by the monitoring agent to ~~i~~ensure compliance with this Section 6.10 and the Local Initiative Program provisions.

6.10.9 General Provisions

1) All documents necessary to ensure compliance with this Section 6.10 and, as applicable, the Local Initiative Program provisions, including a fair housing marketing plan, a lottery plan, and a rental application shall be subject to the review and approval of the Special Permit Granting Authority, or if there is none, the Planning Board and Town Counsel.

2) Prior to rendering its decision, the Special Permit Granting Authority or Planning Board shall solicit a recommendation from the Belmont Housing Trust. In light of the Trust's expertise on and knowledge of affordable housing requirements, in the absence of extenuating circumstances the Special Permit Granting Authority or Planning Board shall give the Belmont Housing Trust recommendation substantial weight. The recommendation from the Housing Trust shall be provided prior to the commencement of the Planning Board's deliberations on the application.

3) The compliance documents shall be a condition of ~~the~~ any Special Permit, or if there is none, Design and Site Plan Review, and executed prior to the issuance of any Certificate of Occupancy.

4) Enforcement of this Section 6.10, as it applies to all Developments, shall be the responsibility of the Building Inspector.

5) Provision of accessible Housing Units shall be as determined by Federal Regulations. Standards for accessible units shall comply with 24 C.F.R. Section 8.32.

6) This Section 6.10 shall not apply to the rehabilitation of any building or structure, all of or substantially all of which is destroyed or damaged by fire or other casualty or a natural disaster; provided, however, no rehabilitation nor repair shall increase the density, bulk, or size of any such building or structure which previously existed prior to the damage or destruction thereof except in conformance with this Section 6.10.

7) This Section 6.10 shall not apply to Developments under Massachusetts General Laws (MGL) Chapter 40B.

6.10.10 Severability, Conflict with Other By-Laws

1) If a court of competent jurisdiction holds any provision of this Section 6.10 invalid, the remainder of this Section shall not be affected thereby. The invalidity of any section or sections, or parts of any section or sections, of this Section shall not affect the

validity of the remaining sections or parts of sections or the other By-Laws of the Town of Belmont.

2) Nothing contained in this Section 6.10 shall be construed to apply to the use of land or structures for religious or educational purposes if doing so would violate the applicable provisions of M.G.L. Chapter 40A, Section 3.

3) To the extent this Section 6.10 is silent on a particular issue or conflicts with the Local Initiative Program, the requirements of the Local Initiative Program shall govern.

or in any way act thereon.

Submitted by the Planning Board

The Select Board and the Planning Board will report on this Article.

Two-thirds vote required for passage.

ARTICLE 4 AMEND ZONING BYLAW(S): ADMINISTRATION SECTION 7.3 SITE PLAN REVIEW

To see if the Town will vote to amend the Zoning Bylaws Section 7.3 Site Plan Review as follows;

Text that is underlined is proposed for inclusion.
Text that is ~~stricken out~~ is proposed for deletion
A yellow highlighting is also provided to emphasize proposed text changes.

SECTION 7. ADMINISTRATION

7.3 Design and Site Plan Review

Note: §7.3 was amended by Article 16 at the 2005 Annual Town Meeting.

7.3.1 Purpose

a) To maintain the integrity and character of all zoning districts and adjoining zones by ~~insuring~~ ensuring that proposed development fulfills the purposes and complies with the requirements of the Belmont Zoning By-Law (“these By-Laws”).

b) To ~~insure~~ ensure that development which is subject to this review is planned and designed to minimize impacts on its abutters, the neighborhood, and the environment.

c) To provide an orderly review procedure where site plans of proposed projects can be approved with reasonable conditions ~~which~~ that ~~will~~ further the purposes of these By-Laws.

7.3.2 Applicability and Waiver

The Planning Board shall hear and decide all petitions for Design and Site Plan Review in accordance with the provisions of this Section 7.3.

a) Design and Site Plan Review is required for any new building or addition ~~or change in use of a predominantly non-residential building~~ greater than 2,000 ~~2,500~~ gross square feet gross floor area; change in use of a non-residential or multi-family ~~predominantly non-residential~~ building greater than 2,000 ~~2,500~~ gross square feet gross floor area in any zoning district; ~~, or~~ a proposal that ~~results in the need for six~~ requires five (~~6~~5) or more parking spaces on the lot; or a ~~or if the~~ proposal that reduces the number of on-site parking spaces or changes ~~to~~ the configuration of off-street parking, screening, egress, utilities, drainage or lighting.

~~For addition or alterations of less than 2,500 gross square feet, the Planning Board may waive any or all of these requirements.~~

b) Design and Site Plan Review is not required for those uses which require a Special Permit (for use) from either the Planning Board or the Zoning Board of Appeals. If a Special Permit is required per Section 1.5 of these By-Laws, it shall be obtained prior to the submittal of an application for Design and Site Plan Review.

c) Upon written request, the Planning Board may waive any or all of these requirements for an addition to, or alteration of, an existing structure affecting less than 2,000 gross square feet, or a reconstruction or change in use of an existing structure, if it determines that the addition, alteration, reconstruction, or change in use will not have a significant impact on: vehicular and pedestrian movement within the site and on adjacent streets; public services and infrastructure; environmental, unique and other resources; abutting properties; and community needs.

7.3.3 Application Procedures

Each application for Design and Site Plan Review shall be submitted to the Office of ~~Community Development~~Planning and Building (~~OCD~~OPB) during regular business hours and shall contain all of the information noted below. Applicants are encouraged to meet with ~~OCD~~ OPB staff planners, abutters to the proposal and informally with the Planning Board to discuss the proposal prior to submittal.

a) Required application materials include the following:

1. ~~➢~~A completed application form and the applicable fees to address the administrative, advertising and review costs of the Town,

2. ➢An original and thirteen (13) copies of the application package and plans, and

3. ➢Site information as required in Section 7.3.4 below.

b) Within ten (10) days of receipt of the application package, the Office of ~~Community Development~~Planning and Building shall provide copies to the ~~Board of~~ Select~~men~~ Board, Board of Health, Zoning Board of Appeals, Department of Public Works and the Fire and Police Departments to request~~ing~~ written comments prior to the hearing date. If proposed buildings include housing units that are new or newly affordable ~~housing units~~, the OPB shall also ~~provide copies~~refer the application to the ~~Affordable~~ Housing Trust. The application may also be provided to other appropriate boards or committees (the Traffic Advisory Committee~~, Housing Trust,~~ or Conservation Commission for example). Comments received by ~~OCD~~ OPB shall be made available to the Applicant upon request prior to the hearing.

c) The Planning Board shall hold a public hearing within 45 days of ~~OCD~~OPB receiving the application. Notice of the public hearing shall be placed in a newspaper of general circulation, by posting at Town Hall and the ~~OCD~~ OPB website at least seven (7) days before the hearing. Notice shall be sent by mail to the Applicant and abutters (within 300 feet) prior to the hearing date.

d) In reviewing the application, the Planning Board shall review whether the proposal adheres with the provisions of the Zoning By-law, including whether:

1. The dimensions of the proposed building(s), lot and lot coverage comply with the requirements provided in table form per Section 4 of this By-Law,

2. The arrangement of parking and loading spaces, internal traffic circulation and traffic controls in relation to the proposed uses of the building(s) and adjacent uses comply with Section 5.1 of this By-Law,

3. All Signs comply with Section 5.2 of this By-Law,

4. All Landscaping complies with Section 5.3 of this By-Law,

5. Any screening of exterior dumpsters or similar trash receptacles complies with Section 5.3 of this By-Law, ~~and~~

6. All Environmental Controls comply with Section 5.4 of this By-Law,~~.~~

7. The proposal conforms to any special site plan provisions in applicable overlay or special districts.

e) The Planning Board may also review:

1. Protection of directly adjacent premises against significantly detrimental uses by provision for ~~surface water drainage~~, sound and sight buffers and screening, and preservation of ~~views,~~ light and air;

~~2.~~ Convenience and safety of vehicular and pedestrian movement within the site, the location of driveway o~~penings in relation to traffic or to adjacent streets and,~~

~~when necessary, compliance with other regulations for the~~ ~~handicapped, minors and the elderly;~~ vulnerable populations.

3. Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site;
4. Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises;
5. Adequacy of the method of exterior lighting for convenience, safety and security within the site and for protection of neighboring properties, roadways and the night sky;
6. The relationship of structures and open spaces to neighboring buildings, the natural landscape, parks and other recreational areas or facilities, or other community assets in the area;
7. The project's incorporation of sustainability and resiliency principles; and
8. Any other applicable non-discretionary criteria to be considered during Design and Site Plan Review as set out elsewhere in the By-Law.

f) For any proposed project involving only the creation of ten or fewer new housing units, a change in use of up to 5,000 gross square feet of floor area, reconstruction of an existing building, or changes to the configuration of off-street parking, screening, egress, utilities, drainage, or lighting, the Planning Board's review should generally focus on the layout of and conditions on the site, and sound and sight buffers and screening, and not on other impacts on nearby properties or any aspect of the site plan which will not change from a prior use.

g) Within 20 days following the close of the public hearing, the Planning Board shall act on the application. Approval shall require a majority vote of the five (5) members. The associate Planning Board member shall sit on the Board for the purposes of acting on a Design and Site Plan Review application, in the case of absence, inability to act, or conflict of interest, on the part of any member of the Planning Board or in the event of a vacancy on the Board. This time period may be extended at the request of the Applicant.

Note: §7.3.3 c) was amended by Article 6 at the 2010 Special Town Meeting.

h) As appropriate, the Applicant may also be required to receive an Order of Conditions from the Conservation Commission, approval from the Board of Health, or a Stormwater Permit from the Town Engineer, prior to the Planning Board acting upon an application.

~~The Design and Site Plan Review application shall be approved provided that all of the requirements of these By-Laws are fulfilled. The Board may attach reasonable conditions to any approval. An approval does not relieve the applicant of the~~

~~responsibility of obtaining other required approvals and/or permits from local boards, state or federal agencies.~~

~~If the Design and Site Plan Review application does not conform to the requirements of these By-Laws, the Planning Board shall identify these deficiencies in writing and may deny approval. A new application and hearing process will then be required for further consideration of the proposal.~~

i) Any appeal may be filed with Zoning Board of Appeals (ZBA) in conjunction with an appeal from the denial or grant of a Building Permit for the subject site.

j) No Building Permit shall be issued to the Applicant (or his/her designee) until the Planning Board has filed its written decision with the Town Clerk or after 20 days has elapsed from the close of the public hearing without a decision being filed.

k) The Planning Board is authorized to establish rules and regulations for Design and Site Plan Review consistent with the provisions of this Section 7.3 and the remainder of this By-Law.

l) Provided that they meet the following criteria, any rules and regulations established pursuant to Section 7.3.3(k) may include provisions for the assessment of reasonable fees for the use of outside consultants for peer review in accordance with G.L. c. 44, § 53G:

1. **Fee Schedules**: the rules and regulations shall include a schedule of reasonable fees or cost limits.
2. **Consultant Engagement:** the rules and regulations shall provide that the Planning Board may engage outside consultants to evaluate applications in order to:
   - Assess the necessity and appropriateness of proposed mitigation measures.
   - Determine the scope and details of required mitigation measures.
   - Review compliance with the conditions and standards outlined in this Section 7.3 and other applicable By-law provisions.
3. **Standardization:** the rules and regulations shall provide a process for the Planning Board or its designee to solicit or engage outside consultants. They may include provisions for the Planning Board or its designee to maintain a list of pre-approved outside consultants.
4. **Selection Criteria:** the rules and regulations shall provide that the Planning Board shall select outside consultants and determine the scope of their services based on:
   - Clearly-defined needs, issues, or questions;
   - The consultant's qualifications and expertise, including whether the consultant meets the minimum qualifications set out in G.L. c. 44, § 53G; and
   - The absence of a conflict of interest as required by G.L. c. 44, § 53G.

5. **Use of Consultant Findings:** the rules and regulations shall provide that the Planning Board shall review and consider the outside consultants' findings, recommendations, or other work product in deciding whether to grant Design and Site Plan Approval, and if so, whether to impose conditions, for the application for which the outside consultant was engaged.
6. **Appeals:** as required by G.L. c. 44, § 53G, the rules and regulations shall provide for an administrative appeal on the basis that the consultant has a conflict of interest or does not possess the minimum, required qualifications.

7.3.4 Design and Site Plan ~~Submittal~~ Application Requirements

Each application for Design and Site Plan Review shall include the following information unless, prior to submittal, the Planning Board has determined that certain materials are not germane to the decision being made, and authorizes their omission:

a) Site plans at a scale of 1"=20' prepared and stamped by a professional engineer (P.E.) or a Registered Professional Land Surveyor (RPLS). (The Board may approve another scale or waive the PE/RPLS requirement in specific circumstances.) The plans shall show
   1. All new buildings, additions, adjacent structures
   2. Streets, sidewalks and crosswalks
   3. All existing and proposed open spaces
   4. Site development details shall include existing and proposed walls, fences, outdoor lighting, street furniture, new paving and ground surface materials.
   5. Points of vehicular and pedestrian access/egress shall be shown.
   6. All utilities, easements or service facilities, insofar as they relate to the project, shall be shown.
   7. Proposed site grading, including existing and proposed grades at property lines shall be shown.

b) Building elevations or drawings shall be provided at a scale of 1/8" = 1' or other appropriate scale.

c) A brief narrative describing the proposal ~~and its potential impacts on its abutters and the neighborhood.~~ The narrative should address issues such as the hours of operation, the number of seats for restaurants, clubhouses, or places of public assembly, anticipated number and frequency of events at clubhouses, places of public assembly, or anticipated pupil enrollment and use schedule for schools for profit, number of parking spaces, the square footage of the site and buildings, and potential impacts on open spaces. For multi-family proposals a table with the number, type and size of dwelling units should be ~~discussed~~provided. ~~The Planning Board may, at its discretion, require an estimate of municipal revenues and costs expected to be generated by the project, including anticipated real estate valuation and public service needs.~~

d) ~~The proposed method of stormwater removal accompanied by calculations for a 20-year storm event. All efforts shall be made to meet the most current Department of Environmental Protection Stormwater Management Design Guidelines~~A brief ~~N~~narrative describing the applicability or non-applicability~~statement explaining how the proposed project meets the requirements~~ of the Stormwater Management and Erosion Control Bylaw and, if the Bylaw applies, how the applicant intends to comply. This requirement may be satisfied by demonstrating that the applicant has received a Stormwater Management and Erosion Control Permit in accordance with Section 60-325 of the General Bylaws of the Town of Belmont.

7.3.5 Decision Criteria~~Approval Guidelines:~~

~~At its discretion, the Planning Board may require the completion of a Development Impact Report pursuant to Section 7.5 of these By-Laws prior to acting on the application. The Applicant may also be required to receive an Order of Conditions from the Conservation Commission and/or approval from the Board of Health prior to the Planning Board acting upon an application.~~

a) The Planning Board must grant Design and Site Plan Approval if the proposed project fulfills all requirements of these By-Laws.~~The following criteria and requirements must be fulfilled:~~

   - ~~The dimensions of the proposed building(s), lot and lot coverage shall comply with the requirements provided in table form per Section 4 of these By-Laws,~~
   - ~~The arrangement of parking and loading spaces, internal traffic circulation and traffic controls in relation to the proposed uses of the building(s) and adjacent uses shall comply with Section 5.1 of these By-Laws,~~
   - ~~All Signs shall comply with Section 5.2 of these By-Laws,~~
   - ~~All Landscaping requirements shall comply with Section 5.3 of these By-Laws,~~
   - ~~The method to dispose of refuse and other waste if it is not within the structure shall be defined. Screening of exterior dumpsters or similar trash receptacles shall comply with Section 5.3 of these By-Laws, and~~
   - ~~All Environmental Controls shall comply with Section 5.4 of these By-Laws.~~

b) The Board may establish reasonable conditions for mitigation or for other regulatory purposes to any Design and Site Plan Approval. The Board may require that some or all of any conditions of Approval be secured by a deposit of money or an Irrevocable Letter of Credit in the Town's favor. This performance guarantee shall bear a reasonable relationship to the expected costs of completing the specified work being secured.

c) If the Design and Site Plan Review application does not conform to the requirements of these By-Laws, the Planning Board shall either deny the application, or approve the application subject to conditions sufficient to ensure compliance. If the Planning

Board denies the application, it shall, at the applicant's request, identify the deficiencies in writing.

d) Design and Site Plan ~~Review~~ Approval shall lapse if on-site construction is not commenced within ~~two~~ three (~~2~~3) years from the date of Approval. The Planning Board, in its sole discretion, may extend this date for good cause shown. If the Approval lapses, a new submittal and hearing will be required.

e) Upon completion of the project, the developers shall submit "as-built" plans to the Office of ~~Community Development~~Planning and Building for review. Upon acceptance of the plans by Office of ~~Community Development~~Planning and Building and the Planning Board, the developer may submit a written request for a release of the performance guarantee, as may be applicable. This provision may be waived by the Planning Board in ~~certain circumstances~~when it is deemed unnecessary based on the scale or scope of the project or when as-built plans specifically will not provide any meaningful new information.

f) An approval does not relieve the applicant of the responsibility of obtaining other required approvals and/or permits from local boards, state or federal agencies.

7.3.5 Revisions to an Approved Site Plan:

a) The Applicant, property owner, Building Commissioner or the Planning Board may petition to ~~change or~~ modify a Design and Site Plan Approval based on . ~~This may occur in the event of~~ unforeseen site characteristics, infrastructure or economic ~~problems~~issues, ~~or other unexpected circumstances~~, or other appropriate circumstances. Any such petition that proposes changes to the approved plan shall include a revised site plan.

b) OPB shall review each petition and, if it determines that the proposed modification is *de minimis*, shall approve the petition. Otherwise, it shall refer the petition to the Planning Board.

c) The Planning Board shall review each petition referred to it to determine whether the proposed modification is minor, material, or major. In undertaking such review, the Planning Board may consider the reason for the petition.~~All proposed changes shall be reviewed and discussed by the Planning Board at a regularly scheduled meeting prior to the initiation of such on the property.~~

1. ~~➢~~If the Planning Board determines the proposed modification is minor, the Planning Board may approve the changes by majority vote without a public hearing.~~Minor changes, as determined by the Planning Board, may be approved without a public hearing.~~
2. ~~➢~~If the Planning Board determines the proposed modification is material but not major, the Planning Board may hold ~~The Planning Board reserves the right to require~~ a new public hearing at the expense of the Applicant.

3. If the Planning Board determines the proposed modification is major, it may require the applicant to submit a new application for Design and Site Plan Approval.~~it determines that a proposed change or modification is major and/or significant.~~

4. Upon approving a petition to make a minor or material modification to a Design and Site Plan Approval, the Planning Board shall detail the approved modification in writing and the applicant shall submit a revised site plan consistent with the Planning Board's decision.~~All approved changes or modifications shall be detailed in writing by the Planning Board. All changes or modifications shall be shown on a revised plan and if approved, shown on the "as-built" plans.~~

7.4 Special Permits

Note: §7.4 was adopted by Article 17 at the 2005 Annual Town Meeting.

7.4.1 Special Permit Granting Authority

At various places in this By-Law, authority for acting on particular Special Permits is assigned to the Planning Board or the Board of Appeals. Where no Board is specifically designated, the Board of Appeals shall act as the Special Permit Granting Authority (SPGA).

Pursuant to Chapter 40A, Section 9 of the General Laws, the Planning Board shall have an associate member for the purposes of acting on a Special Permit application in the case of absence, inability to act, or conflict of interest, on the part of any member of the Planning Board or in the event of a vacancy on the Board. Said associate member shall be appointed by the ~~Board of~~ Select~~men~~ Board.

Note: §7.4.1 was amended by Article 6 at the 2010 Special Town Meeting.

7.4.2 Applicability

Special Permits are required for

1. Specified expansions, alterations and/or changes to non-conforming structures and uses as defined in Section 1.5. The criteria listed therein shall apply to those petitions.
2. Those uses noted in Section 3.3 and,
3. Where otherwise specifically provided for within these By-Laws.

Where a Special Permit is required to allow a use, no Design and Site Plan Review pursuant to Section 7.3 is necessary from the Planning Board.

7.4.3 Special Permit Criteria

The following shall be the basis for decisions on Special Permits, except as may be more specifically provided elsewhere in this By-Law. Special Permits shall be granted only if the Special Permit Granting Authority determines that the proposal's benefits to the Town will outweigh any adverse effects for the Town or the vicinity, after consideration of the following preferred qualities, among other things:

a) Location

1. There shall be adequate provisions for water, sewerage, stormwater drainage for the proposed use and no additional adverse impacts should be created.
2. The site should be able to accommodate the proposed use without substantial environmental impacts, impacts to valuable trees or other natural resources.
3. The site should be able to accommodate the proposed use without substantial impacts on municipal infrastructure and with minimum traffic impacts on abutting residential neighborhoods.

b) Activity Type and Mix

1. Residential proposals should serve housing needs of local residents, broaden the diversity of housing within the Town and/or provide affordable housing opportunities pursuant to Section 6.10 of these By-Laws.

   Note: §7.4.3 b) 1 was amended by Article 26 at the 2003 Annual Town Meeting.
2. The use should complement the character and the scale of existing buildings/uses/activities in the neighborhood and not create undesirable impacts.
3. The use shall be beneficial to the Town and fulfill a need.

c) Visual Concerns

1. Views from public ways and developed properties should be considerately treated in the site arrangement.
2. The visual impact of parking and service areas should be minimized and should be screened from abutting premises.
3. Departure from the architectural scale of buildings on abutting and nearby premises should be minimized, except where the departure would serve a town purpose.

d) Access

1. Vehicular and pedestrian access/egress should be safe and convenient and shall be designed to minimize impacts on the abutting public ways.
2. Pedestrian and vehicular movement within the site should be safe and convenient, and arranged to minimize impacts on abutters.

e) Process

1. A proposal that has been developed in consultation with municipal staff and those likely to be substantially impacted by it is preferred.
2. Mitigation to ameliorate negative impacts is required.

f) Special Permit applications for use shall comply with the criteria within Section 7.3.5 Design and Site Plan Review.

At the time of application, the Applicant shall submit documentation regarding each of the above considerations which are germane, including information regarding consultative efforts made with municipal staff, neighborhood groups or other affected parties.

7.4.4 Procedures

a) It is recommended that the Applicant meet with municipal staff and abutters to the proposal prior to the application being filed.

   Each application for Special Permit shall be filed with the Town Clerk. Ten (10) copies of said application and supporting plans or other materials, including one having the date and time of filing certified by the Town Clerk, shall be filed forthwith by the petitioner with the Office of ~~Community Development~~Planning and Building.

b) The Office of ~~Community Development~~Planning and Building shall refer the application to the SPGA and the Planning Board (if not acting as the SPGA), ~~Board of~~ Select~~men~~ Board, Board of Health, Fire and Police Departments, Department of Public Works and/or other boards or authorities, as appropriate, for technical review and comment. If proposed buildings include housing units that are new or newly affordable based on compliance with Section 6.10, the OPB shall also refer the application to the Housing Trust. Failure of a department or board to make recommendation within 35 days of receipt of the application shall be deemed a lack of opposition thereto.

c) The Special Permit Granting Authority shall hold a public hearing within 65 days of the filing of the application and shall render a decision within 90 days from the date the public hearing is closed. The required time limits for a public hearing and for rendering a final decision may be extended by written agreement between the petitioner and the Special Permit Granting Authority. A copy of such agreement shall be filed in the Office of the Town Clerk.

   - Failure of the Special Permit Granting Authority to take final action within 90 days from the date of the close of the public hearing or within any extended time, if applicable, shall be deemed to be a grant of the Special Permit subject to the procedures found in MGL, Chapter 40A, Section 9.

7.4.5 Special Permit Limitations

A Special Permit, if granted, shall be subject to any general or specific rules prescribed herein, and may be made subject to appropriate conditions, safeguards, and limitations on time or use. A Special Permit shall lapse within a two-year period or a shorter period if so specified by the Board, not including any time required to pursue or await the determination of an appeal pursuant to MGL, Chapter 40A, Section 17 if a substantial use thereof has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun within the period except for good cause.

7.5 Development Impact Report

Note: §7.5 was adopted under Article 13 at the 2003 Special Town Meeting.

7.5.1 Purpose

The purpose of a Development Impact Report (DIR) is to enable the applicable board and municipal officials to identify the environmental/social/physical and/or infrastructure impacts of the requested activity and to determine if the impacts can be mitigated. The DIR shall identify the methods to be used to mitigate and to minimize adverse impacts on the neighborhood and the Town.

7.5.2 Applicability

A DIR may be required by the Planning Board or Zoning Board of Appeals during a review of any application for a special permit or a variance for a non-residential or multi-family structure or use which could have significant, deleterious environmental, physical or social impacts on the neighborhood and/or the Town and its infrastructure. This provision is adopted pursuant to Section 53G, Chapter 44, MGL and as such, the DIR shall be at the expense of the Applicant.

At their discretion, the Planning Board or the Zoning Board of Appeals may require a DIR upon the submittal of any application for a Special Permit, Design and Site Plan Review Approval or a Comprehensive Permit.

If the Applicant is required to file an Environmental Impact Report with the MEPA Unit of the Executive Office of the Environmental Affairs, the Draft or Final Environmental Impact Report may be submitted to fulfill the requirements of this Section. This decision is at the discretion of the Board reviewing the application.

7.5.3 Consultant Selection and Requirements

The appropriate Board shall develop a Scope of Work to guide the completion of the DIR. This Scope may be coordinated with other boards and/or professional staff. Upon the completion of the Scope of Work, the Board shall send out a “Request for Proposal” to at least three (3) qualified consulting firms. The Board shall review all responses and choose the optimum proposal.

7.5.3.1.1 The selected consultant must have an educational degree in or related to the field at issue, or

7.5.3.1.2 Have three or more years of practice in the field at issue, and

7.5.3.1.3 Provide suitable references for similar activities in other communities.

The Applicant may appeal the selection of the consultant to the ~~Board of~~ Select~~men~~ Board if they believe that the selected consultant has a conflict of interest or does not possess the minimum required qualifications. The time required for action on the application is extended pending the appeal. The Select~~men~~ Board has~~ve~~ one (1) month from the date of the appeal to render a decision.

The Applicant shall then be required to make a payment to the Town of Belmont in the exact sum of the proposal selected. This money shall be placed in a separate, interest-bearing escrow account administered by the Town Treasurer pursuant to Section 53G, Chapter 44, MGL. An annual report on such accounts shall be submitted by the Treasurer to the Town Administrator.

7.5.4 Contents of the Scope of Work

The appropriate Board may waive or add to the list of concerns noted below pursuant to the specifics of each application. It is recommended that the Applicant work with the Board to participate in the preparation of the Scope. The contents could include the following:

7.5.4.1 Physical Environment

7.5.4.1.1 Provide a description and impact analysis that the development will have on the general topography, vegetation, geologic, scenic and historical features and open space of the site.

7.5.4.1.2 Provide a description and impact analysis on properties abutting the site. This analysis may include traffic, lighting, noise, shadowing and emissions impacts.

7.5.4.1.3 Identify historic archeological sites, geological, botanical, existing or potential trails and accesses to open space areas and how they will be maintained or enhanced.

7.5.4.2 Surface Water

7.5.4.2.1 Provide a narrative on the following:

i. the methods and degree to which water is recycled back into the ground. Estimate increase of peak run-off and volume of run-off over a 24-hour period caused by altered surface conditions;

ii. the maintenance and improvement of the flow and quality of surface waters including Best Management Practices (BMP) to be employed; and,

iii. methods to prevent flooding onto adjacent properties.

7.5.4.2.2 Describe the location, extent and type of existing water bodies or wetlands on the site and the proposed alterations to such, including both existing and proposed surface drainage characteristics within and adjacent to the site.

7.5.4.3 Erosion Controls

7.5.4.3.1 Describe the erosion control and soil stabilization methods, timing and locations to be used during construction.

i. approximate the size and location of land to be cleared at any given time and the length of time soil will be exposed;

ii. identify methods for protecting soil stockpiles; and

iii. detail any other erosion control issues.

7.5.4.3.2 Evaluate the effectiveness of the proposed soil erosion control methods on the site and on the surrounding areas. Also review the permanent methods to be used to control erosion and sedimentation.

7.5.4.4 Town Services and Infrastructure

7.5.4.4.1 Estimate traffic flow at peak periods employing ITE standards and procedures. Detail the proposed on-site and projected off-site circulation patterns to the project. Detail pedestrian and bicycle movements and any proposed enhancements. Are new traffic controls (re: signals, signage, striping, etc.) or upgrades to existing controls necessary?

7.5.4.4.2 Estimate the effect/impacts of the project on police and fire protection services, public works, educational services, sewer capacity, and the water supply system.

7.5.4.5 The appropriate Board may require the submission of information which could be required by the MEPA Unit if an EIR were required under applicable MEPA regulations.

7.5.5 Results of the DIR Process

The selected consultant shall complete the Scope of Work developed in Section 7.5.4 above and submit ten (10) copies of a written report to the appropriate Board and the Applicant. This Report and any accompanying maps shall also be submitted in electronic format.

The Board shall employ the Report in reaching its decision on the application. Mitigation recommendations from the Report may be incorporated into a final decision on the application. If the DIR demonstrates that one or more of the decision-making criteria, objectives or standards cannot be met, the DIR may be the basis for disapproval of the application.

Upon the satisfactory completion of the Scope of Work, the consultant shall be compensated the agreed upon fee and the Applicant shall receive any remaining interest from the account. In no case shall the fee exceed the agreed upon amount unless authorized in advance by the Applicant and the appropriate Board.

or in any way act thereon.

Submitted by the Planning Board

The Select Board will report on this Article.

Two-thirds majority required for passage.

ARTICLE 5 APPROPRIATE FOR STUDENT INFORMATION SYSTEM REPLACEMENT AND AUTHORIZE CONTRACT TERM

To see if the Town will raise and appropriate funds for the Belmont Public Schools to replace its Student Information System and authorize a 6-year term for the contract; or in any way act thereon.

This article will fund the transition to a new Student Information System (SIS) for the Belmont School Department. The current system (Rediker) does not meet the needs of the department. Both systems will need to be run in tandem during the transition, so this request will fund the transition time period, after which point it will transition to the School operating budget. It also authorizes the School Department to enter into a 6-year contract for the system to reduce the annual subscription rate or lock-in the annual increase over the 6 years, or both.

Submitted by the Select Board

The Select Board, School Committee and the Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 6 TRANSFERS TO STABILIZATION FUNDS

To see if the Town will vote to raise and appropriate, or transfer from available funds, a sum or sums of money to the Override Mitigation Stabilization Fund, the Capital Stabilization Fund, or the General Stabilization Fund; or in any way act thereon.

This article will authorize transfers to the Override Mitigation, Capital or General Stabilization Funds for later appropriation by Town Meeting.

Submitted by the Select Board

The Select Board, Warrant Committee and the Comprehensive Capital Budget Committee will report on this Article.

Majority vote required for passage.

ARTICLE 7 AUTHORIZATION FOR LEASE OF LAND AT 780 CONCORD AVENUE FOR CELL TOWER

To see if the Town will authorize the Select Board to lease the land at 780 Concord Avenue owned by the Town and currently occupied by a Cell Tower for a term of up to twenty (20) years; or in any way act thereon.

This article will authorize the Town to enter into a long-term Lease for town-owned land currently used for a cell tower at 780 Concord Avenue, adjacent to the Highland Meadow Cemetery. The tower is privately owned, and houses communication equipment used by Police, Fire and Public Works in addition to other carriers. The existing lease has expired, and authorization is required from Town Meeting in order to execute a successor lease.

Submitted by the Select Board

The Select Board and Warrant Committee will report on this Article.

Majority vote required for passage.

ARTICLE 8 ADOPT M.G.L. CHAPTER 200A, SECTION 9A

To see if the Town will vote to accept the provisions of Massachusetts General Laws, Chapter 200A, Section 9A, or in any way act thereon.

State Law allows the Treasurer to go through a process to reissue "stale" checks - those that are more than one year old. Town Meeting has to accept the provisions of state law to allow the Treasurer to implement a detailed outreach and advertising process. Afterwards, the Town is able to retain any unclaimed funds.

Submitted by the Select Board

The Select Board will report on this Article.

Majority vote required for passage.

ARTICLE 9 ACCEPT PROVISIONS OF CHAPTER 60, SECTION 3D

To see if the Town will vote to accept the provisions of Massachusetts General Laws, Chapter 60, section 3D.

This article will authorize a new tax check-off donation program for low-income seniors and those with disabilities, to be administered by a committee of 3 residents, the Treasurer and the Assessor, as outlined in state law.

Submitted by Select Board

The Select Board, Warrant Committee and Senior Tax Relief Working Group will report on this Article.

Majority vote required for passage.

ARTICLE 10 CITIZEN'S PETITION: TRANSITION SELECT BOARD FROM 3 TO 5 MEMBERS

To see if the Town will vote to authorize the Select Board to petition the General Court to enact legislation to expand the membership of the Select Board from three to five, substantially in the form below, and further to authorize the Select Board to approve amendments to the bill before enactment by the General Court which shall be within the scope of the general public objectives of the petition, or take any other action relative thereto:

AN ACT INCREASING THE MEMBERSHIP OF THE SELECT BOARD IN THE TOWN OF BELMONT

Be it enacted by the Senate and the House of Representatives in General Court assembled, and by the authority of the same as follows:

Section 1. The number of members of the Select Board of the Town of Belmont shall be increased to 5. Each Select Board Member shall serve for a 3-year term with not more than 2 Select Board Members terms to run concurrently. Notwithstanding the preceding sentence, at the next annual town election following at least 65 days after the effective date of this act, 1 additional member shall be elected to an initial 2-year term and 1 additional member shall be elected to a 3-year term. Nothing in this act shall affect the terms of those members serving as Select Board Members on the effective date of this act

Submitted by Paul Joy

The Petitioner will report on this Article.

Majority vote required for passage.

Given under our hands this **28th** day of **October, 2024**

BELMONT SELECT BOARD

Elizabeth Dionne, Chair

Matt Taylor, Vice Chair

Roy Epstein, Member

Appendix 1 – Zoning Map & MBTA Communities Multi-Family Housing Overlay District

Section 9 Multifamily Housing Overlay District ("MOZ")

§9.1 District Purpose and Intent
§9.2 District Establishment
§9.3 Applicability
§9.4 Definitions
§9.5 Dimensional Standards
§9.6 Development and Design Standards
§9.7 Design Guidelines
§9.8 Affordable Housing Provisions
§9.9 Density Bonus.
§9.10Allowed Uses
§9.11 Administration

§9.1 District Purpose and Intent.

A. To respond to the local and regional need for housing by enabling development of a variety of housing types, which is intended to expand the diversity of housing options available in Belmont;

B. To respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements;

C. To promote a diverse mix of Multi-Family Housing located near retail services, offices, civic, and personal service uses, that establishes compact, pedestrian-oriented districts;

D. To allow the development of buildings and uses appropriate to Belmont's commercial centers, areas immediately adjacent to centers, and transit-served areas, in a manner that aligns with the vision of the Town's long-range plans and other policy documents;

E. To allow sufficient density and intensity of uses to promote a lively and active pedestrian environment, public transit, and variety of land uses that serve the needs of the community;

F. To promote the health and well-being of the community by reducing automobile dependency and encouraging physical activity, encouraging the use of alternative modes of transportation;

G. The utilization of good planning principles and regulatory tools to create a strong sense of place;

H. To encourage environmental and climate protection sensitive development;

I. To encourage economic growth in the redevelopment of properties;

J. To encourage residential uses to provide a customer base for local businesses;

K. To encourage the preservation and reuse of existing buildings, as may be applicable; and

L. To facilitate compliance with the multi-family zoning requirement for MBTA communities pursuant to M.G.L. Chapter 40A, Section 3A.

§9.2 District Establishment.

The Multifamily Housing Overlay District ("MOZ") is an Overlay Zoning District as defined in §9.4 below that does not replace the underlying zoning districts but is superimposed over them. The MOZ has been divided into seven (7) subdistricts:

A. **Multifamily Overlay Subdistricts 1A and 1B** ("MOZ1A" and "MOZ1B"). Both MOZ1A and MOZ1B subdistricts facilitate the preservation of existing homes through conversion to multiple units and new, smaller-scale, multi-family buildings similar in size to the surrounding residential neighborhoods including triple-deckers and other configurations. MOZ1A lots are limited to three units per lot while MOZ1B do have a three-unit limit.

B. **Multifamily Overlay Subdistrict 2** ("MOZ12"). The MOZ12 subdistrict facilitates the development of 2.5 story townhouses and apartment buildings of a small to moderate scale.

C. **Multifamily Overlay Subdistrict 3A and 3B** ("MOZ3A" and "MOZ3B"). The MOZ3A subdistrict facilitates the redevelopment of certain Belmont Housing Authority properties into 5 story apartment blocks interspersed with open space. The MOZ3B subdistrict facilitates a mix of scales allowing the redevelopment of certain Belmont Housing Authority properties into small scale and moderate scale buildings interspersed with open space.

D. **Mixed Use Development Overlay Subdistrict 4** ("MXDZ4"). The MXDZ4 subdistrict facilitates mixed-use development. This subdistrict contributes new housing and commercial space in certain existing mixed-use centers and corridors, particularly those with access to mass transit. Buildings are typically set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. Ground Story Active Uses address the needs of residents and employees in the immediate neighborhood, the larger Belmont community, and regional visitors.

E. **Multifamily Overlay Subdistricts 5A and 5B** ("MOZ5A" and "MOZ5B"). The MOZ5A subdistrict facilitates the development of multifamily buildings as apartments or condominiums at three and a half (3.5) stories with a limited footprint per building. The MOZ5B subdistrict facilitates the development of multifamily buildings as apartments or condominiums at 4.0 stories. A Ground Story commercial option is available to allow 5.5 total stories.

§9.3 Applicability

A. The MOZ is established pursuant to the authority of Massachusetts General Law, Chapter 40A, Section 3A and shall be deemed to overlay the parcels depicted on the Zoning Map, as amended. The zoning rules applicable to the Base Zoning Districts shall be in effect except where the property owner elects to utilize the provisions of this Section 9, Multifamily Housing Overlay District.

B. The owner of one or more parcels within the MOZ may use the base zoning provisions, the provisions of this §9, but not both simultaneously. An owner may choose to use the Section 9 provisions or revert to Base Zoning District provisions, as frequently as desired, provided that appropriate site plans and/or Special Permits are granted. Note that a reversion from the MOZ back to the Base Zoning District may result in the creation of a legal non-conformity.

C. In the event of a conflict between the provisions of the MOZ and the Base Zoning District in which the parcel is located, the provisions of this §9 prevail. All other applicable provisions in this By-Law shall be adhered to within the MOZ.

D. The invalidity, unconstitutionality, or illegality of any provision of this §9 or boundary shown on the Zoning Map shall not have any effect upon the validity, constitutionality, or legality of any other provision or boundary in this Zoning By-Law.

§9.4 Definitions.

Capitalized terms in this Section 9 have the meanings as set forth below or in §1.4. The definitions below do not modify definitions in §1.4 or apply to other sections of this By-Law.

A. **Balcony** - An unenclosed and uncovered platform with a railing, wall, or balustrade that provides outdoor amenity space on upper stories.

Base Zoning District – Refers to any one of the non-Overlay Zoning Districts established pursuant to the Zoning By-Law as depicted in §2.1 of the zoning By-Law and as shown on the Zoning Map, and as the same may be lawfully changed or modified from time to time.

B. **Bay** - A window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building wall. Two Bays can connect around corners.

C. **Bicycle Parking, Long-Term** - Accommodations for the parking of a bicycle for two (2) or more hours.

D. **Bicycle Parking, Short-Term** - Accommodations for the parking of a bicycle for less than two (2) hours.

E. **Building Footprint** - Area of the largest above grade floor of a building as measured to the exterior faces of the walls.

F. **Building Line, Principal** – A line measured at the building wall of a structure between parallel lot lines. For the purposes of establishing a building line, the building wall does not include permitted encroachments or architectural features unless so specified in this §9. A front building line is that building line that abuts or is parallel or generally parallel to a front lot line.

G. **Design and Site Plan Review** – Site plan review establishes criteria and procedures for review and approval for the potential impacts of development such as layout, scale, appearance, safety, and environmental impacts of commercial or multifamily residential development.

H. **Dormer** - A projection built out from a sloping roof, usually containing a window or vent.

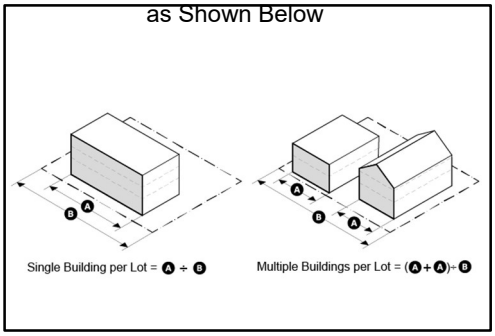
I. **Elevation, Front** - The building's exterior wall that is oriented in whole or in part toward a street.

J. **Elevation, Side** – A building exterior wall that is oriented toward a Side Lot Line.

K. **Façade** – The face of a building, in particular, the principal front face that looks onto a street or public open space.

L. **Façade Build Out Ratio** - The ratio of the width of the entire Front Elevation of a structure to the Lot Width along the Street.

Façade Build Out Ratio is A – B as Shown Below



M. **Fenestration** - The openings in the Façade of a building, including windows and doors. Fenestration is measured from the inside face of the jambs on any window or door trim.

N. **Furnishing Zone** - The portion of the sidewalk between the back of curb and the walkway that is used for street trees, landscaping, transit stops, streetlights, and site furnishing.

O. **Ground Story Active Uses** - Ground Story Active Uses are uses that are located along a Street and are directly accessible from a sidewalk or open space, and that is intended to attract pedestrian activity.

P. **Ground Story Semi-Active Accessory Uses** - Shall mean accessory communal use areas, amenity areas, or services for the building residents only.

Q. **Lot Line** – The legal boundary line of a lot according to the deed or recorded plan of a lot that separates one lot from another or the street.

R. **Lot Line, Front** - The lot line abutting a street.

S. **Lot Line, Primary Front** - Where there is only one Front Lot Line, it shall be the Primary Front Lot Line. Where there are multiple Front Lot Lines, the Primary Front Lot Line shall be the one the Principal Entrance faces. Where there are multiple Front Lot Lines and the Principal Entrance does not face a street or right of way, the Primary Front Lot Line shall be determined by the Inspector of Buildings or their designee.

T. **Lot Line, Rear** - Any lot line, other than a lot line that is a Side Lot Line of an abutting property, that is parallel to or within forty-five (45) degrees of being parallel to a Front Lot Line. While there may be exceptions, typically the Rear Lot Line connects to two Side Lot Lines.

U. **Lot Line, Secondary Front** – Where there are multiple Front Lot Lines, the Secondary Front Lot Line shall be the one where the Principal Entrance does not face.

V. **Lot Line, Side** - Any lot line other than a front or Rear Lot Line.

W. **Lot Width** - The average horizontal distance between the Side Lot Lines, or in the case of a corner lot, the minimum horizontal distance between the Side Lot Line and the opposite lot line.

X. **Mixed-Use Priority Street** - A portion of a street that requires Ground Story Active Uses within the MOZ subdistricts as shown on the Zoning Map.

Y. **Open Space, Useable** - Outdoor areas within the development envelope open to the sky designed and accessible for outdoor activity, pedestrian access, landscaping, or recreation and used by residents or tenants or the general public.). Useable Open Space does not include streets, public or private surface easements, accessory buildings, open parking areas, driveways, access ways for the dwellings, land area utilized for garbage and refuse disposal or other servicing maintenance, or required front or corner side yards. This does not include any space with a dimension of less than 10 feet in any direction or an area of less than 100 square feet. "Developed Recreational Open Space" including recreational structures designed to be consistent with the intent of this definition are included in the calculation of the area of required Useable Open Space. This definition is limited in applicability to the provision in §9.6 A. 3. regarding the calculation of the Façade Build Out Ratio.

Z. **Multi-Family Housing** – A building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

AA. **Overlay Zoning District** – Overlay Zoning Districts are zoning districts that have been superimposed over existing Base Zoning Districts, in accordance with the Zoning Act, to create new requirements and/or development opportunities. They are often used to protect sensitive environmental features, such as aquifers and wetlands, to promote the adaptive reuse of historic properties, and to allow greater flexibility or additional uses, particularly with residential or commercial use.

BB. **Porch** - An unenclosed platform connected to a principal building that provides outdoor amenity space. A Porch may be bordered with a railing, screened or covered, but permanent enclosure to create habitable space is prohibited.

CC. **Primary Front Lot Line** - Any lot line abutting a Street is a Primary Front Lot Line.

DD. **Principal Entrance** - The main point of access for pedestrians into a building, Upper Story use, or Ground Story tenant space.

EE. **Residential District** - Residential Districts include lots located in the Single Residence A (SRA), Single-Residence B (SRB), Single-Residence C (SRC), Single-Residence D (SRD), General Residence (GR), and Apartment House (AH) zoning districts. For the purposes of applying MOZ standards to a lot, the abutting lots in the MOZ shall be considered to be in a Residential District regardless of whether such abutting lot has elected to utilize the MOZ option.

FF. **Right-of-Way** – Refers to a strip of land given to the public for specific uses including streets and roadways, bridge structures, public utilities, etc. Right-of-ways are available for use by the public at large and are administered by the Town.

GG. **Screening** - A natural occurrence, such as a berm or hedge, or a constructed device, such as a fence, that shields from view various land use activities.

HH. **Setback, MOZ Adjacent** – A setback is where an MOZ lot is directly adjacent to a residentially zoned lot outside of an MOZ district.

II. **Step-Back** - A recess of an Upper Story Façade a set distance behind the Façade of the story below.

JJ. **Story, Ground** - The lowest story of a building with a finished floor at or above the average grade plane adjacent to the building.

KK. **Story, Half** - See §9.6 B. 5. for definition of a Half Story for a pitched roof and §§9.6 B. 6. for definition of a Half Story for a flat roof step back.

LL. **Story, Upper** - Any full story above the Ground Story of a building.

MM. **Unit** – Refers to a dwelling unit (See §1.4).

§9.5 Dimensional Standards.

A. Site Dimensional Standards.

	MOZ1A & B	MOZ12	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Lot Area (min.)							
	2,700 sf MOZ1A 6,500 sf MOZ1B	6,500 sf	N/A	N/A	N/A	N/A	20,000 s.f.
Open Space (min.)							
	30%	30%	30%	40%	20%	20%	20%
Lot Frontage (min.)							
	35’	35’	80’	70’	20’	45’	50’
Building Setbacks							
Front (min.)	10’	10’	10’	10’	None	10’	None
Side (min.)	7.5’[1]	7.5’[1]	Interior = 7.5’ Street = None	10’	None	None	None
Abutting a Residential District	10’	10’	10’	15’	20’	20’	20’
Rear (min.)	15’	15’	10’	15’	15’	15’	15’
Abutting a Residential District	20’	20’	20’	20’	20’	25’	25’
Building Separation for Multiple Buildings on Lot (min.)							
	20’	20’	15’	15’	20’	20’	25’
Façade							
Façade Build Out Ratio (min.)							
Primary Front Lot Line	75%, or Lot Width within side setbacks minus 15’, whichever is less	75%, or Lot Width within side setbacks minus 15’, whichever is less	NA	NA	75%, or Lot Width within side setbacks minus 15’, whichever is less	75%, or Lot Width within side setbacks minus 15’, whichever is less	75%, or Lot Width within side setbacks minus 15’, whichever is less
Front Lot Line	50%	50%	NA	NA	50%	50%	50%
Parking Placement							

	MOZ1A & B	MOZ12	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Parking Setbacks (min.)							
Facing ROW	10’	10’	10’	10’	10’	10’	10’
Not Facing ROW	3’	3’	3’	3’	3’	3’	3’
Parking Ratio	1.0 space / unit	1.0 space / unit	0.4 space/unit	0.4 space/unit	0.5 space / unit	0.5 space / unit	0.25 space / unit 1 space / 350 sf Ground Story retail

[1] Refers to MOZ Adjacent Setback (See Section 9.4 above)
[2] Standard 7.5’ setback may be substituted by providing a 12’ and 5’ setback alternative for allowance for a driveway as may be required.

B. Building Dimensional Standards

	MOZ1A & 1B[2]	MOZ2	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Building Massing							
Building Footprint (max.)							
	1,800 sf	4,000 sf	None	None	10,000 sf	5,000 sf	15,000 sf
Building Height in Stories / Feet (max)							
Pitched Roof	3 stories / 42’ (See Note [a])	2 ½ stories / 36’	NA	NA	3 ½ stories / 55’	3 ½ stories / 48’	NA
Flat Roof w/ Step Back[1]	NA	NA	NA	NA	3 ½ stories / 49’	3 ½ stories / 42’	Mixed-Use 5 ½ stories / 65 (65)
Flat Roof w/ No Step Back	3 Stories 36’	NA	5 Stories 57’	5 Stories 57’	NA	NA	All Residential 4 stories / 46’
Development within 50’ of lot line abutting R district	NA	NA	Requires use of pitched or step back method	Requires use of pitched or step back method	NA	NA	NA

[a] Includes non-occupiable 8’ peak.

	MOZ1A & 1B[2]	MOZ2	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Ground Story Height in Feet (min. / max.)[b]							
	11' min. / 12' max.	11' min. / 12' max.	11' min. / 12' max.	11' min. / 12' max.	13' min. / 15' max.'	11' min. / 12' max.	11' min. / 15' max.
Half Story Height in Feet (max.)							
Pitched Roof	7' Non-Habitable	17'	NA	17'	17'	17'	17'
Flat Roof w/ Step Back	NA	11'	11'	NA	11'	11'	11'
Half Story Step-Back in Feet (min.) [1]							
	NA	7' on all sides of the building	NA	NA	10' on all sides of the building	10' on all sides of the building	10' on all sides of the building
Façade							
Ground Story Fenestration, As Applicable (min.)							
Non-residential uses	NA	NA	NA	NA	70%	NA	70%
Residential uses	15%	15%	15%	15%	15%	15%	15%
Ground Story Active or Semi-Active Accessory Use (min./max.)*							
Active (min)	NA	NA	NA	NA	100%	NA	100% if Mixed-Use
Semi-Active (max.)	NA	NA	NA	NA	10%	NA	10%
* See Section 9.6.B.8. for application of this provision.							
Articulation							

[b] Note that if using maximums, building height maximums must still be adhered to. Commercial Ground Stories must be a minimum of 13' in height.

	MOZ1A & 1B[2]	MOZ2	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Length of Continuous Façade (max.)	45’	35’	65’	65’	65’	65’	65’
Use and Occupancy							
Dwelling Units Per Lot (max,)	< 6,500 sf = 3 ≥ 6,500 sf = None	NA	140	Belmont Village1 = 200 Waverley Oak2s = 140	NA	NA	NA

[1] Any subdistricts indicating a Half Story require either a pitched roof or a building Step-Back of at least 7 feet. A flat roof without a Step-Back may be granted by a waiver of the Planning Board.
Note: NA refers to not applicable/allowed

C. Mixed-Use Development

1. Mandatory Mixed-Use – Subdistrict 4 (MXDZ4) designated parcels require a vertical mixed-use development type with a Ground Story commercial component and 2.5 floors of residential above.

2. Mixed-Use Option – Subdistrict 5B (MOZ5B) allows 4 stories of residential only or an option to build 5.5 stories if a commercial Ground Story is provided. These two options are both by-right and do not require a special permit.

§9.6 Development and Design Standards.

A. Site Design Standards.

This §9.6 provides the development and design standards for development or land use within the MOZ subdistricts, defines how to measure certain standards, and provides other requirements and information.

1. Lot Frontage

    a. Lots in an MOZ subdistrict must have the minimum lot frontage specified in the Site Dimensional Standards set forth in §9.5.

    b. Lot frontage is defined in §1.4 and shall be measured as per §4.2 Lot Frontage.

2. Setbacks

    a. Buildings shall comply with the setback requirements set forth in §9.5.

    b. Buildings abutting a residential zoning district or use that is outside of MOZ districts shall be set back a greater distance as per the provisions of §9.5 A. Site Dimensional Standards, Setbacks.

    c. Buildings in the MXDZ4 and MOZ5 subdistricts must be set back from any lot line abutting a sidewalk a sufficient distance so that at least twelve (12) feet in width is provided between the gutter line and exterior Façade of the building, at all points. Excluding the Furnishing Zone, the area of the lot that is within twelve (12) feet of the curb shall be paved so as to be in compliance with the Town's sidewalk standards and shall serve as a contiguous and consistent sidewalk facility[3] with no obstructions.

    d. For the limited purposes of determining the applicable setback requirements, if an abutting property is within a MXDZ4 or MOZ5 subdistrict, then the abutting property shall be deemed to be in such Overlay Zoning District and not the underlying zoning district regardless of whether such abutting property is subject to the Overlay District.

3. Building Placement

    a. The width of the Front Elevation must be a percentage of the Lot Width as specified by the Façade Build Out Ratio in the Site Dimensional Standards for each MOZ subdistrict.

        1) The Façade Build Out Ratio may be met cumulatively by multiple buildings on a lot.
        2) Useable Open Space between the Front Lot Line and Front Elevation is considered part of the building for the purposes of calculating the Façade Build Out Ratio.

4. Number of Buildings

    Multiple buildings are permitted by-right on each lot but shall comply with the minimum open space requirements and minimum building separation.

[3] A solid walking surface 12' from gutter line to principal building line.

5. Building Separation

    a. Multiple buildings on a single lot must comply with the building separation distance at all points as specified in the Building Dimensional Standards for each MOZ subdistrict.
    b. Abutting buildings on separate lots may not be interconnected so as to be internally accessible from one to the other at or above grade level.

6. Open Space

    a. Lots must provide the minimum percentage of open space as specified in the Site Dimensional Standards for each MOZ subdistrict. See §1.4 for the definition of open space.

    b. The Planning Board may allow variations in the placement of open space based on the constraints of the site.

7. Street Trees

        1) Installation of a street tree within the public right-of-way must be approved by the Tree Warden or their designee. Also see §9.6.D.6.

8. Signs

        1) Signs located in residential MOZ subdistricts shall adhere to the requirements of §5.2 a. of this By-Law.
        2) Signs in MXDZ4 and "MOZ5" (with a commercial component only) shall adhere to the requirements of §5.2 a) and b) as applicable.

B. Building Design Standards.

This section provides the design standards for buildings within the MOZ subdistricts, defines how to measure certain standards, and provides other requirements and information.

1. Building Footprint

    a. Buildings must comply with the maximum Building Footprint (see Figure 1 below) as specified in the Building Dimensional Standards for each MOZ subdistrict.

    b. Building Footprint includes:

        1) All enclosed spaces whether for habitation or storage.
        2) Any parking area that is covered by a roof is included in the Building Footprint.
        3) Decks that extend more than eight (8) feet from the building face.

    c. Building Footprint does not include:

        1) Non-exposed portions of the building below the average grade and not visible from any street or adjacent lots. This exception shall not apply to the front yard setback.
        2) Architectural features, as defined in §9.4.
        3) Structures, as defined in §1.4 with the exception of any element listed in 1.b. above.

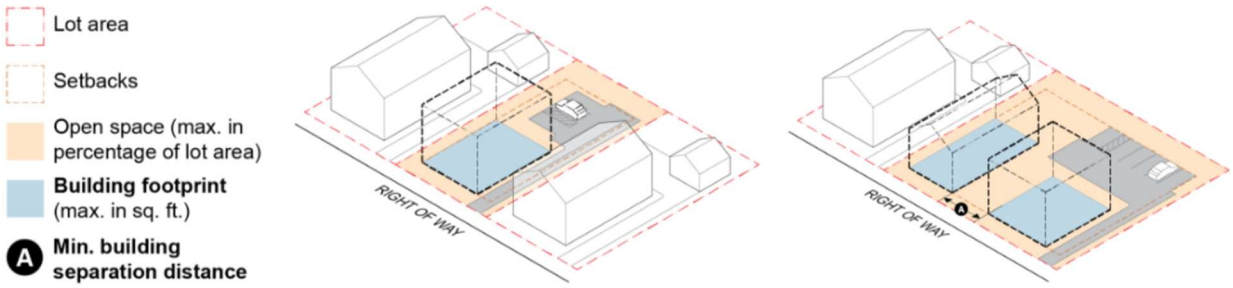


Figure 1 - Maximum Footprint Explanation

2. Building Height

   a. Buildings may not exceed the maximum building height specified in the Building Dimensional Standards for each MOZ subdistrict. Building height is measured as defined in §1.4. Height, Building.

   b. Not included in such measurements are:

      1) Cornices which do not extend more than 5 feet above the roof line;
      2) Chimneys, vents, ventilators and enclosures for machinery such as elevators or stair headhouses which do not exceed 15 feet in height above the roof line;
      3) Enclosures for tanks which do not exceed 10 feet in height above the roof line and do not exceed in aggregate area 10 percent of the area of the roof;
      4) Solar panels which do not extend more than 1 foot above the ridgeline or in the case of a flat roof, no more than 4 feet above the parapet, unless greater extensions are allowed by Special Permit.

      No space above the maximum height shall be habitable.

3. Story Height

   a. The Ground Story of a building must comply with the minimum story height requirements specified in the Building Dimensional Standards for each MOZ subdistrict and Subsection 2. c. above.

   b. The height of the ground story and upper story(ies) of a building is measured vertically from the surface of the finished floor to the surface of the finished floor above, or to the top face of the highest roof beam if no finished floor is immediately above, at all points.

   c. The height of a Half Story is measured vertically from the surface of the finished floor to the top face of the highest roof beam above.

4. Number of Stories

   a. Buildings may not exceed the maximum number of stories as specified in the Building Dimensional Standards for each MOZ subdistrict.

   b. For the limited purposes of determining the allowable number of stories for a building, if an abutting property is within a MXDZ4 and "MOZ5" subdistrict the abutting property shall be deemed to be in such Overlay Zoning District and not the Base Zoning District regardless of whether such abutting property has elected to employ the MOZ.

5. Full Story with Pitched Roofs

    a. In MOZ1, the ridge of pitched roofs may not exceed 8' in height.

6. Half Story for Pitched Roofs**

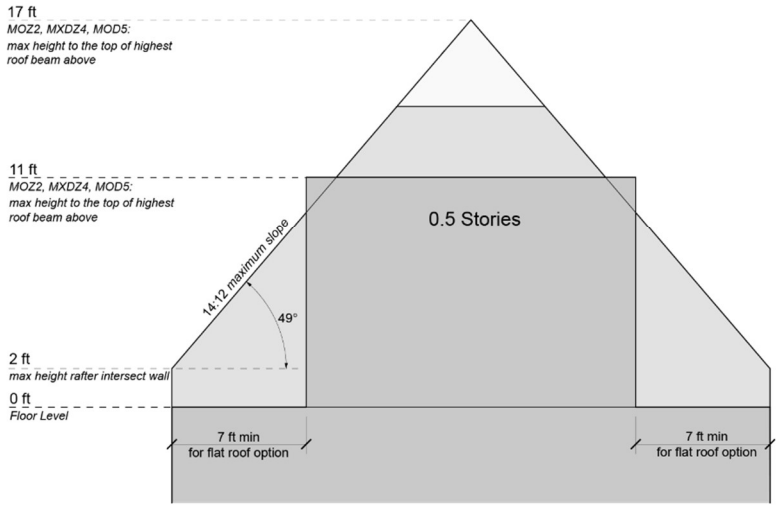


Figure 2 – Half Story Explanation

a. Space located directly under a pitched roof is counted as a half (0.5) story (See Figure 2 above), provided the following standards are all met:

    1) At least two (2) opposite roof planes are pitched toward each other.
    2) A pitched roof may be composed of roof planes with different slopes.
    3) The slope of any pitch must be no greater than 14:12 (49.4 degrees); otherwise, this story shall be counted as a full story.
    4) The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the half (0.5)-story; otherwise, this story is counted as a full story.
    5) Dormers above the second story in MOZ12, above the third story in MXZD4, and above the fourth story in MOZ5B must comply with the requirements set forth below:

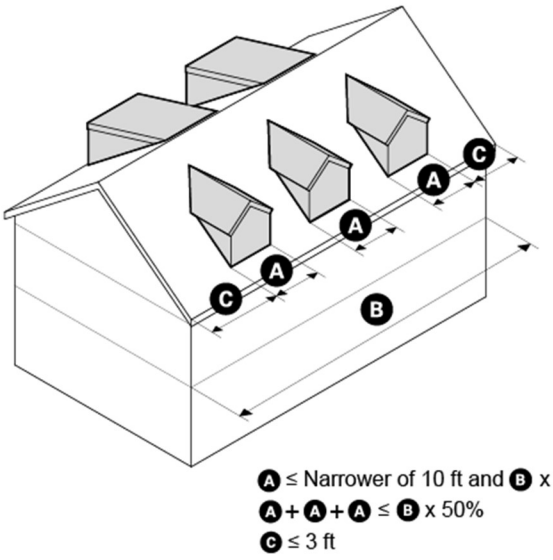


Figure 3 - Dormers

a) A Dormer may be no wider than ten (10') feet or 50 percent of the length of the exterior wall of the story next below, whichever is narrower. Where more than one Dormer is located on the same side of the roof, the width of all Dormers combined may not exceed 50 percent of the length of the exterior wall next below.
b) The vertical plane of the side wall of any Dormer shall not be closer than three (3) feet from the vertical plane of the intersection of the roof and the main building end wall nearest the Dormer.
c) No Dormer may project above the main ridgeline of the roof.
d) No Dormer may project beyond the vertical plane of the building wall below.

7. Half Story Step-Back for Flat Roofs

a. For buildings in the MOZ3A and MOZ5B subdistricts, the required Step-Backs must be provided above the fourth story.

b. For buildings in the MOZ3B and MXDZ4 subdistricts, the required Step-Backs must be provided above the third story.

c. For the limited purposes of determining the applicable Step-Back requirements, if an abutting property is within a MXDZ4 and MOZ5 subdistrict the abutting property shall be deemed to be in such Overlay Zoning District and not the Base Zoning District regardless of whether such abutting property has elected to use the MOZ.

d. Buildings in MOZ3, MXD4, and MOZ5 subdistricts must meet the Upper Story Step-Back requirement along any lot line abutting a Residential District.

e. Exceptions.

1) Sections of buildings that are on a portion of a lot where the lot depth is less than seventy (70) feet are exempt from the Upper Story Step-Back requirement along the Rear Lot Line, except when the Rear Lot Line abuts a Residential District.

2) Any portion of the Half Story set back more than twenty-five (25) feet from any lot line is exempt from the Upper Story Step-Back requirement, except when the lot line abuts a residential zoning district.

8. Ground Story Active Uses

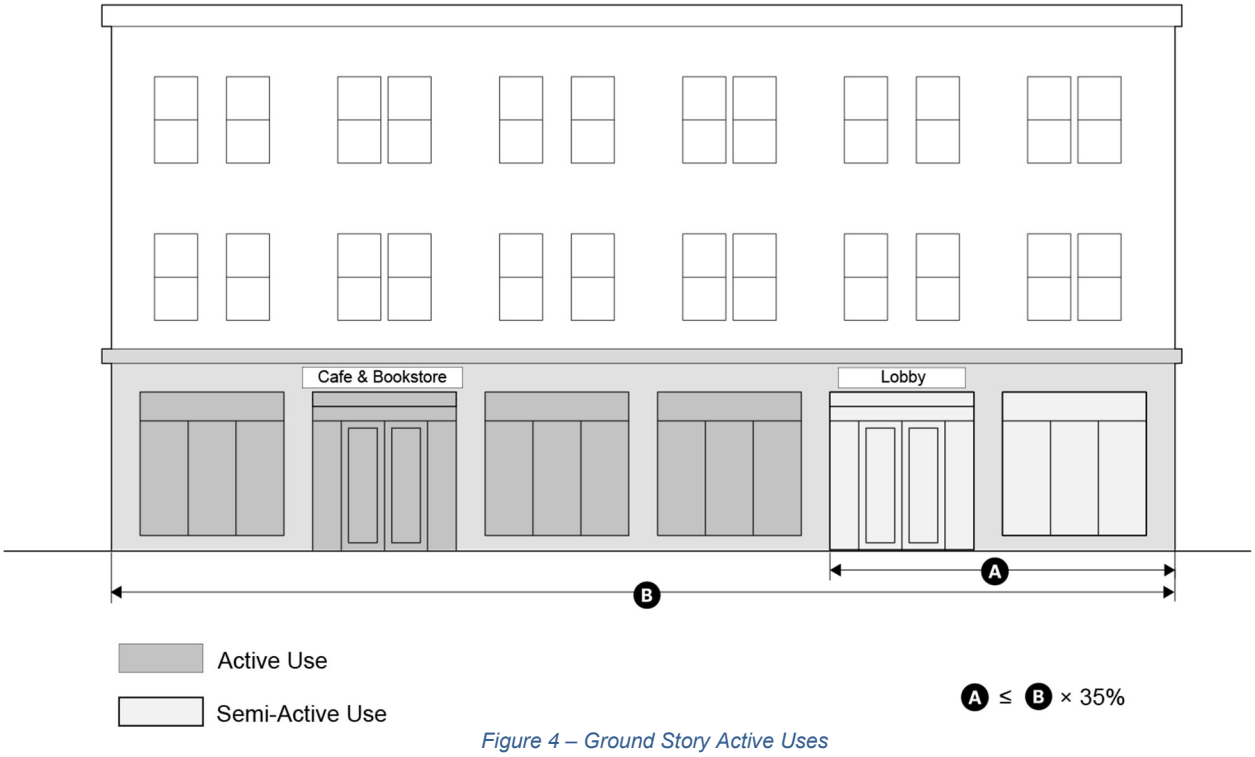


Figure 4 – Ground Story Active Uses

a. Any lot in: MXDZ4" or MOZ5B where the commercial story option outlined in §9.5 C. is applied, must:

1) Provide Ground Story Active Use for the entire width of the Front Elevation(s) of the building facing the street (if one street frontage) or the primary street (if a corner lot facing two streets) with the exception of subsection 2. below. Streets where Ground Story Active Uses are located are referred to as Mixed-Use Priority Streets.

2) No more than ten (10%) percent of the required primary street frontage in subsection 1. above may be dedicated to Semi-Active Accessory Uses listed below. Any secondary street frontages may be any combination of Ground Story Active Use, other commercial uses, or Semi-Active Accessory Uses.

3) The remainder of the Ground Story shall contain leasable space for other commercial uses as permitted in the Use Table in §9.10 to the extent feasible except that podium parking provided as part of the required parking ratio may be provided along rear or non-street facing side yards with appropriate screening.

4) Parcels developed with multiple buildings may establish an internal public or private street network that maximizes street frontage for the provision of Ground Story Active Uses.

b. Active uses include only:

1) Retail sales
2) Banking, retail
3) Office uses
4) Food service establishment
5) Entertainment uses (e.g., theatres or amusement arcades)
6) Personal service establishment (e.g., hairdresser, bank, dry cleaning)
7) Art gallery / arts studio, provided a publicly accessible gallery is included
8) Community use space
9) Publicly facing government services (e.g., post office)
10) Health and fitness facilities
11) Craft beverage establishment or tavern (by Special Permit)

d. Semi-active accessory uses include only:

1) Lobbies and common areas serving or associated with active use or residential uses
2) Sales or leasing office
3) Access to accessory parking, loading, or service areas

9. Architectural Features

a. The structural and architectural elements that extend outward from a building Façade, including awnings, Bays, Balconies, and Porches.

b. Architectural features that fully comply with the dimensional standards in this Section are not considered part of the Building Footprint.

c. Architectural features may project into the front setback (and/or sidewalk in the case of awning) only based on the following standards:

1) Bay

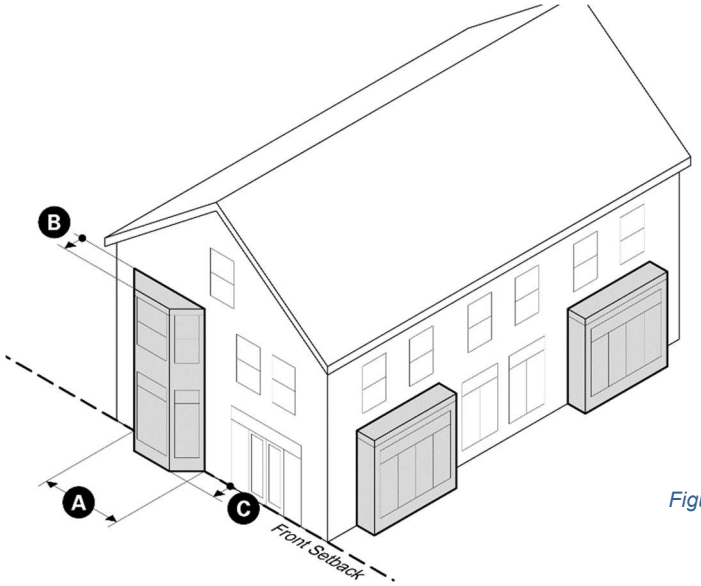


Figure 5 – Bay Windows

Dimensions	
(A) Width of each Bay (max)	10 ft
Sum of widths of all Bays (max)	50% of wall length
(B) Depth, (max)	3 ft
(C) Front setback encroachment at the Ground Story (max)	3 ft
Fenestration (min)	60%

Note that side yard bay windows are permitted on a street side yard. Bays may be no closer to a Residential District facing side yard than the minimum side yard setback. Front Bay windows may not encroach into the Street, sidewalk, or any public-right-of-way and do not conflict with the requirements of §4.3.3 of the Zoning Bylaw.

2) Balcony

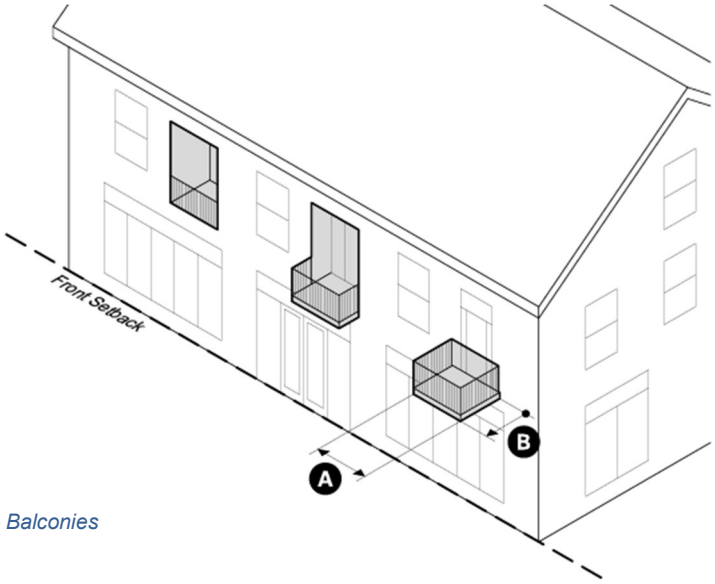


Figure 6 – Balconies

Dimensions	
(A) Width of each balcony (min / max)	5 ft / 12 ft
Sum of widths of all Balconies (max)	50% of wall length
(B) Depth (min / max)	4 ft / 6 ft

Note that side or rear yard Balconies are permitted on a street side yard or rear yard. Balconies may be no closer to a Residential District facing side or rear yard than the minimum side or rear yard setback and in no case shall a Balcony encroach into the street, sidewalk, or any public Right-of-Way.

3) Awning

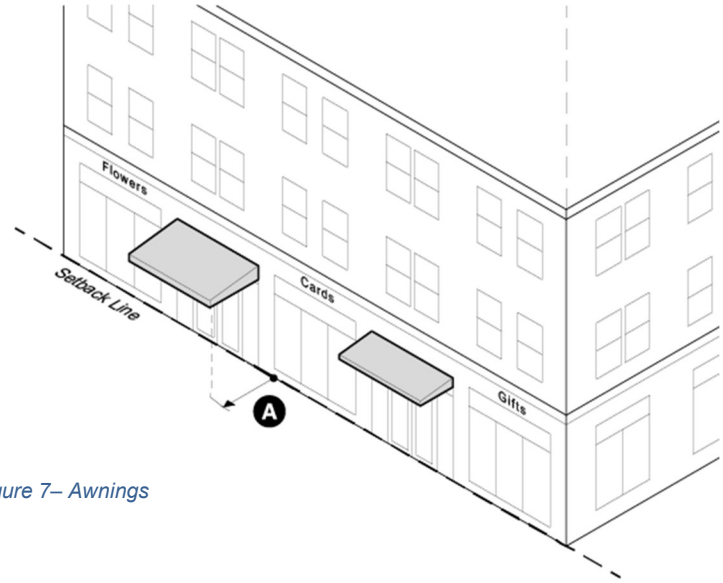


Figure 7– Awnings

Dimensions	
Width of each awning, (min)	–
Clearance above grade (min)	8 ft
Depth (max)	3 ft
Extension into the sidewalk, Principal Entrance, (max)	6 ft
Extension into the sidewalk, other, (max)	3 ft
Front setback encroachment, (max)	100%

4) Porch

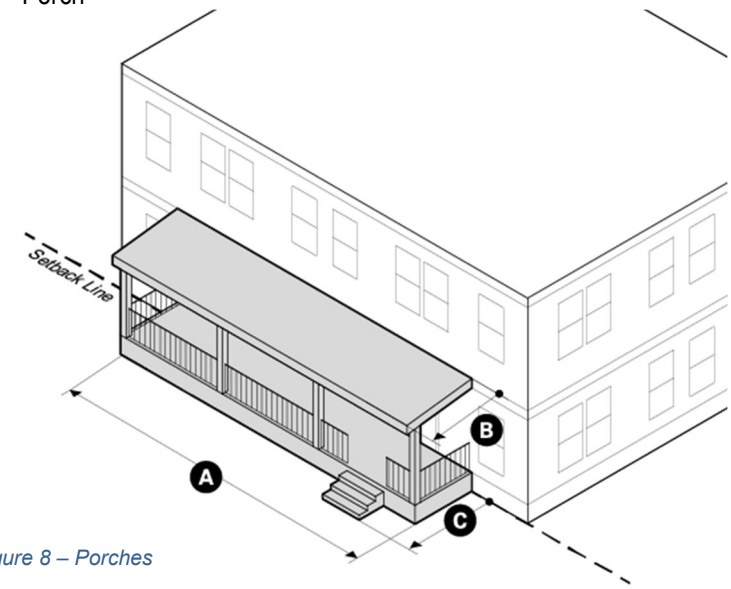


Figure 8 – Porches

Dimensions	
(A) Width, front (max)	60% of wall length
(B) Depth, front (max)	8 ft
Depth, side (max)	4 ft
(C) Front setback encroachment (max)	8 ft for the Porch; stairs may extend beyond 8 ft only if the Porch level is less than 3 ft above grade. No portion of the porch, including stairs and required landing zone, may extend in to the public ROW.

10. Façade Articulation

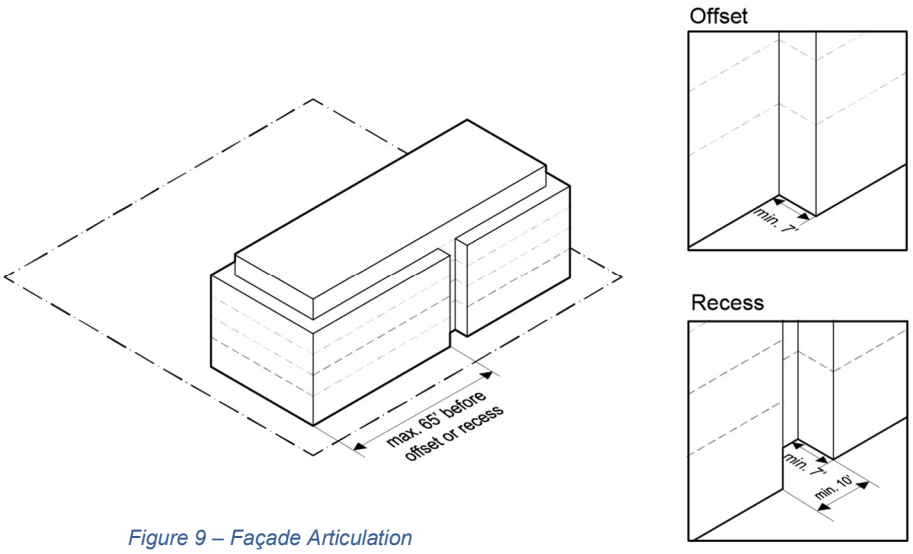


Figure 9 – Façade Articulation

a. The Front Elevation of any building greater than sixty-five (65') feet in width must be divided vertically by a recess or an offset at least seven (7) feet deep and ten (10) feet wide for the full height of the building, excluding:

   1) The Half Story.
   2) Any portion of the Ground Story with Ground Story Active Uses as defined in §9.6.B.9.

b. Balconies and awnings may be located within the recess or adjacent to the offset.

c. Balconies and Bays may be utilized to satisfy the Façade articulation requirements in this §9.6.B.10.

11. Ground Story Fenestration

   a. Fenestration must be provided as specified in the Building Dimensional Standards for each MOZ subdistrict and is calculated as a percentage of the area of the Front Elevation at the Ground Story.
   b. For buildings with Ground Story Active Use spaces, Ground Story Fenestration is measured between two (2) feet and ten (10) feet above the finished floor of the Ground Story.

   c. For Ground Story Fenestration, glazing must have a minimum sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR) as indicated by the manufacturer.

12. Building Entrances

   a. For lots with street frontage, buildings must have their Principal Entrance(s) from that street. For lots without street frontage, buildings must have their main entrance(s) on the side wall oriented toward a secondary street or parking lot provided for the building.

   b. Within the MXDZ4 and "MOZ5" subdistricts, Principal Entrances must either be recessed or projected from the plane of the Façade, or have a projecting awning, to signal building entry and provide adequate protection from the elements.

13. Mechanical Equipment

a. Roof-mounted mechanical equipment must be screened and setback at least ten (10) feet from the intersection of the roof and wall plane immediately below.

b. Wall-mounted alarm devices, cable boxes, and utility meters shall not be mounted on a wall plane facing a Street. However, security cameras may be so permitted.

c. Wall-mounted mechanical, plumbing, and/or electrical equipment such as louvers, exhaust equipment, and duct vents along the front and side elevations must be architecturally integrated into the design of the building and located to minimize adverse effects on pedestrian comfort along sidewalks and within open spaces.

d. All free-standing mechanical and/or electrical equipment are prohibited between any Front Lot Line and Front Elevation and within side or rear yards, no closer to front building line than 15'. Such equipment must be fully screened at height and from the street and include noise reducing elements.

14. Building Additions

a. Existing buildings may be extended vertically or horizontally to add additional dwelling units provided that all applicable dimensional requirements and applicable per-lot unit caps of this By-Law are adhered to.

b. Basements, attics, or porches in existing buildings also may be finished into dwelling units, either fully within the Building Footprint or including additions that meet the By-Law dimensional criteria, provided that all applicable building and other code requirements are met in full.

c. Building additions intending to utilize the provisions of this By-Law must meet all requirements of this §9 and shall so state this intent in their building permit application.

E. Parking Design Standards

1. Required Off-Street Parking Spaces

a. The motor vehicle parking minimums within the MOZ are provided in §9.5 A., plus the following, as applicable:

1) Fractional numbers: Where the computation of required parking spaces results in a fractional number only the fraction of one-half or more shall be counted as one (1).

2) A half (0.5) parking stall per residential unit is required within the "MOZ5" subdistrict for lots over twenty-thousand (20,000) square feet unless appropriate traffic generation mitigation measures are proposed that offset the additional parking spaces required herein.

b. Bicycle Parking must be provided as specified below,

1) No Bicycle Parking is required for Ground Story non-residential uses with five-thousand (5,000) square feet or less of gross leasable floor area or residential buildings with three (3) units or less.

2) Multi-family residential (4 units or more) shall provide 0.60 short-term Bicycle Parking spaces per dwelling unit and 0.10 long-term spaces per dwelling unit.

3) Retail or service use shall provide 0.10 short-term Bicycle Parking spaces per dwelling unit and 1.50 long-term Bicycle Parking spaces per dwelling unit.

4) Office use shall provide 1.00 short-term Bicycle Parking spaces per dwelling unit plus 0.50 long-term spaces per dwelling unit.

5) Bicycle Parking must be provided at no fee to customers, visitors, employees, tenants, and residents

6) Bicycle Parking may be provided through any combination of racks and lockers.

7) Bicycle Parking serving multiple uses may be combined into a single area or accessory structure.

8) Short-Term Bicycle Parking must be provided outside of a principal building and within one-hundred (100) feet of the building served by the parking.

9) Long-Term Bicycle Parking must be provided in a well-lit, secure location within the same building as the use the parking is intended to serve or within an accessory structure located within two-hundred (200) feet of the building.

c. Motor vehicle parking spaces for persons with disabilities must be provided per 521 CMR 23.00 Parking and Passenger Loading Zones.

d. Centralized parking facilities must provide signage identifying the permitted users.

e. Pedestrian access to a motor vehicle parking lot must be via a paved sidewalk or walkway.

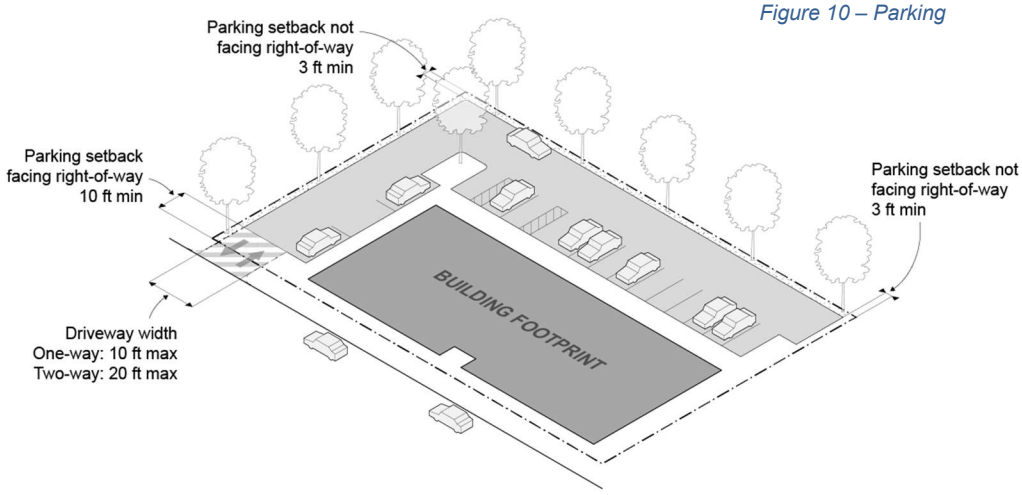
2. Vehicular Parking space Dimensions.

a. For vehicular parking space requirements, see § 5.1.

b. Alternative compliance. The provisions of this §9.6.D. may be modified by Special Permit to accommodate alternative technologies and methods for providing Bicycle Parking so long as the Special Permit Granting Authority makes a finding that the alternative Bicycle Parking provides equal or greater benefits to bicycle users.

3. Parking Access.

Figure 10 – Parking



a. Vehicular access to parking lots and structures along the Primary Front Lot Line is prohibited when vehicular access along another lot line is available.

b. Shared use of vehicular parking lots, by multiple uses and/or developments on multiple parcels, is permitted.

c. If the entrance to a parking area is along the Primary Front Lot Line, the width of the entrance may be no more than 40% of the Front Elevation along the Primary Front Lot Line.

4. Curb Cuts and Driveways.

a. Curb cuts are prohibited along the Primary Front Lot Line when vehicular access along another lot line is available. Notwithstanding the foregoing, a curb cut along a Primary Front Lot Line on a corner lot is permitted if the Commissioner of Public Works, or their designee, determines:

1) A one-way vehicular access along the Primary Front Lot Line and a one-way vehicular access along the secondary Front Lot Line improves safety and traffic flow.

b. Each lot is limited to one curb cut per street frontage.

c. The maximum width of a driveway for vehicular access to parking lots and structures is as follows:

Access Type	Width (max)
One-way	12 ft
Two-way	20 ft

d. The interior width of a driveway apron (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.

e. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway.

f. Curb cuts for driveways must be at least twenty (20) feet from an intersection that does not have a traffic-control signal and at least forty (40) feet from an intersection with traffic-control signals. The distance between the curb cut and the intersection shall be measured from the point of intersection of the tangent lines of the curve. The Director of Public Works, or their designee, may modify the minimum allowable distance of a proposed curb cut from an intersection and the location of a proposed curb cut upon their determination that such modification will improve vehicular and pedestrian safety.

5. Vehicular Parking Placement.

a. Unless otherwise specified in this §9.6.D., all vehicular parking spaces must be located at or behind any required parking setback as specified in the Site Dimensional Standards for each MOZ subdistrict.

b. No vehicular parking spaces are allowed between the Front Elevation and the Primary Front Lot Line.

c. The Planning Board, based on site constraints, may, by Special Permit, grant parking relief for required handicapped parking spaces.

6. Screening. Surface vehicular parking spaces and outdoor loading facilities must be separated from the street by a building or Screening within the parking setback as specified in the Site Dimensional Standards for each MOZ subdistrict. Screening shall consist of one or a combination of the following:

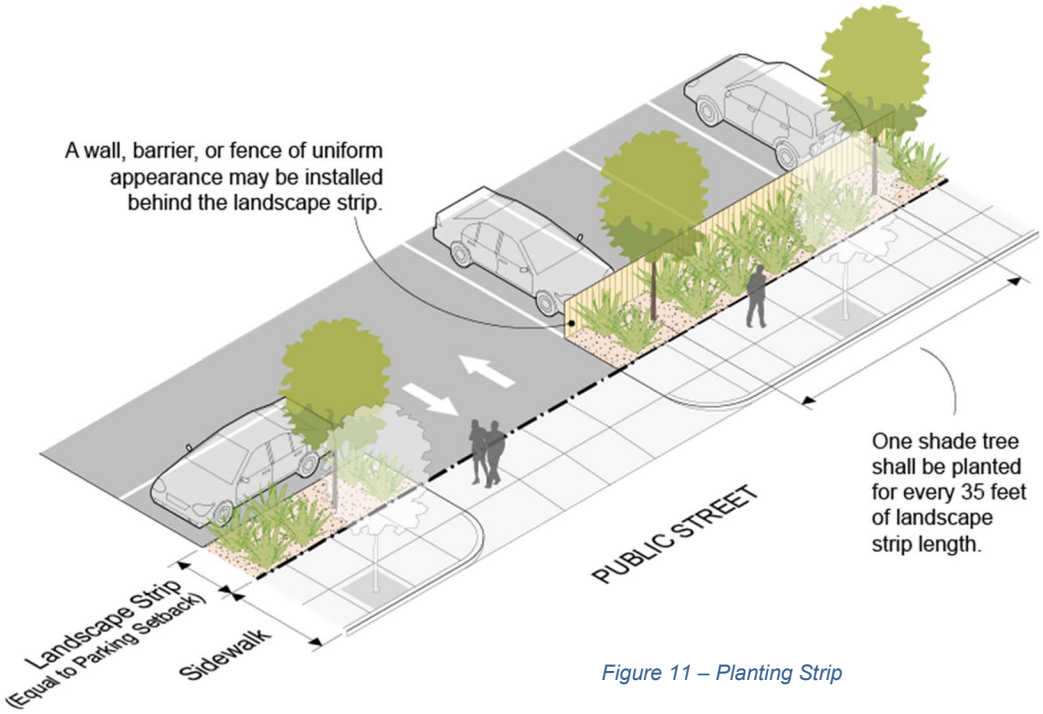


Figure 11 – Planting Strip

a. A landscape strip at least five (5) feet in width, running the full length of the parking lot along the Street, excluding curb cuts and driveways (see above image).

1) The landscape strip must be planted with trees, shrubs, perennials, native grasses, and other planting types that provide a buffer from the Street.
2) Deciduous large shade trees must be planted for every thirty-five (35) feet of landscape strip length, spaced linearly and parallel to the Street. Shade trees must be a minimum of two (2) inches in tree caliper when planted.
3) The Tree Warden of the Town of Belmont shall be consulted for the selection of species for street trees.

b. A wall, barrier, or fence of uniform appearance. Such a wall, barrier, or fence may be opaque or perforated provided that not more than fifty (50) percent of the face is open. There shall be a landscaped strip with a minimum width of 3 feet between the base of the wall, barrier, or fence and right of way. The wall, barrier, or fence shall comply with the provisions of the Zoning By-Law and other applicable By-Laws, codes, or regulations addressing the placement of fences.

c. The required Screening shall be located so as not to conflict with any corner visibility requirements or any other Town ordinances. Such Screening may be interrupted by entrances or exits.

d. Parking lots in the MOZ3, MXDZ4, and MOZ5 subdistricts on a lot abutting properties in any residential zoning districts along any side or Rear Lot Line must be screened, per the standards in this §9.6.D.6.

7. Lighting

   Lighting shall comply with the provisions of the §5.4.3 of the Zoning By-Law.

8. Loading.

   a. For off-street loading requirements, see §5.1.3 and other applicable loading provisions of the Zoning By-Law.

   b. Access to loading docks or service areas along the Primary Front Lot Line is prohibited, except when the loading docks and service areas are internal to the building or fully behind the building.

   c. Outdoor loading facilities, including all docks and areas used for the storage and staging of goods or materials, that are visible when viewed from a height below 6’ from a street or public space, or from abutting properties in any Residential Zoning District must be screened from view. See §9.6.C.8. above.

9. Service Areas.

   a. Buildings containing five (5) or more dwelling Units must provide facilities for private trash and recycling pick up.

   b. Trash collection, trash compaction, recycling collection, and other similar service areas must be fully enclosed within a building or located to the side or rear of the buildings within fully locked enclosures.

   c. Outdoor service areas are not permitted along any Primary Front Lot Line.

   d. Outdoor service areas that are visible when viewed from a height below 6’ from a public street, public space, or from abutting properties in a residential zoning district must be fully screened from view. See §9.6.C.8. above.

10. Parking Relief.

    a. The Planning Board is the exclusive Special Permit Granting Authority for all parking relief within the MOZ subdistricts.

    b. In particular instances, a special permit may be granted to allow for exceptions to this §9.6.C. if it is determined that literal compliance is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features.

    c. A special permit may not be granted to allow exceptions to the minimum parking setbacks or to allow parking between the Primary Front Lot Line and Front Elevation where not otherwise permitted.

§9.7 Design Guidelines.

The Planning Board may adopt, and periodically amend as deemed necessary, design guidelines as part of the Planning Board Rules and Regulations. These guidelines shall provide direction, not requirements, for the design of new development within the MOZ subdistricts resulting in a cohesive pattern over time. The intent is to define expectations for new development while allowing for flexibility and fostering high quality design. The Planning Board Rules and Regulations shall not be interpreted as an amendment to the Zoning By-Law.

§9.8 Affordable Housing Provisions.

Except as expressly modified herein, the provisions of §6.10 Inclusionary Housing shall apply in the MOZ.

§9.9 Density Bonus

This §9.9 provides for one density bonus for the MOZ5B subdistrict. As follows: A property owner may be eligible for a 1.5 story residential density bonus if the ground story is restricted to a mix of Active Story and Semi-Active Accessory Uses as provided in Section 9.6.9 above. This would allow for a 5.5 story building at a maximum height of 65 feet.

§9.10 Allowed Uses.

Uses permitted in the MOZ subdistricts are described below.

A. Permitted Uses

1. The use of real property is subject to the provisions of this §9.8., Allowed Uses.
2. Uses are permitted as specified in this §9.8, Allowed Uses.
3. Non-residential uses are permitted as specified in the table below, only in combination with a permitted residential use.
4. Use categories not expressly authorized are prohibited.

B. Accessory Uses

1. The use of real property is subject to the provisions of the Use Table in §9.8 C. Permitted Uses.
2. Accessory Uses are permitted as specified in §9.8 C., Accessory Uses.
3. Accessory Uses not expressly authorized are prohibited.

C. Use Table

	MOZ1A	MOZ1B	MOZ12	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Residential Use								
Single-Family, Detached	--	--	--	--	--	--	--	--
Two-Family, Detached	--	--	--	--	--	--	--	--
Multi-Family Residential	P	P	P	P	P	P	P	P
Assisted Living Facility	--	--	SPP	SPP	SPP	--	SPP	SPP
Nursing Home	--	--	SPP	SPP	SPP	--	SPP	SPP
Congregate Care Facility	--	--	--	SPP	SPP	--	SPP	SPP
Senior Housing w/ Services	--	--	P	P	P	--	P	P
Live/Work Space	--	--	--	--	--	SPP	--	SPP
Lodging/Boarding	SPP	SPP	SPP	--	--	SPP	--	--
Civic/Institutional Use								
Day Care Center	SPP	SPP	SPP	P	P	P	P	P
Library, Museum	--	--	--	P	P	P	--	P
Public Use	P	P	P	P	P	P	P	P
Religious Institution	P	P	P	P	P	P	P	P
Education, Non-Profit	P	P	P	P	P	P	P	P
Education, For-Profit	--	--	--	--	--	P	--	SPP
Theatre or Performance Space	--	--	--	--	--	P	SPP	SPP
Commercial Uses								
Bank	--	--	--	--	--	P-A	--	P-A
Business Incubator	--	--	--	--	--	P	--	P
Business Services	--	--	--	--	--	P	--	P
Car Sharing or Rental	--	--	--	--	--	SPP	--	SPP
Bicycle or Scooter Rental	--	--	--	--	--	P	--	P
Car Charging Station (accessory)	--	--	--	--	--	P	--	P
Craft Beverage Establishment or Tavern	--	--	--	--	--	SPP	--	SPP

Dry Cleaning or Laundry, Retail	--	--	--	--	--	P-A	--	P-A
Food Service Establishment	--	--	--	--	--	P-A	--	P-A
Funeral Home	--	--	--	--	--	SPP	--	SPP
Health and Fitness Facility	--	--	--	--	--	P	--	P-A
Hotel and Lodging Establishment	--	--	--	--	--	SPP	--	SPP
Printing or Photocopying	--	--	--	--	--	P-A	--	P-A
Office	--	--	--	--	--	P	--	P
Open Air Business	--	--	--	--	--	SPP	--	SPP
Food Truck	--	--	--	--	--	SPP	--	SPP
Parking Facility, Accessory	--	--	--	--	--	P	--	SPP
Parking Facility, Non-Accessory	--	--	--	--	--	P	--	P
Personal Services	--	--	--	--	--	P-A	--	P-A
Entertainment Uses, Indoor	--	--	--	--	--	P-A	--	P-A
Radio or TV Broadcasting Studio	--	--	--	--	--	P	--	SPP
Retail Sales	--	--	--	--	--	P-A	--	P-A
Veterinary Hospital	--	--	--	--	--	P	--	SPP
Industrial and Related Uses								
Commercial Art Studio	--	--	--	--	--	SPP	--	SPP
Craft and Artisan Manufacturing or Assembly	--	--	--	--	--	SPP	--	SPP
Wireless Telecommunications Facility	--	--	--	--	--	SPP	--	SPP
Brewery, Cidery, Winery, Meadery, Distillery (non-micro)	--	--	--	--	--	SPP	--	SPP
Accessory Uses								
Home Occupations	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP
Leasing or Management Office	--	--	--	P	P	P	P	P-S
Common Area Lounge or Meeting Space	--	--	--	P	P	--	P	P-S

Common Laundry Facilities, Gym, Janitorial and Maintenance Space specifically intended for use of occupants and/or staff only.	--	--	--	P	P	P	P	P
Accessory Parking Facility or Access Area to Same	P	P	P	P	P	SPP	--	P-S
P = Permitted -- = Not-Permitted L = Allowed w/ Limitations SPP = Special Permit Planning Board SPZ = Special Permit ZBA A = Active Use. S = Semi-Active Accessory Use								

§9.11 Administration.

A. Development Review Generally

1. Applicability. The density and dimensional controls of the MOZ apply to all buildings, structures, and uses on a Lot where the owner has elected to utilize a listed MOZ subdistrict to be subject to the zoning requirements of the said subdistrict.

   a) Electing to utilize the MOZ provisions of this §9 shall so state this intent specifically as part of a building permit application and Design and Site Plan Review application.

   b) Owners of lots developed or using MOZ provisions seeking to revert back to the Base Zoning District provisions shall so state this intent specifically as part of a building permit application, Design and Site Plan Review application, or Special Permit application as applicable.

2. Approval Process.

   a) Development that requires Design and Site Plan Review shall be reviewed in accordance with §9.9, B. below.
   b) Development that requires a Special Permit shall be reviewed in accordance with §9.9, C. below.
   c) Design and Site Plan Review shall be required for all MOZ development or land use within a MOZ subdistrict
   d) The Planning Board is the granting authority for all development that requires Design and Site Plan Review.
   e) Special Permit Applicability.

      1) Long-Term Bicycle Parking alternative.
      2) Parking Relief.

B. Design and Site Plan Review

1. Purpose. Design and Site Plan Review is the administrative review and approval of a development under the provisions of the MOZ to identify and address any potential impacts from the proposed development.

2. Applicability. Design and Site Plan Review for MOZ eligible development or use is required as per the provisions of §7.3 of the Zoning By-Law. Lots electing to develop or use land subject to MOZ criteria shall also adhere to all applicable requirements of the Zoning By-Law and other By-Laws, codes, and regulations.

3. Authority. The Planning Board or their designee is the exclusive review and approval authority for Design and Site Plan Review.

4. Submission Requirements, Process, and Review Criteria. Whenever Design and Site Plan Review is required under the provisions of the MOZ, the provisions of §7.3, Design and Site Plan Review, shall be followed.

C. Special Permit Review

Any Special Permit application based on the provisions of Section 2.e. above, shall be submitted and reviewed in accordance with §7.4 of the Zoning Bylaw.

ARTICLE 1 **TOWN REPORTS**

MOVED: That the report of the Select Board and other Town Officers, any Committee heretofore appointed be accepted.

The Motion: Was approved by unanimous consent at the Special Town Meeting

ARTICLE 2 **NEW ZONING BYLAW(S): ZONING MAP & MBTA COMMUNITIES MULTI-FAMILY HOUSING OVERLAY DISTRICT**

MOVED: That the Town amend the Belmont Zoning Bylaw by adding a new Section 9, as printed in the document entitled "2024 Belmont Special Town Meeting Warrant Appendix 1 - Revised November 17, 2024" (attached), and to further amend the Belmont Zoning Map to include the MOZ district as shown on the plan entitled "Belmont Multifamily Overlay District and Subdistricts, November 18, 2024 Special Town Meeting, Map 1" (attached).

AMENDMENT #2 BY ROY EPSTEIN, TOWN MEETING MEMBER PRECINCT 6

MOVED: to amend the motion under Article 2 by inserting the following text after the words " Revised November 17, 2024" (attached)":

with the following changes to the table in Appendix 1 labeled as §9.5 Dimensional Standards, B. Building Dimensional Standards, Building Height in Stories / Feet (max):

	MOZ3A	MOZ3B
Pitched Roof	3 stories / 42' (See Note [a])	3 stories / 42' (See Note [a])
Flat Roof w/ No Step Back	5 Stories 60'	5 Stories 60'

and with the deletion of the row labeled "Development within 50' of lot line abutting R district" in that same table;

and with the deletion of the text, "MOZ3A," in Section 9.6(B)(7)(b).

The Motion to amend: was approved utilizing electronic voting devices, by roll call vote: Yes 236 ; No 1 ; Abstain 2 at the Special Town Meeting

The Motion: Was approved as amended utilizing electronic voting devices, by roll call vote: Yes 213 ; No 8 ; Abstain 7 at the Special Town Meeting

Appendix 1 – Zoning Map & MBTA Communities Multi-Family Housing Overlay District

Section 9 Multifamily Housing Overlay District ("MOZ")

§9.1 District Purpose and Intent
§9.2 District Establishment
§9.3 Applicability
§9.4 Definitions
§9.5 Dimensional Standards
§9.6 Development and Design Standards
§9.7 Design Guidelines
§9.8 Affordable Housing Provisions
§9.9 Density Bonus.
§9.10 Allowed Uses
§9.11 Administration

§9.1 District Purpose and Intent.

A. To respond to the local and regional need for housing by enabling development of a variety of housing types, which is intended to expand the diversity of housing options available in Belmont;

B. To respond to the local and regional need for affordable housing by allowing for a variety of housing types with affordable housing requirements;

C. To promote a diverse mix of Multi-Family Housing located near retail services, offices, civic, and personal service uses, that establishes compact, pedestrian-oriented districts;

D. To allow the development of Buildings and uses appropriate to Belmont's commercial centers, areas immediately adjacent to centers, and transit-served areas, in a manner that aligns with the vision of the Town's long-range plans and other policy documents;

E. To allow sufficient density and intensity of uses to promote a lively and active pedestrian environment, public transit, and variety of land uses that serve the needs of the community;

F. To promote the health and well-being of the community by reducing automobile dependency and encouraging physical activity, encouraging the use of alternative modes of transportation;

G. The utilization of good planning principles and regulatory tools to create a strong sense of place;

H. To encourage environmental and climate protection sensitive development;

I. To encourage economic growth in the redevelopment of properties;

J. To encourage residential uses to provide a customer base for local businesses;

K. To encourage the preservation and reuse of existing Buildings, as may be applicable; and

L. To facilitate compliance with the multi-family zoning requirement for MBTA communities pursuant to M.G.L. Chapter 40A, Section 3A.

§9.2 District Establishment.

The Multifamily Housing Overlay District ("MOZ") is an Overlay Zoning District as defined in §9.4 below that does not replace the underlying zoning districts but is superimposed over them. The MOZ has been divided into seven (7) subdistricts:

A. **Multifamily Overlay Subdistricts 1A and 1B** ("MOZ1A" and "MOZ1B"). Both MOZ1A and MOZ1B subdistricts facilitate the preservation of existing homes through conversion to multiple Units and new, smaller-scale, multi-family Buildings similar in size to the surrounding residential neighborhoods including triple-deckers and other configurations. MOZ1A lots are limited to three Units per Lot while MOZ1B lots do not have a three-Unit limit.

B. **Multifamily Overlay Subdistrict 2** ("MOZ2"). The MOZ2 subdistrict facilitates the development of 2.5 story townhouses and apartment Buildings of a small to moderate scale.

C. **Multifamily Overlay Subdistrict 3A and 3B** ("MOZ3A" and "MOZ3B"). The MOZ3A subdistrict facilitates the redevelopment of certain Belmont Housing Authority properties into 5 story apartment blocks interspersed with open space. The MOZ3B subdistrict facilitates a mix of scales allowing the redevelopment of certain Belmont Housing Authority properties into small scale and moderate scale Buildings interspersed with Open Space.

D. **Mixed Use Development Overlay Subdistrict 4** ("MXDZ4"). The MXDZ4 subdistrict facilitates mixed-use development. This subdistrict contributes new housing and commercial space in certain existing mixed-use centers and corridors, particularly those with access to mass transit. Buildings are typically set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. Ground Story Active Uses address the needs of residents and employees in the immediate neighborhood, the larger Belmont community, and regional visitors.

E. **Multifamily Overlay Subdistricts 5A and 5B** ("MOZ5A" and "MOZ5B"). The MOZ5A subdistrict facilitates the development of multifamily Buildings as apartments or condominiums at three and a half (3.5) stories with a limited footprint per Building. The MOZ5B subdistrict facilitates the development of multifamily Buildings as apartments or condominiums at 4.0 stories. A Ground Story commercial option is available to allow 5.5 total stories.

§9.3 Applicability

C. The MOZ is established pursuant to the authority of Massachusetts General Law, Chapter 40A, Section 3A and shall be deemed to overlay the parcels depicted on the Zoning Map, as amended. The zoning rules applicable to the Base Zoning Districts shall be in effect except where the property owner elects to utilize the provisions of this Section 9, Multifamily Housing Overlay District.

D. The owner of one or more parcels within the MOZ may use the base zoning provisions, the provisions of this §9, but not both simultaneously. An owner may choose to use the Section 9 provisions or revert to Base Zoning District provisions, as frequently as desired, provided that appropriate site plans and/or Special Permits are granted. Note that a reversion from the MOZ to the Base Zoning District may result in the creation of a legal non-conformity.

E. In the event of a conflict between the provisions of the MOZ and the Base Zoning District in which the parcel is located, the provisions of this §9 prevail. All other applicable provisions in this By-Law shall be adhered to within the MOZ.

F. The invalidity, unconstitutionality, or illegality of any provision of this §9 or boundary shown on the Zoning Map shall not have any effect upon the validity, constitutionality, or legality of any other provision or boundary in this Zoning By-Law.

§9.4 Definitions.

Capitalized terms in this Section 9 have the meanings as set forth below or in §1.4. The definitions below do not modify definitions in §1.4 or apply to other sections of this By-Law.

A. **Balcony** - An unenclosed and uncovered platform with a railing, wall, or balustrade that provides outdoor amenity space on upper stories.

B. **Base Zoning District** – Refers to any one of the non-Overlay Zoning Districts established pursuant to the Zoning By-Law as depicted in §2.1 of the Zoning By-Law and as shown on the Zoning Map, and as the same may be lawfully changed or modified from time to time.

C. **Bay** - A window assembly extending from the main body of a Building to permit increased light, provide multi-direction views, and articulate a Building wall. Two Bays can connect around corners.

D. **Bicycle Parking, Long-Term** - Accommodations for the parking of a bicycle for two (2) or more hours.

E. **Bicycle Parking, Short-Term** - Accommodations for the parking of a bicycle for less than two (2) hours.

F. **Building Footprint** - Area of the largest above-grade floor of a Building as measured to the exterior faces of the walls.

G. **Building Line, Principal** – A line measured at the Building wall of a Structure between parallel Lot Lines. For the purposes of establishing a Building line, the Building wall does not include permitted encroachments or architectural features unless so specified in this §9. A front Building line is that Building line that abuts or is parallel or generally parallel to a front Lot Line.

H. **Design and Site Plan Review** – Site plan review establishes criteria and procedures for review and approval for the potential impacts of Development such as layout, scale, appearance, safety, and environmental impacts of commercial or multifamily residential development.

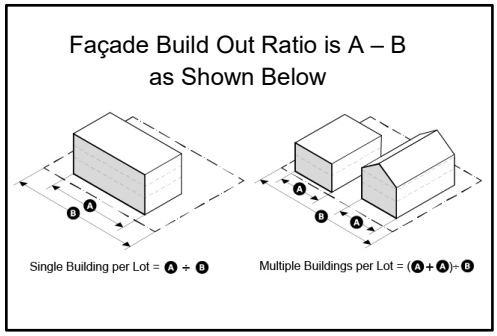
I. **Dormer** - A projection built out from a sloping roof, usually containing a window or vent.

J. **Elevation, Front** - The Building's exterior wall that is oriented in whole or in part toward a Street.

K. **Elevation, Side** – A Building exterior wall that is oriented toward a Side Lot Line.

L. **Façade** – The face of a Building, in particular, the principal front face that looks onto a Street or public Open Space.

M. **Façade Build Out Ratio** - The ratio of the width of the entire Front Elevation of a structure to the Lot Width along the Street.



N. **Fenestration** - The openings in the Façade of a Building, including windows and doors. Fenestration is measured from the inside face of the jambs on any window or door trim.

O. **Furnishing Zone** - The portion of the sidewalk between the back of curb and the walkway that is used for street trees, landscaping, transit stops, streetlights, and site furnishing.

P. **Ground Story Active Uses** - Ground Story Active Uses are uses that are located along a Street and are directly accessible from a sidewalk or Open Space, and that is intended to attract pedestrian activity.

Q. **Ground Story Semi-Active Accessory Uses** - Shall mean accessory communal use areas, amenity areas, or services for the Building residents only.

R. **Lot Line** – The legal boundary line of a lot according to the deed or recorded plan of a Lot that separates one Lot from another or the Street.

S. **Lot Line, Front** - The Lot Line abutting a Street.

T. **Lot Line, Primary Front** - Where there is only one Front Lot Line, it shall be the Primary Front Lot Line. Where there are multiple Front Lot Lines, the Primary Front Lot Line shall be the one the Principal Entrance faces. Where there are multiple Front Lot Lines and the Principal Entrance does not face a street or right of way, the Primary Front Lot Line shall be determined by the Inspector of Buildings or their designee.

U. **Lot Line, Rear** - Any lot line, other than a lot line that is a Side Lot Line of an abutting property, that is parallel to or within forty-five (45) degrees of being parallel to a Front Lot Line. While there may be exceptions, typically the Rear Lot Line connects to two Side Lot Lines.

V. **Lot Line, Secondary Front** – Where there are multiple Front Lot Lines, the Secondary Front Lot Line shall be the one where the Principal Entrance does not face.

W. **Lot Line, Side** - Any Lot Line other than a front or Rear Lot Line.

X. **Lot Width** - The average horizontal distance between the Side Lot Lines, or in the case of a corner lot, the minimum horizontal distance between the Side Lot Line and the opposite Lot Line.

Y. **Mixed-Use Priority Street** - A portion of a Street that requires Ground Story Active Uses within the MOZ subdistricts as shown on the Zoning Map.

Z. **Open Space, Useable** - Outdoor areas within the development envelope open to the sky designed and accessible for outdoor activity, pedestrian access, landscaping, or recreation and used by residents or tenants or the general public.). Useable Open Space does not include streets, public or private surface easements, accessory Buildings, open parking areas, driveways, access ways for the dwellings, land area utilized for garbage and refuse disposal or other servicing maintenance, or required front or corner side yards. This does not include any space with a dimension of less than 10 feet in any direction or an area of less than 100 square feet. "Developed Recreational Open Space" including recreational structures designed to be consistent with the intent of this definition are included in the calculation of the area of required Useable Open Space. This definition is limited in applicability to the provision in §9.6 A. 3. regarding the calculation of the Façade Build Out Ratio.

AA. **Multi-Family Housing** – A Building with 3 or more residential Dwelling Units or 2 or more Buildings on the same Lot with more than 1 residential Dwelling Unit in each Building.

BB. **Overlay Zoning District** – Overlay Zoning Districts are zoning districts that have been superimposed over existing Base Zoning Districts, in accordance with the Zoning Act, to create new requirements and/or development opportunities. They are often used to protect sensitive environmental features, such as aquifers and wetlands, to promote the adaptive reuse of historic properties, and to allow greater flexibility or additional uses, particularly with residential or commercial use.

CC. **Porch** - An unenclosed platform connected to a principal Building that provides outdoor amenity space. A Porch may be bordered with a railing, screened or covered, but permanent enclosure to create habitable space is prohibited.

DD. **Primary Front Lot Line** - Any Lot Line abutting a Street is a Primary Front Lot Line.

EE. **Principal Entrance** - The main point of access for pedestrians into a Building, Upper Story use, or Ground Story tenant space.

FF. **Residential District** - Residential Districts include lots located in the Single Residence A (SRA), Single-Residence B (SRB), Single-Residence C (SRC), Single-Residence D (SRD), General Residence (GR), and Apartment House (AH) zoning districts. For the purposes of applying MOZ standards to a Lot, the abutting Lots in the MOZ shall be considered to be in a Residential District regardless of whether such abutting Lot has elected to utilize the MOZ option.

GG. **Right-of-Way** – Refers to a strip of land given to the public for specific uses including streets and roadways, bridge structures, public utilities, etc. Right-of-Ways are available for use by the public at large and are administered by the Town.

HH. **Screening** - A natural occurrence, such as a berm or hedge, or a constructed device, such as a fence, that shields from view various land use activities.

II. **Setback, MOZ Adjacent** – A Setback where an MOZ lot is directly adjacent to a residentially-zoned Lot outside of an MOZ subdistrict.

JJ. **Step-Back** - A recess of an Upper Story Façade a set distance behind the Façade of the Story below.

KK. **Story, Ground** - The lowest Story of a Building with a finished floor at or above the average grade plane adjacent to the Building.

LL. **Story, Half** - See §9.6 B. 5. for definition of a Half Story for a pitched roof and §§9.6 B. 6. for definition of a Half Story for a flat roof Step-Back, notwithstanding the definition set forth in §1.4.

MM. **Story, Upper** - Any full story above the Ground Story of a Building.

NN. **Unit** – Refers to a Dwelling Unit (See §1.4).

§9.5 Dimensional Standards.

A. Site Dimensional Standards.

	MOZ1A & B	MOZ2	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Lot Area (min.)							
	2,700 sf MOZ1A 6,500 sf MOZ1B	6,500 sf	N/A	N/A	N/A	N/A	20,000 s.f.
Open Space (min.)							
	30%	30%	30%	40%	20%	20%	20%
Lot Frontage (min.)							
	35’	35’	80’	70’	20’	45’	50’
Building Setbacks							
Front (min.)	10’	10’	10’	10’	None	10’	None
Side (min.)	7.5’[1]	7.5’[1]	Interior = 7.5’ Street = None	10’	None	None	None
Abutting a Residential District	10’	10’	10’	15’	20’	20’	20’
Rear (min.)	15’	15’	10’	15’	15’	15’	15’
Abutting a Residential District	20’	20’	20’	20’	20’	25’	25’
Building Separation for Multiple Buildings on Lot (min.)							
	20’	20’	15’	15’	20’	20’	25’
Façade							
Façade Build Out Ratio (min.)							
Primary Front Lot Line	75%, or Lot Width within side setbacks minus 15’, whichever is less	75%, or Lot Width within side setbacks minus 15’, whichever is less	NA	NA	75%, or Lot Width within side setbacks minus 15’, whichever is less	75%, or Lot Width within side setbacks minus 15’, whichever is less	75%, or Lot Width within side setbacks minus 15’, whichever is less
Front Lot Line	50%	50%	NA	NA	50%	50%	50%
Parking Placement							

	MOZ1A & B	MOZ2	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Parking Setbacks (min.)							
Facing ROW	10’	10’	10’	10’	10’	10’	10’
Not Facing ROW	3’	3’	3’	3’	3’	3’	3’
Parking Ratio	1.0 space / Unit	1.0 space / Unit	0.4 space / Unit	0.4 space / Unit	0.5 space / Unit	0.5 space / Unit	0.25 space / Unit 1 space / 350 sf Ground Story retail

[1] Standard 7.5’ setback may be substituted by providing a 12’ and 5’ setback alternative for allowance for a driveway as may be required.

B. Building Dimensional Standards

	MOZ1A & 1B	MOZ2	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Building Massing							
Building Footprint (max.)							
	1,800 sf	4,000 sf	None	None	10,000 sf	5,000 sf	15,000 sf
Maximum Number of Stories and Maximum Building Height in Feet[c]							
Pitched Roof	3 stories / 42’ (See Note [a])	2 ½ stories / 36’	3 stories / 42’ (See Note [a])	3 stories / 42’ (See Note [a])	3 ½ stories / 55’	3 ½ stories / 48’	NA
Flat Roof w/ Step Back[1]	NA	NA	NA	NA	3 ½ stories / 49’	3 ½ stories / 42’	Mixed-Use 5 ½ stories / 65 (65)
Flat Roof w/ No Step Back	3 Stories 36’	NA	5 Stories 60’	5 Stories 60’	NA	NA	All Residential 4 stories / 46’
Ground Story Height in Feet (min. / max.)[b]							
	11’ min. / 12’ max.	11’ min. / 12’ max.	11’ min. / 12’ max.	11’ min. / 12’ max.	13’ min. / 15’ max.’	11’ min. / 12’ max.	11’ min. / 15’ max.

[a] Includes non-occupiable 6’ peak.
[b] Note that if using maximums, Building Height maximums must still be adhered to. Commercial Ground Stories must be a minimum of 13’ in height.
[c] The Building Height in feet shall not exceed the maximum specified, regardless of the number of Stories.

	MOZ1A & 1B	MOZ2	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Half Story Height in Feet (max.)							
Pitched Roof	6' Non-Habitable	17'	NA	17'	17'	17'	17'
Flat Roof w/ Step Back	NA	11'	11'	NA	11'	11'	11'
Half Story Step-Back in Feet (min.) [1]							
	NA	7' on all sides of the Building	NA	NA	10' on all sides of the Building	10' on all sides of the Building	10' on all sides of the Building
Façade							
Ground Story Fenestration, As Applicable (min.)							
Non-residential uses	NA	NA	NA	NA	70%	NA	70%
Residential uses	15%	15%	15%	15%	15%	15%	15%
Ground Story Active or Semi-Active Accessory Use (min./max.)*							
Active (min)	NA	NA	NA	NA	100%	NA	100% if Mixed-Use
Semi-Active (max.)	NA	NA	NA	NA	10%	NA	10%
* See Section 9.6.B.8. for application of this provision.							
Articulation							
Length of Continuous Façade (max.)	45'	35'	65'	65'	65'	65'	65'
Use and Occupancy							
Dwelling Units Per Lot (max,)	< 6,500 sf = 3 ≥ 6,500 sf = None	NA	140	Belmont Village = 200 Waverley Oaks = 140	NA	NA	NA

[1] Any subdistricts indicating a Half Story require either a pitched roof or a Building Step-Back of at least 7 feet. A flat roof without a Step-Back may be granted by a waiver of the Planning Board.
Note: NA refers to not applicable/allowed

C. Mixed-Use Development

1. Mandatory Mixed-Use – Subdistrict 4 (MXDZ4) designated parcels require a vertical mixed-use development type with a Ground Story commercial component and 2.5 floors of residential above.

2. Mixed-Use Option – Subdistrict 5B (MOZ5B) allows 4 stories of residential only or an option to build 5.5 stories if a commercial Ground Story is provided. These two options are both by-right and do not require a Special Permit.

§9.6 Development and Design Standards.

A. Site Design Standards.

This §9.6 provides the development and design standards for Development or land use within the MOZ subdistricts, defines how to measure certain standards, and provides other requirements and information.

1. Lot Frontage

    a. Lots in an MOZ subdistrict must have the minimum Lot Frontage specified in the Site Dimensional Standards set forth in §9.5.

    b. Lot Frontage is defined in §1.4 and shall be measured as per §4.2 Lot Frontage.

2. Setbacks

    a. Buildings shall comply with the Setback requirements set forth in §9.5.

    b. Buildings abutting a Residential District or use that is outside of MOZ subdistricts shall be set back a greater distance as per the provisions of §9.5 A. Site Dimensional Standards, Building Setbacks.

    c. Buildings in the MXDZ4, MOZ5A, and MOZ5B subdistricts must be set back from any Lot Line abutting a sidewalk a sufficient distance so that at least twelve (12) feet in width is provided between the gutter line and exterior Façade of the Building, at all points. Excluding the Furnishing Zone, the area of the Lot that is within twelve (12) feet of the curb shall be paved so as to be in compliance with the Town's sidewalk standards and shall serve as a contiguous and consistent sidewalk facility[3] with no obstructions.

    d. For the limited purposes of determining the applicable Setback requirements, if an abutting property is within a MXDZ4, MOZ5A, or MOZ5B subdistrict, then the abutting property shall be deemed to be in such Overlay Zoning District and not the underlying zoning district regardless of whether such abutting property is subject to the Overlay District.

3. Building Placement

    a. The width of the Front Elevation must be a percentage of the Lot Width as specified by the Façade Build Out Ratio in the Site Dimensional Standards for each MOZ subdistrict.

        1) The Façade Build Out Ratio may be met cumulatively by multiple Buildings on a lot.
        2) Useable Open Space between the Front Lot Line and Front Elevation is considered part of the Building for the purposes of calculating the Façade Build Out Ratio.

4. Number of Buildings

    Multiple Buildings are permitted by-right on each Lot but shall comply with the minimum Open Space requirements and minimum Building separation.

[3] A solid walking surface 12' from gutter line to principal Building line.

5. Building Separation

    a. Multiple Buildings on a single Lot must comply with the Building separation distance at all points as specified in the Building Dimensional Standards for each MOZ subdistrict.
    b. Abutting Buildings on separate Lots may not be interconnected so as to be internally accessible from one to the other at or above Grade.

6. Open Space

    a. Lots must provide the minimum percentage of Open Space as specified in the Site Dimensional Standards for each MOZ subdistrict. See §1.4 for the definition of Open Space.

    b. The Planning Board may allow variations in the placement of Open Space based on the constraints of the site.

7. Street Trees

        1) Installation of a street tree within the public Right-of-Way must be approved by the Tree Warden or their designee. Also see §9.6.D.6.

8. Signs

        1) Signs located in residential MOZ subdistricts shall adhere to the requirements of §5.2 a. of this By-Law.
        2) Signs in MXDZ4, MOZ5A, and MOZ5B (with a commercial component only) shall adhere to the requirements of §5.2 a) and b) as applicable.

B. Building Design Standards.

This §9.6.B provides the design standards for Buildings within the MOZ subdistricts, defines how to measure certain standards, and provides other requirements and information.

1. Building Footprint

    a. Buildings must comply with the maximum Building Footprint (see Figure 1 below) as specified in the Building Dimensional Standards for each MOZ subdistrict.

    b. Building Footprint includes:

        1) All enclosed spaces whether for habitation or storage.
        2) Any parking area that is covered by a roof is included in the Building Footprint.
        3) Decks that extend more than eight (8) feet from the Building face.

    c. Building Footprint does not include:

        1) Non-exposed portions of the Building below the average Grade and not visible from any Street or adjacent Lots. This exception shall not apply to the Front ~~yard~~ Setback.
        2) Architectural features, as defined in §9.4.

3) Structures, as defined in §1.4 with the exception of any element listed in 1.b. above.

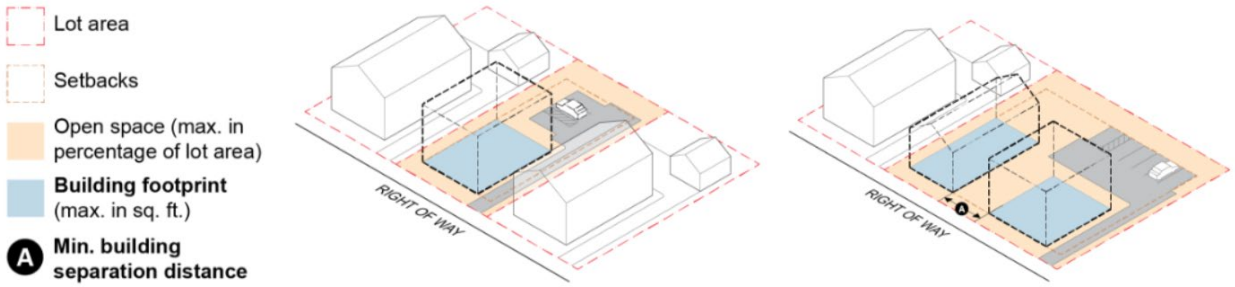


Figure 1 - Maximum Footprint Explanation

2. Building Height

   a. Buildings may not exceed the maximum Building Height in feet specified in the Building Dimensional Standards for each MOZ subdistrict. Building Height is measured as defined in §1.4. Height, Building.

   b. Not included in such measurements are:

      1) Cornices which do not extend more than 5 feet above the roof line;
      2) Chimneys, vents, ventilators and enclosures for machinery such as elevators or stair headhouses which do not exceed 15 feet in height above the roof line;
      3) Enclosures for tanks which do not exceed 10 feet in height above the roof line and do not exceed in aggregate area 10 percent of the area of the roof;
      4) Solar panels which do not extend more than 1 foot above the ridgeline or in the case of a flat roof, no more than 4 feet above the parapet, unless greater extensions are allowed by Special Permit.

      No space above the maximum height shall be habitable.

3. Story Height

   a. The Ground Story of a Building must comply with the minimum story height requirements specified in the Building Dimensional Standards for each MOZ subdistrict and Subsection 2. b. above.

   b. The height of the Ground Story and Upper Story(ies) of a Building is measured vertically from the surface of the finished floor to the surface of the finished floor above, or to the top face of the highest roof beam if no finished floor is immediately above, at all points.

   c. The height of a Half Story is measured vertically from the surface of the finished floor to the top face of the highest roof beam above.

4. Number of Stories

   a. Buildings may not exceed the maximum number of stories as specified in the Building Dimensional Standards for each MOZ subdistrict.

   b. For the limited purposes of determining the allowable number of Stories for a Building, if an abutting property is within a MXDZ4, MOZ5A, and MOZ5B subdistrict the abutting property shall be deemed to be in

such Overlay Zoningd District and not the Base Zoning District regardless of whether such abutting property has elected to employ the MOZ.

5. Full Story with Pitched Roofs

   a. In MOZ1, the ridge of pitched roofs may not exceed 6' in height.

6. Half Story for Pitched Roofs**

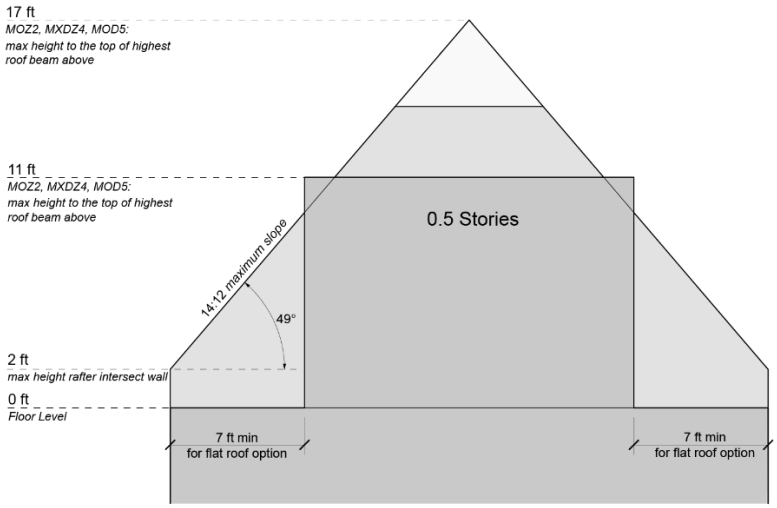


Figure 2 – Half Story Explanation

   a. Space located directly under a pitched roof is counted as a Half Story (See Figure 2 above), provided the following standards are all met:

      1) At least two (2) opposite roof planes are pitched toward each other.
      2) A pitched roof may be composed of roof planes with different slopes.
      3) The slope of any pitch must be no greater than 14:12 (49.4 degrees); otherwise, this Story shall be counted as a full Story.
      4) The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the Half Story; otherwise, this Story is counted as a full Story.
      5) Dormers above the second Story in MOZ2, above the third Story in MXDZ4, and above the fourth Story in MOZ5B must comply with the requirements set forth below:

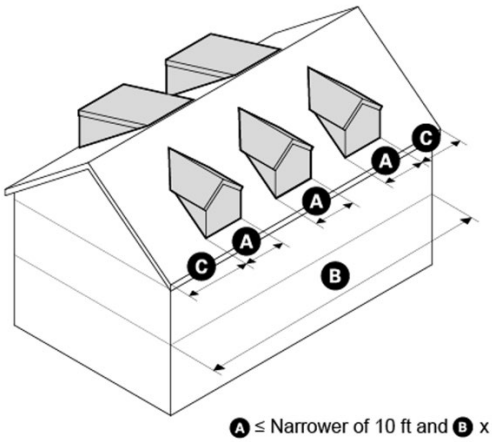


Figure 3 - Dormers

a) A Dormer may be no wider than ten (10') feet or 50 percent of the length of the exterior wall of the Story next below, whichever is narrower. Where more than one Dormer is located on the same side of the roof, the width of all Dormers combined may not exceed 50 percent of the length of the exterior wall next below.
b) The vertical plane of the side wall of any Dormer shall not be closer than three (3) feet from the vertical plane of the intersection of the roof and the main Building end wall nearest the Dormer.
c) No Dormer may project above the main ridgeline of the roof.
d) No Dormer may project beyond the vertical plane of the Building wall below.

7. Half Story Step-Back for Flat Roofs

a. For the limited purposes of determining the applicable Step-Back requirements, if an abutting property is within a MXDZ4, MOZ5A, or MOZ5B subdistrict, the abutting property shall be deemed to be in such Overlay Zoning District and not the Base Zoning District regardless of whether such abutting property has elected to use the MOZ.

b. Buildings in MXDZ4, MOZ5A, and MOZ5B subdistricts must meet the Upper Story Step-Back requirement along any lot line abutting a Residential District.

c. Exceptions.

1) Sections of Buildings that are on a portion of a Lot where the Lot depth is less than seventy (70) feet are exempt from the Upper Story Step-Back requirement along the Rear Lot Line, except when the Rear Lot Line abuts a Residential District.

2) Any portion of the Half Story set back more than twenty-five (25) feet from any Lot Line is exempt from the Upper Story Step-Back requirement, except when the Lot Line abuts a Residential District.

8. Ground Story Active Uses

Figure 4 – Ground Story Active Uses

a. Any lot in: MXDZ4 or MOZ5B where the commercial story option outlined in §9.5 C. is applied, must:

   1) Provide Ground Story Active Use for the entire width of the Front Elevation(s) of the Building facing the Street (if one Street frontage) or the primary Street (if a corner lot facing two Streets) with the exception of subsection 2. below. Streets where Ground Story Active Uses are located are referred to as Mixed-Use Priority Streets.

   2) No more than ten (10%) percent of the required primary Street frontage in subsection 1. above may be dedicated to Semi-Active Accessory Uses listed below. Any secondary Street frontages may be any combination of Ground Story Active Use, other commercial uses, or Semi-Active Accessory Uses.

   3) The remainder of the Ground Story shall contain leasable space for other commercial uses as permitted in the Use Table in §9.10 to the extent feasible except that podium parking provided as part of the required parking ratio may be provided along rear or non-street facing side yards with appropriate Screening.

   4) Parcels developed with multiple Buildings may establish an internal public or private street network that maximizes street frontage for the provision of Ground Story Active Uses.

b. Active uses include only:

   1) Retail sales
   2) Banking, retail

3) Office uses
4) Food service establishment
5) Entertainment uses (e.g., theatres or amusement arcades)
6) Personal service establishment (e.g., hairdresser, bank, dry cleaning)
7) Art gallery / arts studio, provided a publicly accessible gallery is included
8) Community use space
9) Publicly facing government services (e.g., post office)
10) Health and fitness facilities
11) Craft beverage establishment or tavern (by Special Permit)

c. Semi-active accessory uses include only:

1) Lobbies and common areas serving or associated with active use or residential uses
2) Sales or leasing office
3) Access to accessory parking, loading, or service areas

9. Architectural Features

a. The structural and architectural elements that extend outward from a Building Façade, including awnings, Bays, Balconies, and Porches.

b. Architectural features that fully comply with the dimensional standards in this Section are not considered part of the Building Footprint.

c. Architectural features may project into the front Setback (and/or sidewalk in the case of awning) only based on the following standards:

1) Bay

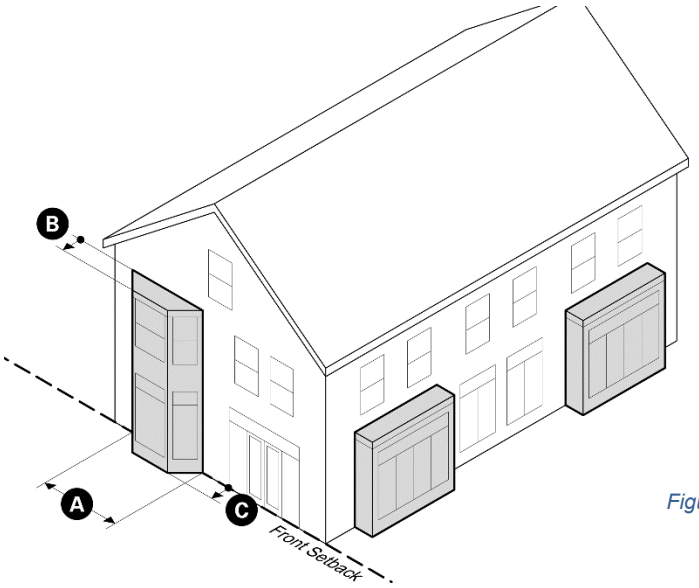


Figure 5 – Bay Windows

Dimensions

(A) Width of each Bay (max)	10 ft
Sum of widths of all Bays (max)	50% of wall length
(B) Depth, (max)	3 ft
(C) Front setback encroachment at the Ground Story (max)	3 ft
Fenestration (min)	60%

Note that side yard Bay windows are permitted on a street side yard. Bays may be no closer to a Residential District facing side yard than the minimum side yard setback. Front Bay windows may not encroach into the Street, sidewalk, or any public Right-of-Way and do not conflict with the requirements of §4.3.3 of the Zoning By-Law.

2) Balcony

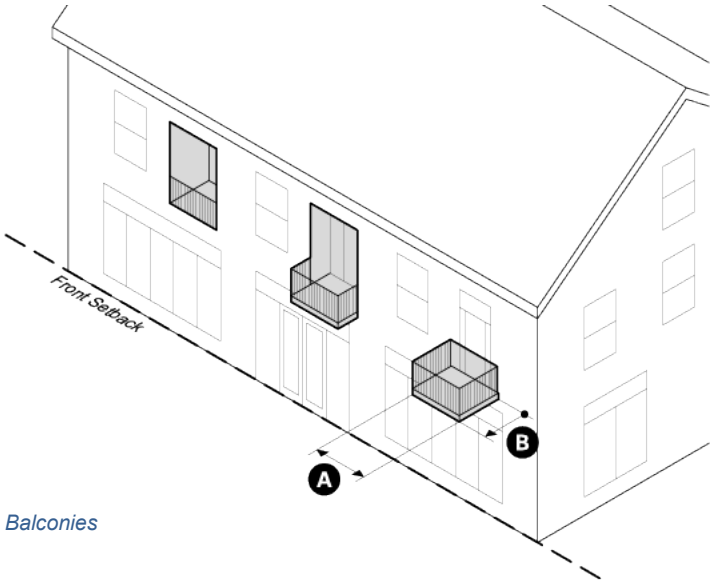


Figure 6 – Balconies

Dimensions	
(A) Width of each balcony (min / max)	5 ft / 12 ft
Sum of widths of all Balconies (max)	50% of wall length
(B) Depth (min / max)	4 ft / 6 ft

Note that side or rear yard Balconies are permitted on a street side yard or rear yard. Balconies may be no closer to a Residential District facing side or rear yard than the minimum side or rear yard Setback and in no case shall a Balcony encroach into the Street, sidewalk, or any public Right-of-Way.

3) Awning

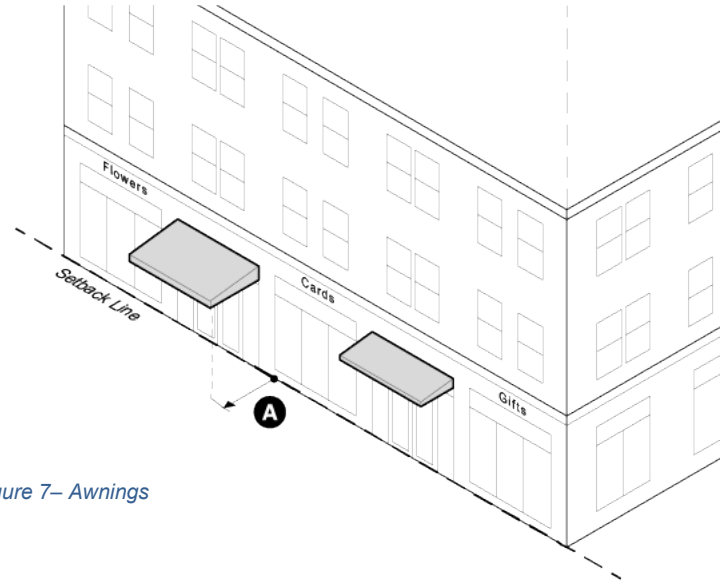


Figure 7– Awnings

Dimensions	
Width of each awning, (min)	–
Clearance above grade (min)	8 ft
Depth (max)	3 ft
Extension into the sidewalk, Principal Entrance, (max)	6 ft
Extension into the sidewalk, other, (max)	3 ft
Front setback encroachment, (max)	100%

4) Porch

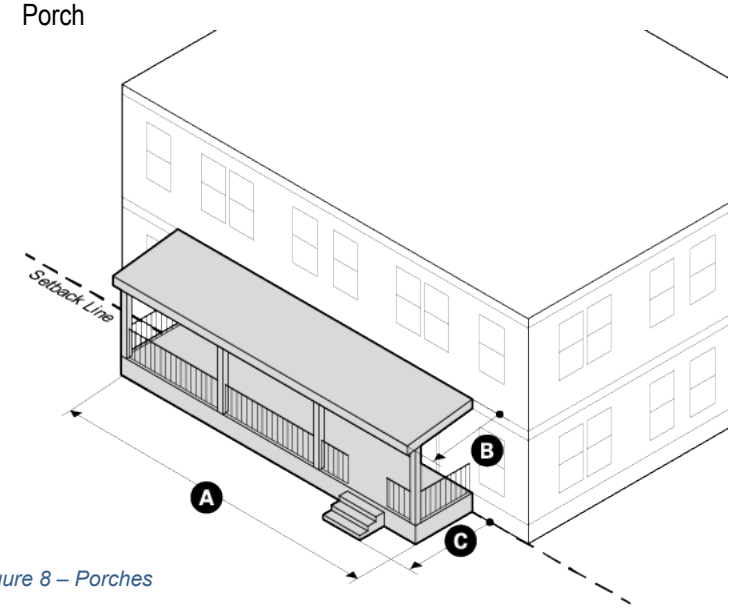


Figure 8 – Porches

Dimensions	
(A) Width, front (max)	60% of wall length
(B) Depth, front (max)	8 ft
Depth, side (max)	4 ft
(C) Front setback encroachment (max)	8 ft for the Porch; stairs may extend beyond 8 ft only if the Porch level is less than 3 ft above grade. No portion of the Porch, including stairs and required landing zone, may extend into the public ROW.

10. Façade Articulation

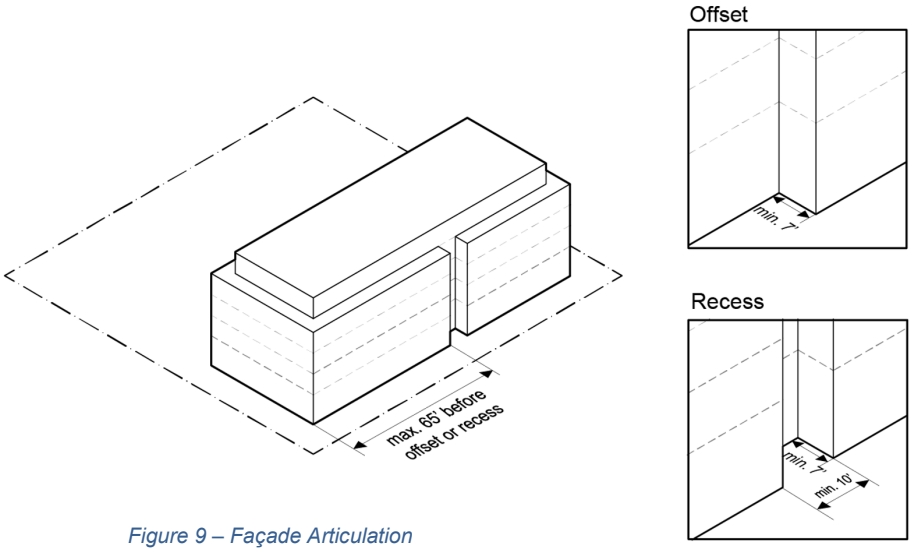


Figure 9 – Façade Articulation

a. The Front Elevation of any Building greater than sixty-five (65') feet in width must be divided vertically by a recess or an offset at least seven (7) feet deep and ten (10) feet wide for the full height (measured in feet) of the Building, excluding:

   1) The Half Story.
   2) Any portion of the Ground Story with Ground Story Active Uses as defined in §9.6.B.9.

b. Balconies and awnings may be located within the recess or adjacent to the offset.

c. Balconies and Bays may be utilized to satisfy the Façade articulation requirements in this §9.6.B.10.

11. Ground Story Fenestration

a. Fenestration must be provided as specified in the Building Dimensional Standards for each MOZ subdistrict and is calculated as a percentage of the area of the Front Elevation at the Ground Story.

b. For Buildings with Ground Story Active Use spaces, Ground Story Fenestration is measured between two (2) feet and ten (10) feet above the finished floor of the Ground Story.

c. For Ground Story Fenestration, glazing must have a minimum sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR) as indicated by the manufacturer.

12. Building Entrances

a. For Lots with Street frontage, Buildings must have their Principal Entrance(s) from that Street. For Lots without Street frontage, Buildings must have their main entrance(s) on the side wall oriented toward a secondary Street or parking lot provided for the Building.

b. Within the MXDZ4, MOZ5A, and MOZ5B subdistricts, Principal Entrances must either be recessed or projected from the plane of the Façade, or have a projecting awning, to signal Building entry and provide adequate protection from the elements.

13. Mechanical Equipment

a. Roof-mounted mechanical equipment must be screened and set back at least ten (10) feet from the intersection of the roof and wall plane immediately below.

b. Wall-mounted alarm devices, cable boxes, and utility meters shall not be mounted on a wall plane facing a Street. However, security cameras may be so permitted.

c. Wall-mounted mechanical, plumbing, and/or electrical equipment such as louvers, exhaust equipment, and duct vents along the front and side elevations must be architecturally integrated into the design of the Building and located to minimize adverse effects on pedestrian comfort along sidewalks and within Open Spaces.

d. All free-standing mechanical and/or electrical equipment are prohibited between any Front Lot Line and Front Elevation and within side or rear yards, no closer to front Building line than 15'. Such equipment must be fully screened at height and from the street and include noise reducing elements.

14. Building Additions

a. Existing Buildings may be extended vertically or horizontally to add additional Dwelling Units provided that all applicable dimensional requirements and applicable per-lot Unit caps of this By-Law are adhered to.

b. Basements, attics, or Porches in existing Buildings also may be finished into Dwelling Units, either fully within the Building Footprint or including additions that meet the By-Law dimensional criteria, provided that all applicable Building and other code requirements are met in full.

c. Building additions intending to utilize the provisions of this By-Law must meet all requirements of this §9 and shall so state this intent in their Building permit application.

C. Parking Design Standards

1. Required Off-Street Parking Spaces

a. The motor vehicle parking minimums within the MOZ are provided in §9.5 A., plus the following, as applicable:

1) Fractional numbers: Where the computation of required Parking Spaces results in a fractional number only the fraction of one-half or more shall be counted as one (1).

2) A half (0.5) parking stall per residential Unit is required within the MOZ5 subdistrict for Lots over twenty-thousand (20,000) square feet unless appropriate traffic generation mitigation measures are proposed that offset the additional Parking Spaces required herein.

b. Bicycle Parking must be provided as specified below,

1) No Bicycle Parking is required for Ground Story non-residential uses with five-thousand (5,000) square feet or less of gross leasable floor area or residential Buildings with three (3) Units or less.

2) Multi-family residential (4 Units or more) shall provide 0.60 short-term Bicycle Parking spaces per Dwelling Unit and 0.10 long-term spaces per Dwelling Unit.

3) Bicycle Parking must be provided at no fee to customers, visitors, employees, tenants, and residents

4) Bicycle Parking may be provided through any combination of racks and lockers.

5) Bicycle Parking serving multiple uses may be combined into a single area or accessory structure.

6) Short-Term Bicycle Parking must be provided outside of a principal Building and within one-hundred (100) feet of the Building served by the parking.

7) Long-Term Bicycle Parking must be provided in a well-lit, secure location within the same Building as the use the parking is intended to serve or within an accessory structure located within two-hundred (200) feet of the Building.

c. Motor vehicle Parking Spaces for persons with disabilities must be provided per 521 CMR 23.00 Parking and Passenger Loading Zones.

d. Centralized parking facilities must provide signage identifying the permitted users.

e. Pedestrian access to a motor vehicle parking lot must be via a paved sidewalk or walkway.

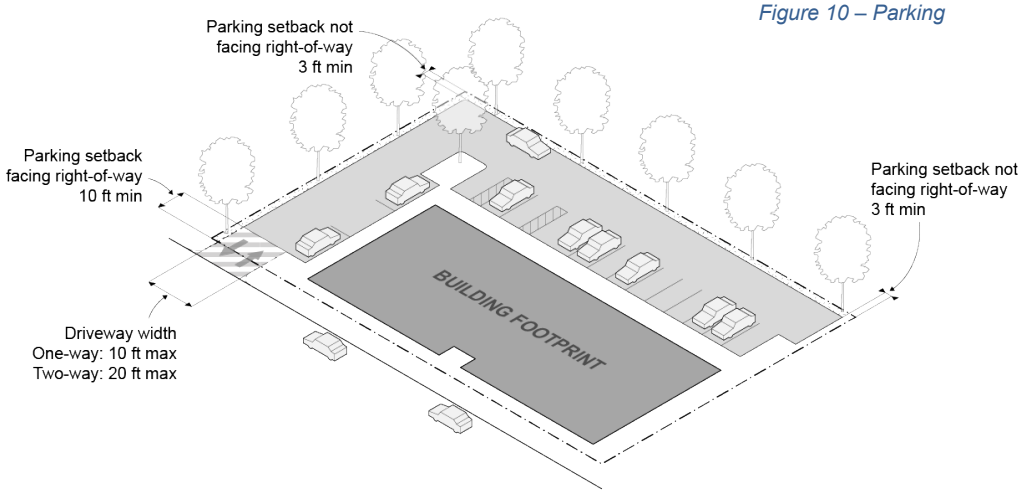
2. Vehicular Parking space Dimensions.

a. For vehicular Parking Space requirements, see § 5.1.

b. Alternative compliance. The provisions of this §9.6.C may be modified by Special Permit to accommodate alternative technologies and methods for providing Bicycle Parking so long as the Special Permit Granting Authority makes a finding that the alternative Bicycle Parking provides equal or greater benefits to bicycle users.

3. Parking Access.

Figure 10 – Parking



a. Vehicular access to parking lots and structures along the Primary Front Lot Line is prohibited when vehicular access along another Lot Line is available.

b. Shared use of vehicular parking lots, by multiple uses and/or developments on multiple parcels, is permitted.

c. If the entrance to a parking area is along the Primary Front Lot Line, the width of the entrance may be no more than 40% of the Front Elevation along the Primary Front Lot Line.

4. Curb Cuts and Driveways.

a. Curb cuts are prohibited along the Primary Front Lot Line when vehicular access along another Lot Line is available. Notwithstanding the foregoing, a curb cut along a Primary Front Lot Line on a corner lot is permitted if the Commissioner of Public Works, or their designee, determines:

1) A one-way vehicular access along the Primary Front Lot Line and a one-way vehicular access along the secondary Front Lot Line improves safety and traffic flow.

b. Each Lot is limited to one curb cut per Street Frontage.

c. The maximum width of a driveway for vehicular access to parking lots and Structures is as follows:

Access Type	Width (max)
One-way	12 ft
Two-way	20 ft

d. The interior width of a driveway apron (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.

e. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway.

f. Curb cuts for driveways must be at least twenty (20) feet from an intersection that does not have a traffic-control signal and at least forty (40) feet from an intersection with traffic-control signals. The distance between the curb cut and the intersection shall be measured from the point of intersection of the tangent lines of the curve. The Director of Public Works, or their designee, may modify the minimum allowable distance of a proposed curb cut from an intersection and the location of a proposed curb cut upon their determination that such modification will improve vehicular and pedestrian safety.

5. Vehicular Parking Placement.

a. Unless otherwise specified in this §9.6.C., all vehicular Parking Spaces must be located at or behind any required parking setback as specified in the Site Dimensional Standards for each MOZ subdistrict.

b. No vehicular Parking Spaces are allowed between the Front Elevation and the Primary Front Lot Line.

c. The Planning Board, based on site constraints, may, by Special Permit, grant parking relief for required handicapped Parking Spaces.

6. Screening. Surface vehicular Parking Spaces and outdoor loading facilities must be separated from the Street by a Building or Screening within the parking setback as specified in the Site Dimensional Standards for each MOZ subdistrict. Screening shall consist of one or a combination of the following:

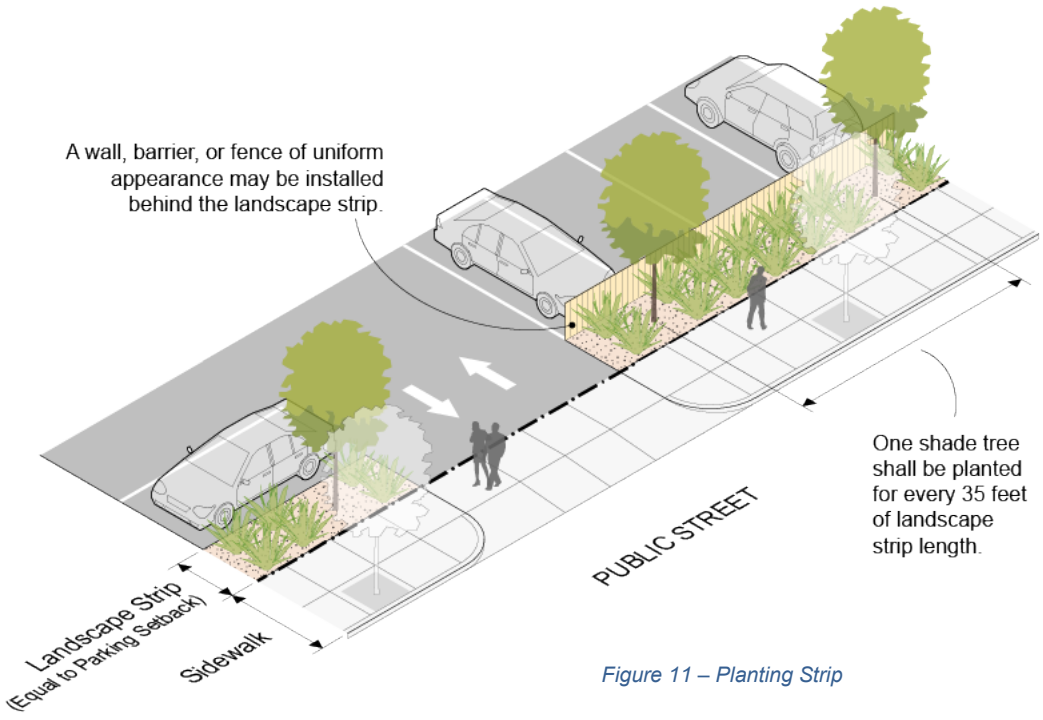


Figure 11 – Planting Strip

a. A landscape strip at least five (5) feet in width, running the full length of the parking lot along the Street, excluding curb cuts and driveways (see above image).

1) The landscape strip must be planted with trees, shrubs, perennials, native grasses, and other planting types that provide a buffer from the Street.
2) Deciduous large shade trees must be planted for every thirty-five (35) feet of landscape strip length, spaced linearly and parallel to the Street. Shade trees must be a minimum of two (2) inches in tree caliper when planted.
3) The Tree Warden of the Town of Belmont shall be consulted for the selection of species for street trees.

b. A wall, barrier, or fence of uniform appearance. Such a wall, barrier, or fence may be opaque or perforated provided that not more than fifty (50) percent of the face is open. There shall be a landscaped strip with a minimum width of 3 feet between the base of the wall, barrier, or fence and Right-of-Way. The wall, barrier, or fence shall comply with the provisions of the Zoning By-Law and other applicable Bylaws, codes, or regulations addressing the placement of fences.

c. The required Screening shall be located so as not to conflict with any corner visibility requirements or any other Town ordinances. Such Screening may be interrupted by entrances or exits.

d. Parking lots in the MOZ3, MXDZ4, MOZ5A, and MOZ5B subdistricts on a Lot abutting properties in any Residential Districts along any Side or Rear Lot Line must be screened, per the standards in this §9.6.C.6.

7. Lighting

Lighting shall comply with the provisions of the §5.4.3 of the Zoning By-Law.

8. Loading.

a. For off-street loading requirements, see §5.1.3 and other applicable loading provisions of the Zoning By-Law.

b. Access to loading docks or service areas along the Primary Front Lot Line is prohibited, except when the loading docks and service areas are internal to the Building or fully behind the Building.

c. Outdoor loading facilities, including all docks and areas used for the storage and staging of goods or materials, that are visible when viewed from a height below 6’ from a Street or public space, or from abutting properties in any Residential District must be screened from view. See §9.6.C.6. above.

9. Service Areas.

a. Buildings containing five (5) or more Dwelling Units must provide facilities for private trash and recycling pick up.

b. Trash collection, trash compaction, recycling collection, and other similar service areas must be fully enclosed within a Building or located to the side or rear of the Buildings within fully locked enclosures.

c. Outdoor service areas are not permitted along any Primary Front Lot Line.

d. Outdoor service areas that are visible when viewed from a height below 6’ from a public street, public space, or from abutting properties in a Residential District must be fully screened from view. See §9.6.C.8. above.

10. Parking Relief.

    a. The Planning Board is the exclusive Special Permit Granting Authority for all parking relief within the MOZ subdistricts.

    b. In particular instances, a Special Permit may be granted to allow for exceptions to this §9.6.C. if it is determined that literal compliance is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the Lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features.

    c. A Special Permit may not be granted to allow exceptions to the minimum parking setbacks or to allow parking between the Primary Front Lot Line and Front Elevation where not otherwise permitted.

§9.7 Design Guidelines.

The Planning Board may adopt, and periodically amend as deemed necessary, design guidelines as part of the Planning Board Rules and Regulations. These guidelines shall provide direction, not requirements, for the design of new Development within the MOZ subdistricts resulting in a cohesive pattern over time. The intent is to define expectations for new Development while allowing for flexibility and fostering high quality design. The Planning Board Rules and Regulations shall not be interpreted as an amendment to the Zoning By-Law.

§9.8 Affordable Housing Provisions.

Except as expressly modified herein, the provisions of §6.10 Inclusionary Housing shall apply in the MOZ.

§9.9 Density Bonus

This §9.9 provides for one density bonus for the MOZ5B subdistrict. As follows: A property owner may be eligible for a 1.5 Story residential density bonus if the Ground Story is restricted to a mix of Active Story and Semi-Active Accessory Uses as provided in §9.6.B.8. above. This would allow for a 5.5 Story Building at a maximum height of 65 feet.

§9.10 Allowed Uses.

Uses permitted in the MOZ subdistricts are described below.

A. Permitted Uses

1. The use of real property is subject to the provisions of this §9.10., Allowed Uses.
2. Uses are permitted as specified in this §9.10, Allowed Uses.
3. Non-residential uses are permitted as specified in the table below, only in combination with a permitted residential use.
4. Use categories not expressly authorized are prohibited.

B. Accessory Uses

1. The use of real property is subject to the provisions of the Use Table in §9.10.C. Permitted Uses.
2. Accessory Uses are permitted as specified in §9.10.C., Accessory Uses.
3. Accessory Uses not expressly authorized are prohibited.

C. Use Table

	MOZ1A	MOZ1B	MOZ2	MOZ3A	MOZ3B	MXDZ4	MOZ5A	MOZ5B
Residential Use								
Single-Family, Detached	--	--	--	--	--	--	--	--
Two-Family, Detached	--	--	--	--	--	--	--	--
Multi-Family Residential	P	P	P	P	P	P	P	P
Assisted Living Facility	--	--	SPP	SPP	SPP	--	SPP	SPP
Nursing Home	--	--	SPP	SPP	SPP	--	SPP	SPP
Congregate Care Facility	--	--	--	SPP	SPP	--	SPP	SPP
Senior Housing w/ Services	--	--	P	P	P	--	P	P
Live/Work Space	--	--	--	--	--	SPP	--	SPP
Lodging/Boarding	SPP	SPP	SPP	--	--	SPP	--	--
Civic/Institutional Use								
Day Care Center	SPP	SPP	SPP	P	P	P	P	P
Library, Museum	--	--	--	P	P	P	--	P
Public Use	P	P	P	P	P	P	P	P
Religious Institution	P	P	P	P	P	P	P	P
Education, Non-Profit	P	P	P	P	P	P	P	P
Education, For-Profit	--	--	--	--	--	P	--	SPP
Theatre or Performance Space	--	--	--	--	--	P	SPP	SPP
Commercial Uses								
Bank	--	--	--	--	--	P-A	--	P-A
Business Incubator	--	--	--	--	--	P	--	P
Business Services	--	--	--	--	--	P	--	P
Car Sharing or Rental	--	--	--	--	--	SPP	--	SPP
Bicycle or Scooter Rental	--	--	--	--	--	P	--	P
Car Charging Station (accessory)	--	--	--	--	--	P	--	P
Craft Beverage Establishment or Tavern	--	--	--	--	--	SPP	--	SPP

Dry Cleaning or Laundry, Retail	--	--	--	--	--	P-A	--	P-A
Food Service Establishment	--	--	--	--	--	P-A	--	P-A
Funeral Home	--	--	--	--	--	SPP	--	SPP
Health and Fitness Facility	--	--	--	--	--	P	--	P-A
Hotel and Lodging Establishment	--	--	--	--	--	SPP	--	SPP
Printing or Photocopying	--	--	--	--	--	P-A	--	P-A
Office	--	--	--	--	--	P	--	P
Open Air Business	--	--	--	--	--	SPP	--	SPP
Food Truck	--	--	--	--	--	SPP	--	SPP
Parking Facility, Accessory	--	--	--	--	--	P	--	SPP
Parking Facility, Non-Accessory	--	--	--	--	--	P	--	P
Personal Services	--	--	--	--	--	P-A	--	P-A
Entertainment Uses, Indoor	--	--	--	--	--	P-A	--	P-A
Radio or TV Broadcasting Studio	--	--	--	--	--	P	--	SPP
Retail Sales	--	--	--	--	--	P-A	--	P-A
Veterinary Hospital	--	--	--	--	--	P	--	SPP
Industrial and Related Uses								
Commercial Art Studio	--	--	--	--	--	SPP	--	SPP
Craft and Artisan Manufacturing or Assembly	--	--	--	--	--	SPP	--	SPP
Wireless Telecommunications Facility	--	--	--	--	--	SPP	--	SPP
Brewery, Cidery, Winery, Meadery, Distillery (non-micro)	--	--	--	--	--	SPP	--	SPP
Accessory Uses								
Home Occupations	SPP	SPP	SPP	SPP	SPP	SPP	SPP	SPP
Leasing or Management Office	--	--	--	P	P	P	P	P-S
Common Area Lounge or Meeting Space	--	--	--	P	P	--	P	P-S

Common Laundry Facilities, Gym, Janitorial and Maintenance Space specifically intended for use of occupants and/or staff only.	--	--	--	P	P	P	P	P
Accessory Parking Facility or Access Area to Same	P	P	P	P	P	SPP	--	P-S
P = Permitted -- = Not-Permitted L = Allowed w/ Limitations SPP = Special Permit Planning Board SPZ = Special Permit ZBA A = Active Use. S = Semi-Active Accessory Use								

§9.11 Administration.

A. Development Review Generally

1. Applicability. The density and dimensional controls of the MOZ apply to all Buildings, Structures, and uses on a Lot where the owner has elected to utilize a listed MOZ subdistrict to be subject to the zoning requirements of the said subdistrict.

   a) Electing to utilize the MOZ provisions of this §9 shall so state this intent specifically as part of a Building permit application and Design and Site Plan Review application.

   b) Owners of Lots developed or using MOZ provisions seeking to revert to the Base Zoning District provisions shall so state this intent specifically as part of a Building permit application, Design and Site Plan Review application, or Special Permit application, as applicable.

2. Approval Process.

   a) Development that requires Design and Site Plan Review shall be reviewed in accordance with §9.11, B. below.
   b) Development that requires a Special Permit shall be reviewed in accordance with §9.11, C. below.
   c) Design and Site Plan Review shall be required for all MOZ development or land use within a MOZ subdistrict
   d) The Planning Board is the granting authority for all development that requires Design and Site Plan Review.
   e) Special Permit Applicability.

      1) Long-Term Bicycle Parking alternative.
      2) Parking Relief.

B. Design and Site Plan Review

1. Purpose. Design and Site Plan Review is the administrative review and approval of a Development under the provisions of the MOZ to identify and address any potential impacts from the proposed Development.

2. Applicability. Design and Site Plan Review for MOZ eligible Development or use is required as per the provisions of §7.3 of the Zoning By-Law. Lots electing to develop or use land subject to MOZ criteria shall also adhere to all applicable requirements of the Zoning By-Law and other Bylaws, codes, and regulations.

3. Authority. The Planning Board or their designee is the exclusive review and approval authority for Design and Site Plan Review.

4. Submission Requirements, Process, and Review Criteria. Whenever Design and Site Plan Review is required under the provisions of the MOZ, the provisions of §7.3, Design and Site Plan Review, shall be followed.

C. Special Permit Review

Any Special Permit application based on the provisions of §9.11.A.2.e. above, shall be submitted and reviewed in accordance with §7.4 of the Zoning Bylaw.

Defeated Amendments
AMENDMENT #1 BY ROY EPSTEIN, TOWN MEETING MEMBER PRECINCT 6

Change the words “Map 1” to “Map 2” so that the motion reads

That the Town amend the Belmont Zoning Bylaw as printed in Appendix 1 of the November 18, 2024 Special Town Meeting Warrant and to further amend the Belmont Zoning Map to include the MOZ district as shown on the plan entitled “Belmont Multifamily Overlay District and Subdistricts, November 18, 2024 Special Town Meeting, Map 2” (attached).

The Motion to amend: was **defeated** utilizing electronic voting devices, by roll call vote: Yes 79 ; No 162 ; Abstain 0 at the Special Town Meeting

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Proposed by Joe Wright Precinct 1 and Rachel Heller, Precinct 3

Moved that Article 2 be amended by striking in Appendix 1 Section 9.5 Dimensional Standards under A. Site Dimensional Standards the following subsection “Building Separation for Multiple Buildings on Lot (min.)”

Building Separation for Multiple Buildings on Lot (min.)							
	20’	20’	15’	15’	20’	20’	25’

And further amended by striking in Appendix 1 Section 9.5 Dimensional Standards under B. Building Dimensional Standards the following subsections “Building Massing” and “Building Footprint (max)”.

Building Massing							
Building Footprint (max.)							
	1,800 sf	4,000 sf	None	None	10,000 sf	5,000 sf	15,000 sf

And further amended by striking in Appendix 1 Section 9.6 Development and Design Standards Subsection A.4 Number of Buildings, the words “and minimum building separation” and replace with the following:

1. Number of Buildings

   Multiple buildings are permitted by-right on each lot but shall comply with the minimum open space requirements. ~~and minimum building separation.~~

And further amend by striking in Appendix 1 Section 9.6 Development and Design Standards the following subsection, “Building Separation”, including 5a and 5b.

5. Building Separation

a. Multiple buildings on a single lot must comply with the building separation distance at all points as specified in the Building Dimensional Standards for each MOZ subdistrict.
b. Abutting buildings on separate lots may not be interconnected so as to be internally accessible from one to the other at or above grade level.

And further amended by striking in Appendix 1 Section 9.6 B Building Design Standards, the following Subsection 1 "Building Footprint", including 1a, 1b, 1c, and Figure 1 "Maximum Footprint Explanation".

1. Building Footprint

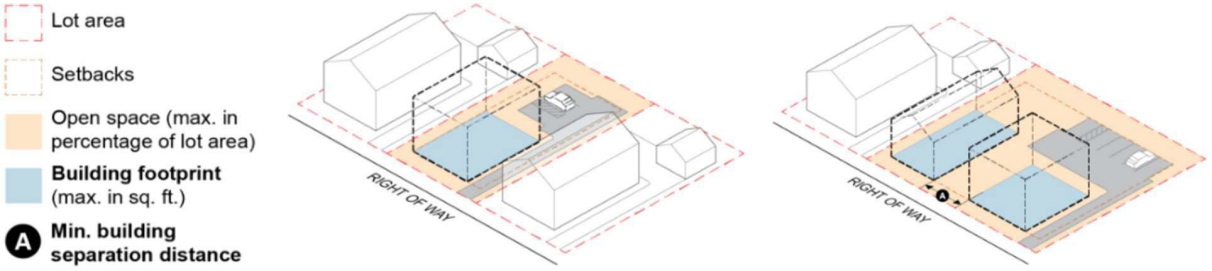
a. Buildings must comply with the maximum Building Footprint (see Figure 1 below) as specified in the Building Dimensional Standards for each MOZ subdistrict.

b. Building Footprint includes:

1) All enclosed spaces whether for habitation or storage.
2) Any parking area that is covered by a roof is included in the Building Footprint.
3) Decks that extend more than eight (8) feet from the building face.

c. Building Footprint does not include:

1) Non-exposed portions of the building below the average grade and not visible from any street or adjacent lots. This exception shall not apply to the front yard setback.
2) Architectural features, as defined in §9.4.
3) Structures, as defined in §1.4 with the exception of any element listed in 1.b. above.



The Motion to amend: was **defeated** utilizing electronic voting devices, by roll call vote: Yes 98 ; No 123 ; Abstain 6 at the Special Town Meeting

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Amendment offered by Doug Koplow, Precinct 6, and Bob Sarno, Precinct 3

MOVED: That the following provisions contained in the Belmont Zoning Bylaw printed as Appendix 1 of the November 18, 2024 Special Town Meeting Warrant be amended as follows.

Section 9.5B, Building Dimensional Standards table, Building Height in Stories / Feet (max.) section on page 8:

- For the Pitched Roof option, the specifications under MXDZ4 be changed from "3 ½ stories / 55' to "3 stories / 44'"[b], with the new note "b" added to the bottom of the table that reads "Includes non-occupiable peak."

- For the Flat Roof w/ Step Back option, the specifications under MXDZ4 be changed from "3 ½ stories / 49'" to "NA".

- For the Flat Roof w/ No Step Back option, the specifications under MXDZ4 be changed from "NA" to "3 stories / 37'".

Section 9.5B, Building Dimensional Standards table, Half Story Height in Feet (max.) section on page 9:

- For the Pitched Roof option, the specifications under MXDZ4 be changed from "17'" to "NA".

- For the Flat Roof w/ Step Back option, the specifications under MXDZ4 be changed from "11'" to "NA".

Section 9.5B, Building Dimensional Standards table, Half Story Step-Back in Feet (min) on page 9:

- The step-back option for MXDZ4 be changed from "10' on all sides of the building" to "NA".

Section 9.5C, Mixed-Use Development on page 10:

- The language in subsection 1 be changed from "2 ½ floors" to "2 floors", so that it reads "Mandatory Mixed-Use – Subdistrict 4 (MXDZ4) designated parcels require a vertical mixed-use development type with a Ground Story commercial component and 2.0 floors of residential above."

Section 9.6.B Development and Design Standards, Building Design Standards, Half Story for Pitched Roofs on page 14:

- In subsection a. 5), delete "above the third story in MXDZ4," so that it reads "Dormers above the second story in MOZ12 and above the fourth story in MOZ5B must comply with the requirements set forth below:"

Section 9.6.B Development and Design Standards, Building Design Standards, Half Story Step-Back for Flat Roofs on page 15:

- In subsection 7. b, delete "and MXDZ4" and the "s" in "subdistricts" so that is reads "For buildings in the MOZ3B subdistrict, the required Step-Backs must be provided above the third story."

- In subsection 7.c, delete "MXDZ4 and" so that it reads "For the limited purposes of determining the applicable Step-Back requirements, if an abutting property is within a MOZ5 subdistrict the abutting property shall be deemed to be in such Overlay Zoning District and not the Base Zoning District regardless of whether such abutting property has

elected to use the MOZ."

- In subsection 7.d, delete ", MXDZ4," so that it reads "Buildings in MOZ3 and MOZ5 subdistricts must meet the Upper Story Step-Back requirement along any lot line abutting a Residential District."

The Motion to amend: was **defeated** utilizing electronic voting devices, by roll call vote: Yes 41 ; No 70 ; Abstain 4 at the Special Town Meeting

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ARTICLE 3 **AMEND ZONING BYLAW(S): SPECIAL REGULATIONS SECTION 6.10 INCLUSIONARY ZONING**

MOVED: That the Town amend Section 6.10 of the Belmont Zoning Bylaw as shown in the document entitled "2024 Belmont Special Town Meeting Supplement A - November 6, 2024" (attached).

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 205 ; No 4 ; Abstain 4 at the Special Town Meeting

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2024 Belmont Special Town Meeting Supplement A *November 6, 2024*

ARTICLE 3 AMEND ZONING BYLAW(S): SPECIAL REGULATIONS SECTION 6.10 INCLUSIONARY ZONING

To see if the Town will vote to amend the Zoning Bylaws Section 6.10 Inclusionary Zoning as follows;

Text that is underlined is proposed for inclusion.
Text that is ~~stricken out~~ is proposed for deletion
A yellow highlighting is also provided to emphasize proposed text changes.

SECTION 6. SPECIAL REGULATIONS

6.10 Inclusionary Housing

Note: §6.10 was adopted under Article 17 at the 2013 Special Town Meeting.

6.10.1 Purpose

The purposes of this Section are to encourage the expansion and upgrade of the Town's affordable housing stock, in order to provide for a full range of housing choices for households of all incomes, ages and sizes; to prevent the displacement of low- to moderate-income Town residents; to increase the production of Affordable Housing Units to meet existing and anticipated employment needs within the Town; to establish

standards and guidelines in order to implement the foregoing; and to meet the requirements of MGL c. 40B and the Local Initiative Program.

6.10.2 Definitions

For purposes of this Section 6.10 of the Zoning By-Law, capitalized words shall mean as defined elsewhere in this By-Law or as defined below:

Affordable Housing Trust Fund - An account established and operated for the exclusive purpose of creating or preserving affordable housing in the Town. The Affordable Housing Trust Fund may be used for the following purposes within the Town: the purchase and improvement of land and Housing Units for the development of new and/or rehabilitated Housing Units for purchase or rental by Qualified Affordable Housing Purchasers or Tenants or to preserve existing affordable housing. Expenditures from the Affordable Housing Trust Fund shall be authorized by a majority vote of the Belmont Housing Trust.

Affordable Housing Unit - A Housing Unit that by Deed Restriction is and shall remain affordable to and occupied by a Qualified Affordable Housing Unit Purchaser or Tenant, and is eligible for inclusion in the Chapter 40B Subsidized Housing Inventory through the Local Initiative Program.

Area Median Income – the mid-point of incomes of households in the statistical area (currently Boston-Cambridge-Quincy, MA-NH) that includes Belmont that is used by the United States Department of Housing and Urban Development ("HUD"), or its successor, to determine housing affordability adjusted for household size, as determined annually by the United States Department of Housing and Urban Development and regardless of housing type or ownership.

Belmont Housing Trust – Belmont Housing Trust, Inc., a Massachusetts charitable housing corporation created by Chapter 126 of the Acts of 1999.

Belmont Resident – Since there is a "local preference" for some of the Affordable Housing Units, the people or households that may qualify for the local preference must be Belmont Residents, defined as follows:

a. an individual or family maintaining a primary residence within the Town of Belmont; or

b. an individual who is employed within the Town of Belmont; or

c. a parent or guardian with children attending the Town of Belmont Public Schools.

Comparable Unit - When used with respect to quality, character, and room size, means that there are sufficient features in common between the Affordable Housing Unit and the Market Rate Housing Unit so as to render the units similar in nature. Moreover, while the actual design or finishes provided in the Affordable Housing Units versus the Market Rate Housing Unit may differ in a non-material fashion and still constitute Comparable

Units, the same amenities proposed for the Market Rate Housing Unit must be provided for the Affordable Housing Units, including without limitation full kitchen, full bath, and parking.

Further, the actual room size for the Affordable Housing Unit may not differ in any significant manner to that of the Market Rate Housing Unit.

Notwithstanding the foregoing, when used with respect to external appearance, location and bedroom distribution, means that the external appearance of the Affordable Housing Unit and the Market Rate Housing Unit must be so similar in nature so as to render them indistinguishable while the location of the Affordable Housing Units and the bedroom distribution of such units must be no different from that of the Market Rate Housing Unit.

Deed Restriction - A provision, acceptable in form and substance to the Town of Belmont, in a deed to real property that runs with the land in perpetuity or for the longest period of time allowed by law, so as to be binding on and enforceable against any person claiming an interest in the property. Any Restriction created under this Section 6.10 shall survive any bankruptcy, insolvency, foreclosure, or other action, and shall not be subject to nullification for any reason. Additionally, the Restriction shall provide that in the event that any affordable rental unit is converted to a condominium unit, the condominium unit shall be restricted in perpetuity to ensure that it remains affordable to households in the same income range as prior to the condominium conversion.

Development - A single parcel or set of contiguous parcels of land held in common ownership for which one or more building permits will be sought within a 24 month period of time. The number of Housing Units to be counted from any project shall be calculated as the net increase in the number of Housing Units as compared to the number of Housing Units in existence on such land as of the date that the building permit application is filed with the Town of Belmont Office of Community Development.

Dwelling Unit - A Building or portion of a Building intended as living quarters for a single family, having a single set of kitchen facilities (a stove plus either or both refrigerator and sink) not shared with any other unit; or quarters for up to five persons in a dormitory, congregate dwelling, or similar group dwelling.

Housing Unit -

a. A Dwelling Unit; or

b. A habitable unit within a senior or assisted living facility.

Market Rate Housing Unit – Housing Units available to the general public on the open market, without price restrictions or consumer income limitations.

Qualified Affordable Housing Unit Purchaser or Tenant - A household with total annual income that does not exceed eighty percent (80%) of the Area Median Income, except where affordability is targeted to a lower level.

6.10.3 Applicability

This Section 6.10 shall apply to any Development with six (6) or more new Housing Units.

6.10.4 Requirements

1) Developments with six (6) or more new Housing Units shall provide Affordable Housing Units as outlined in the table below:

New Housing Units in the Development	Percent of Affordable Housing Units Required for the Development
6 to 12 Housing Units	10%
13 to 20 Housing Units	12%
More than 20 Housing Units	15%

Note: §6.10.4 was amended under Article 3 at the 2019 Annual Town Meeting.

2) Where the calculation of Affordable Housing Units results in a fractional unit, the fraction shall be rounded up to the next whole unit.

3) Developments with for-rent housing units for households at 50% or less of Area Median Income may reduce the total number of required Affordable Housing Units by an amount equal to the number of for-rent units available to households at 50% or less of Area Median Income, or by 25% of the Affordable Housing Units required, whichever is less.

4) Except for cash payments permitted under Section 6.10.5 with respect to for-sale Developments, Affordable Housing Units shall be provided within the Development that requires the Affordable Housing Units.

6.10.5 Cash Payment Option for For-Sale Affordable Housing Units

In exceptional circumstances, the Planning Board may allow the applicant for a Development of 6 or more for-sale new Housing Units to make a cash payment to the Affordable Housing Trust Fund in lieu of providing Affordable Housing Units required under this Section 6.10.

Such cash payment shall be equal to 5% of the projected total sale price of the Housing Units based on an appraisal satisfactory to the Planning Board. In making its decision, the Planning Board shall seek a recommendation from the Belmont Housing Trust.

Note: §6.10.5 was amended under Article 3 at the 2019 Annual Town Meeting.

6.10.6 Selection of Qualified Affordable Housing Unit Purchasers or Tenants

The selection of Qualified Affordable Housing Unit Purchasers or Tenants shall be pursuant to the Local Initiative Program and shall be administered as follows:

a. The selection process shall include a plan for marketing of the Affordable Housing Units created under this Section 6.10. The duration and design of this plan shall reasonably inform all those seeking affordable housing, both within and outside the Town, of the availability of such units.

b. Belmont Residents shall be given preference for seventy percent (70%) of the Affordable Housing Units created under this Section 6.10.

c. Owners of Developments may sell or lease Affordable Housing Units to the Town of Belmont, the Belmont Housing Trust, the Belmont Housing Authority, or to a private nonprofit entity serving Belmont for the purpose of providing affordable housing opportunities within the Town, in order that such entity carry out the steps needed to market the Affordable Housing Units and manage the choice of buyers or renters.

6.10.7 Timing of Construction

1) Occupancy permits for any new Market-Rate Housing Units or nonresidential space shall be issued at an equal ratio of occupancy permits for required Affordable Housing Units.

2) Affordable Housing Units shall be dispersed throughout the Building(s) and shall be comparable to Market-Rate Housing Units. Affordable Housing Units provided under terms of this Section 6.10 shall be provided on-site in the subject Development.

   For an Affordable Housing Unit within a senior or assisted living facility, a comparable Affordable Housing Unit shall include the provision of mandatory living services.

6.10.8 Rental Development Annual Oversight and Monitoring

1) There shall be a monitoring agent for rental Developments with Affordable Housing Units, to be agreed upon by the owner of the Development and either the Special Permit Granting Authority, or if there is none, the Planning Board. In making its decision, the Special Permit Granting Authority or Planning Board shall seek and follow a recommendation from the Belmont Housing Trust, in the absence of extenuating circumstances.

2) The owner shall be responsible for all payments charged by, or related to, the monitoring agent.

3) An annual independent compliance audit shall be submitted to the Town by the monitoring agent to ensure compliance with this Section 6.10 and the Local Initiative Program provisions.

6.10.9 General Provisions

1) All documents necessary to ensure compliance with this Section 6.10 and, as applicable, the Local Initiative Program provisions, including a fair housing marketing plan, a lottery plan, and a rental application shall be subject to the review and approval of the Special Permit Granting Authority, or if there is none, the Planning Board and Town Counsel.

2) Prior to rendering its decision, the Special Permit Granting Authority or Planning Board shall solicit a recommendation from the Belmont Housing Trust. In light of the Trust's expertise on and knowledge of affordable housing requirements, in the absence of extenuating circumstances the Special Permit Granting Authority or Planning Board shall give the Belmont Housing Trust recommendation substantial weight. The recommendation from the Belmont Housing Trust shall be provided prior to the commencement of the Planning Board's deliberations on the application.

3) The compliance documents shall be a condition of any Special Permit, or if there is none, Design and Site Plan Review, and executed prior to the issuance of any Certificate of Occupancy.

4) Enforcement of this Section 6.10, as it applies to all Developments, shall be the responsibility of the Building Inspector.

5) Provision of accessible Housing Units shall be as determined by Federal Regulations. Standards for accessible units shall comply with 24 C.F.R. Section 8.32.

6) This Section 6.10 shall not apply to the rehabilitation of any Building or Structure, all of or substantially all of which is destroyed or damaged by fire or other casualty or a natural disaster; provided, however, no rehabilitation nor repair shall increase the density, bulk, or size of any such Building or Structure which previously existed prior to the damage or destruction thereof except in conformance with this Section 6.10.

7) This Section 6.10 shall not apply to Developments under Massachusetts General Laws (MGL) Chapter 40B.

6.10.10 Severability, Conflict with Other By-Laws

1) If a court of competent jurisdiction holds any provision of this Section 6.10 invalid, the remainder of this Section shall not be affected thereby. The invalidity of any section or sections, or parts of any section or sections, of this Section shall not affect the validity of the remaining sections or parts of sections or the General Bylaws of the Town of Belmont.

2) Nothing contained in this Section 6.10 shall be construed to apply to the use of land or structures for religious or educational purposes if doing so would violate the applicable provisions of M.G.L. Chapter 40A, Section 3.

3) To the extent this Section 6.10 is silent on a particular issue or conflicts with the Local Initiative Program, the requirements of the Local Initiative Program shall govern.

or in any way act thereon.

Submitted by the Planning Board

The Select Board and the Planning Board will report on this Article.

Two-thirds vote required for passage.

ARTICLE 4 AMEND ZONING BYLAW(S): ADMINISTRATION SECTION 7.3 SITE PLAN REVIEW

MOVED: That the Town amend Section 7.3 of the Belmont Zoning Bylaw as shown in the document entitled "2024 Belmont Special Town Meeting Supplement B - November 6, 2024" (attached).

The Motion: Was approved unanimously utilizing electronic voting devices, by roll call vote: Yes 207 ; No 0 ; Abstain 0 at the Special Town Meeting

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ARTICLE 4 AMEND ZONING BYLAW(S): ADMINISTRATION SECTION 7.3 SITE PLAN REVIEW

To see if the Town will vote to amend the Zoning Bylaws Section 7.3 Site Plan Review as follows;

Text that is underlined is proposed for inclusion.
Text that is ~~stricken out~~ is proposed for deletion
A yellow highlighting is also provided to emphasize proposed text changes.

SECTION 7. ADMINISTRATION

7.3 Design and Site Plan Review

Note: §7.3 was amended by Article 16 at the 2005 Annual Town Meeting.

7.3.1 Purpose

a) To maintain the integrity and character of all zoning districts and adjoining zones by ensuring that proposed development fulfills the purposes and complies with the requirements of the Belmont Zoning By-Law ("this By-Law").

b) To ensure that development which is subject to this review is planned and designed to minimize impacts on its abutters, the neighborhood, and the environment.

c) To provide an orderly review procedure where site plans of proposed projects can be approved with reasonable conditions that further the purposes of this By-Law.

7.3.2 Applicability and Waiver

The Planning Board shall hear and decide all applications for Design and Site Plan Review in accordance with the provisions of this Section 7.3.

a) Design and Site Plan Review is required for any new Building or addition greater than 2,000 gross square feet gross floor area; change in use of a non-residential or multi-family Building greater than 2,000 gross square feet gross floor area in any zoning district; a proposal that requires five (5) or more parking spaces on the lot; or a proposal that reduces the number of on-site parking spaces or changes the configuration of off-street parking, screening, egress, utilities, drainage or lighting.

b) Design and Site Plan Review is not required for those uses which require a Special Permit (for use) from either the Planning Board or the Board of Appeals. If a Special Permit is required per Section 1.5 of this By-Law, it shall be obtained prior to the submittal of an application for Design and Site Plan Review.

c) Upon written request, the Planning Board may waive any or all of these requirements for an addition to, or alteration of, an existing Structure affecting less than 2,000 gross square feet, or a reconstruction or change in use of an existing Structure, if it determines that the addition, alteration, reconstruction, or change in use will not have a significant impact on: vehicular and pedestrian movement within the site and on adjacent streets; public services and infrastructure; environmental, unique and other resources; abutting properties; and community needs.

7.3.3 Application Procedures

Each application for Design and Site Plan Review shall be submitted to the Office of Planning and Building (OPB) during regular business hours and shall contain all of the information noted below. Applicants are encouraged to meet with OPB staff planners, abutters to the proposal and informally with the Planning Board to discuss the proposal prior to submittal.

a) Required application materials include the following:

1. A completed application form and the applicable fees to address the administrative, advertising and review costs of the Town,
2. An original and thirteen (13) copies of the application package and plans, and
3. Site information as required in Section 7.3.4 below.

b) Within ten (10) days of receipt of the application package, the Office of Planning and Building shall provide copies to the Select Board , Board of Health, Board of Appeals, Department of Public Works and the Fire and Police Departments to request written comments prior to the hearing date. If proposed buildings include housing units that are new or newly affordable, the OPB shall also refer the application to the Belmont Housing Trust. The application may also be provided to other appropriate boards or committees (the Traffic Advisory Committee, or Conservation Commission for example). Comments received by OPB shall be made available to the Applicant upon request prior to the hearing.

c) The Planning Board shall hold a public hearing within 45 days of OPB receiving the application. Notice of the public hearing shall be placed in a newspaper of general circulation, by posting at Town Hall and the OPB website at least seven (7) days before the hearing. Notice shall be sent by mail to the Applicant and abutters (within 300 feet) prior to the hearing date.

d) In reviewing the application, the Planning Board shall review whether the proposal adheres with the provisions of the Zoning By-law, including whether:

1. The dimensions of the proposed Building(s), lot and lot coverage comply with the requirements provided in table form per Section 4 of this By-Law,
2. The arrangement of parking and loading spaces, internal traffic circulation and traffic controls in relation to the proposed uses of the Building(s) and adjacent uses comply with Section 5.1 of this By-Law,
3. All Signs comply with Section 5.2 of this By-Law,
4. All Landscaping complies with Section 5.3 of this By-Law,
5. Any screening of exterior dumpsters or similar trash receptacles complies with Section 5.3 of this By-Law,
6. All Environmental Controls comply with Section 5.4 of this By-Law,
7. The proposal conforms to any special site plan provisions in applicable overlay or special districts.

e) The Planning Board may also review:

1. Protection of directly adjacent premises against significantly detrimental uses by provision for , sound and sight buffers and screening, and preservation of light and air;

2. Convenience and safety of vehicular and pedestrian movement within the site, the location of driveway ovulnerable populations.
3. Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site;
4. Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises;
5. Adequacy of the method of exterior lighting for convenience, safety and security within the site and for protection of neighboring properties, roadways and the night sky;
6. The relationship of structures and open spaces to neighboring buildings, the natural landscape, parks and other recreational areas or facilities, or other community assets in the area;
7. The project's incorporation of sustainability and resiliency principles; and
8. Any other applicable non-discretionary criteria to be considered during Design and Site Plan Review as set out elsewhere in the By-Law.

f) For any proposed project involving only the creation of ten or fewer new housing units, a change in use of up to 5,000 gross square feet of floor area, reconstruction of an existing Building, or changes to the configuration of off-street parking, screening, egress, utilities, drainage, or lighting, the Planning Board's review should generally focus on the layout of and conditions on the site, and sound and sight buffers and screening, and not on other impacts on nearby properties or any aspect of the site plan which will not change from a prior use.

g) Within 20 days following the close of the public hearing, the Planning Board shall act on the application. Approval shall require a majority vote of the five (5) members. The associate Planning Board member shall sit on the Board for the purposes of acting on a Design and Site Plan Review application, in the case of absence, inability to act, or conflict of interest, on the part of any member of the Planning Board or in the event of a vacancy on the Board. This time period may be extended at the request of the Applicant.

Note: §7.3.3 c) was amended by Article 6 at the 2010 Special Town Meeting.

h) As appropriate, the Applicant may also be required to receive an Order of Conditions from the Conservation Commission, approval from the Board of Health, or a Stormwater Permit from the Town Engineer, prior to the Planning Board acting upon an application.

i) Any appeal may be filed with Board of Appeals in conjunction with an appeal from the denial or grant of a Building Permit for the subject site.

j) No Building Permit shall be issued to the Applicant (or his/her designee) until the Planning Board has filed its written decision with the Town Clerk or after 20 days has elapsed from the close of the public hearing without a decision being filed.

k) The Planning Board is authorized to establish rules and regulations for Design and Site Plan Review consistent with the provisions of this Section 7.3 and the remainder of this By-Law.

l) Provided that they meet the following criteria, any rules and regulations established pursuant to Section 7.3.3(k) may include provisions for the assessment of reasonable fees for the use of outside consultants for peer review in accordance with G.L. c. 44, § 53G:

1. **Fee Schedules**: the rules and regulations shall include a schedule of reasonable fees or cost limits.
2. **Consultant Engagement:** the rules and regulations shall provide that the Planning Board may engage outside consultants to evaluate applications in order to:
   - Assess the necessity and appropriateness of proposed mitigation measures.
   - Determine the scope and details of required mitigation measures.
   - Review compliance with the conditions and standards outlined in this Section 7.3 and other applicable By-law provisions.
3. **Standardization:** the rules and regulations shall provide a process for the Planning Board or its designee to solicit or engage outside consultants. They may include provisions for the Planning Board or its designee to maintain a list of pre-approved outside consultants.
4. **Selection Criteria:** the rules and regulations shall provide that the Planning Board shall select outside consultants and determine the scope of their services based on:
   - Clearly-defined needs, issues, or questions;
   - The consultant's qualifications and expertise, including whether the consultant meets the minimum qualifications set out in G.L. c. 44, § 53G; and
   - The absence of a conflict of interest as required by G.L. c. 44, § 53G.
5. **Use of Consultant Findings:** the rules and regulations shall provide that the Planning Board shall review and consider the outside consultants' findings, recommendations, or other work product in deciding whether to grant Design and Site Plan Approval, and if so, whether to impose conditions, for the application for which the outside consultant was engaged.
6. **Appeals:** as required by G.L. c. 44, § 53G, the rules and regulations shall provide for an administrative appeal on the basis that the consultant has a conflict of interest or does not possess the minimum, required qualifications.

m) Design and Site Plan Review Application Requirements

7.3.4 Design and Site Plan Submittal Requirements

Each application for Design and Site Plan Review shall include the following information unless, prior to submittal, the Planning Board has determined that certain materials are not germane to the decision being made, and authorizes their omission:

a) Site plans at a scale of 1"=20' prepared and stamped by a professional engineer (P.E.) or a Registered Professional Land Surveyor (RPLS). (The Board may approve another scale or waive the PE/RPLS requirement in specific circumstances.) The plans shall show
    1. All new buildings, additions, adjacent structures
    2. Streets, sidewalks and crosswalks
    3. All existing and proposed open spaces
    4. Site development details shall include existing and proposed walls, fences, outdoor lighting, street furniture, new paving and ground surface materials.
    5. Points of vehicular and pedestrian access/egress shall be shown.
    6. All utilities, easements or service facilities, insofar as they relate to the project, shall be shown.
    7. Proposed site grading, including existing and proposed grades at property lines shall be shown.

b) Building elevations or drawings shall be provided at a scale of 1/8" = 1' or other appropriate scale.

c) A brief narrative describing the proposal. The narrative should address issues such as the hours of operation, the number of seats for restaurants, clubhouses, or places of public assembly, anticipated number and frequency of events at clubhouses, places of public assembly, or anticipated pupil enrollment and use schedule for schools for profit, number of parking spaces, the square footage of the site and buildings, and potential impacts on open spaces. For multi-family proposals a table with the number, type and size of dwelling units should be provided.

d) A brief ~~N~~narrative describing the applicability or non-applicability of the Stormwater Management and Erosion Control Bylaw and, if the Bylaw applies, how the applicant intends to comply. This requirement may be satisfied by demonstrating that the applicant has received a Stormwater Management and Erosion Control Permit in accordance with Section 60-325 of the General Bylaws of the Town of Belmont.

7.3.5 Decision Criteria

b) The Planning Board must grant Design and Site Plan Approval if the proposed project fulfills all requirements of this By-Law.The Board may establish reasonable conditions for mitigation or for other regulatory purposes to any Design and Site Plan

Approval. The Board may require that some or all of any conditions of Approval be secured by a deposit of money or an Irrevocable Letter of Credit in the Town's favor. This performance guarantee shall bear a reasonable relationship to the expected costs of completing the specified work being secured.

c) If the Design and Site Plan Review application does not conform to the requirements of this By-Law, the Planning Board shall either deny the application, or approve the application subject to conditions sufficient to ensure compliance. If the Planning Board denies the application, it shall, at the applicant's request, identify the deficiencies in writing.

d) Design and Site Plan Approval shall lapse if on-site construction is not commenced within three (3) years from the date of Approval. The Planning Board, in its sole discretion, may extend this date for good cause shown. If the Approval lapses, a new submittal and hearing will be required.

e) Upon completion of the project, the developers shall submit "as-built" plans to the Office of Planning and Building for review. Upon acceptance of the plans by Office of Planning and Building and the Planning Board, the developer may submit a written request for a release of the performance guarantee, as may be applicable. This provision may be waived by the Planning Board in when it is deemed unnecessary based on the scale or scope of the project or when as-built plans specifically will not provide any meaningful new information.

f) An approval does not relieve the applicant of the responsibility of obtaining other required approvals and/or permits from local boards, state or federal agencies.

7.3.5 Revisions to an Approved Site Plan:

a) The Applicant, property owner, Building Commissioner or the Planning Board may petition to modify a Design and Site Plan Approval based on unforeseen site characteristics, infrastructure or economic issues, , or other appropriate circumstances. Any such petition that proposes changes to the approved plan shall include a revised site plan.

b) OPB shall review each petition and, if it determines that the proposed modification is *de minimis*, shall approve the petition. Otherwise, it shall refer the petition to the Planning Board.

c) The Planning Board shall review each petition referred to it to determine whether the proposed modification is minor, material, or major. In undertaking such review, the Planning Board may consider the reason for the petition.

1. If the Planning Board determines the proposed modification is minor, the Planning Board may approve the changes by majority vote without a public hearing.

2. If the Planning Board determines the proposed modification is material but not major, the Planning Board may hold a new public hearing at the expense of the Applicant.
3. If the Planning Board determines the proposed modification is major, it may require the applicant to submit a new application for Design and Site Plan Approval.
4. Upon approving a petition to make a minor or material modification to a Design and Site Plan Approval, the Planning Board shall detail the approved modification in writing and the applicant shall submit a revised site plan consistent with the Planning Board's decision.

7.4 Special Permits

Note: §7.4 was adopted by Article 17 at the 2005 Annual Town Meeting.

7.4.1 Special Permit Granting Authority

At various places in this By-Law, authority for acting on particular Special Permits is assigned to the Planning Board or the Board of Appeals. Where no Board is specifically designated, the Board of Appeals shall act as the Special Permit Granting Authority (SPGA).

Pursuant to Chapter 40A, Section 9 of the General Laws, the Planning Board shall have an associate member for the purposes of acting on a Special Permit application in the case of absence, inability to act, or conflict of interest, on the part of any member of the Planning Board or in the event of a vacancy on the Board. Said associate member shall be appointed by the Select Board.

Note: §7.4.1 was amended by Article 6 at the 2010 Special Town Meeting.

7.4.2 Applicability

a) Special Permits are required for

1. Specified expansions, alterations and/or changes to non-conforming structures and uses as defined in Section 1.5. The criteria listed therein shall apply to those petitions.
2. Those uses noted in Section 3.3 and,
3. Where otherwise specifically provided for within this By-Law.

b) Where a Special Permit is required to allow a use, no Design and Site Plan Review pursuant to Section 7.3 is necessary from the Planning Board.

7.4.3 Special Permit Criteria

The following shall be the basis for decisions on Special Permits, except as may be more specifically provided elsewhere in this By-Law. Special Permits shall be granted only if the Special Permit Granting Authority determines that the proposal's benefits to

the Town will outweigh any adverse effects for the Town or the vicinity, after consideration of the following preferred qualities, among other things:

a) Location

1. There shall be adequate provisions for water, sewerage, stormwater drainage for the proposed use and no additional adverse impacts should be created.
2. The site should be able to accommodate the proposed use without substantial environmental impacts, impacts to valuable trees or other natural resources.
3. The site should be able to accommodate the proposed use without substantial impacts on municipal infrastructure and with minimum traffic impacts on abutting residential neighborhoods.

b) Activity Type and Mix

1. Residential proposals should serve housing needs of local residents, broaden the diversity of housing within the Town and/or provide affordable housing opportunities pursuant to Section 6.10 of this By-Law.

   Note: §7.4.3 b) 1 was amended by Article 26 at the 2003 Annual Town Meeting.
2. The use should complement the character and the scale of existing buildings/uses/activities in the neighborhood and not create undesirable impacts.
3. The use shall be beneficial to the Town and fulfill a need.

c) Visual Concerns

1. Views from public ways and developed properties should be considerately treated in the site arrangement.
2. The visual impact of parking and service areas should be minimized and should be screened from abutting premises.
3. Departure from the architectural scale of buildings on abutting and nearby premises should be minimized, except where the departure would serve a town purpose.

d) Access

1. Vehicular and pedestrian access/egress should be safe and convenient and shall be designed to minimize impacts on the abutting public ways.
2. Pedestrian and vehicular movement within the site should be safe and convenient, and arranged to minimize impacts on abutters.

e) Process

1. A proposal that has been developed in consultation with municipal staff and those likely to be substantially impacted by it is preferred.

2. Mitigation to ameliorate negative impacts is required.

f) Special Permit applications for use shall comply with the criteria within Section 7.3.5 Design and Site Plan Review.

At the time of application, the Applicant shall submit documentation regarding each of the above considerations which are germane, including information regarding consultative efforts made with municipal staff, neighborhood groups or other affected parties.

7.4.4 Procedures

a) It is recommended that the Applicant meet with municipal staff and abutters to the proposal prior to the application being filed.

Each application for Special Permit shall be filed with the Town Clerk. Ten (10) copies of said application and supporting plans or other materials, including one having the date and time of filing certified by the Town Clerk, shall be filed forthwith by the petitioner with the Office of Community Development.

b) The Office of Community Development shall refer the application to the SPGA and the Planning Board (if not acting as the SPGA), Select Board, Board of Health, Fire and Police Departments, Department of Public Works and/or other boards or authorities, as appropriate, for technical review and comment. If proposed buildings include housing units that are new or newly affordable based on compliance with Section 6.10, the OPB shall also refer the application to the Belmont Housing Trust. Failure of a department or board to make recommendation within 35 days of receipt of the application shall be deemed a lack of opposition thereto.

c) The Special Permit Granting Authority shall hold a public hearing within 65 days of the filing of the application and shall render a decision within 90 days from the date the public hearing is closed. The required time limits for a public hearing and for rendering a final decision may be extended by written agreement between the petitioner and the Special Permit Granting Authority. A copy of such agreement shall be filed in the Office of the Town Clerk.

- Failure of the Special Permit Granting Authority to take final action within 90 days from the date of the close of the public hearing or within any extended time, if applicable, shall be deemed to be a grant of the Special Permit subject to the procedures found in MGL, Chapter 40A, Section 9.

7.4.5 Special Permit Limitations

A Special Permit, if granted, shall be subject to any general or specific rules prescribed herein, and may be made subject to appropriate conditions, safeguards, and limitations on time or use.

A Special Permit shall lapse within a two-year period or a shorter period if so specified by the Board, not including any time required to pursue or await the determination of an appeal pursuant to MGL, Chapter 40A, Section 17 if a substantial use thereof has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun within the period except for good cause.

7.5 Development Impact Report

Note: §7.5 was adopted under Article 13 at the 2003 Special Town Meeting.

7.5.1 Purpose

The purpose of a Development Impact Report (DIR) is to enable the applicable board and municipal officials to identify the environmental/social/physical and/or infrastructure impacts of the requested activity and to determine if the impacts can be mitigated. The DIR shall identify the methods to be used to mitigate and to minimize adverse impacts on the neighborhood and the Town.

7.5.2 Applicability

A DIR may be required by the Board or Board of Appeals during a review of any application for a Special Permit or a variance for a non-residential or multi-family Structure or use which could have significant, deleterious environmental, physical or social impacts on the neighborhood and/or the Town and its infrastructure. This provision is adopted pursuant to Section 53G, Chapter 44, MGL and as such, the DIR shall be at the expense of the Applicant.

a) At their discretion, the Planning Board or the Board of Appeals may require a DIR upon the submittal of any application for a Special Permit, Design and Site Plan Review Approval or a Comprehensive Permit.

b) If the Applicant is required to file an Environmental Impact Report with the MEPA Unit of the Executive Office of the Environmental Affairs, the Draft or Final Environmental Impact Report may be submitted to fulfill the requirements of this Section. This decision is at the discretion of the Board reviewing the application.

7.5.3 Consultant Selection and Requirements

a) The appropriate Board shall develop a Scope of Work to guide the completion of the DIR. This Scope may be coordinated with other boards and/or professional staff. Upon the completion of the Scope of Work, the Board shall send out a “Request for Proposal” to at least three (3) qualified consulting firms. The Board shall review all responses and choose the optimum proposal.

1. The selected consultant must have an educational degree in or related to the field at issue, or

2. Have three or more years of practice in the field at issue, and

3. Provide suitable references for similar activities in other communities.

b) The Applicant may appeal the selection of the consultant to the Board of Selectmen if they believe that the selected consultant has a conflict of interest or does not possess the minimum required qualifications. The time required for action on the application is extended pending the appeal. The Selectmen have one (1) month from the date of the appeal to render a decision.

c) The Applicant shall then be required to make a payment to the Town of Belmont in the exact sum of the proposal selected. This money shall be placed in a separate, interest bearing escrow account administered by the Town Treasurer pursuant to Section 53G, Chapter 44, MGL. An annual report on such accounts shall be submitted by the Treasurer to the Town Administrator.

7.5.4 Contents of the Scope of Work

The appropriate Board may waive or add to the list of concerns noted below pursuant to the specifics of each application. It is recommended that the Applicant work with the Board to participate in the preparation of the Scope. The contents could include the following:

a) Physical Environment

1. Provide a description and impact analysis that the development will have on the general topography, vegetation, geologic, scenic and historical features and open space of the site.

2. Provide a description and impact analysis on properties abutting the site. This analysis may include traffic, lighting, noise, shadowing and emissions impacts.

3. Identify historic archeological sites, geological, botanical, existing or potential trails and accesses to open space areas and how they will be maintained or enhanced.

b) Surface Water

1. Provide a narrative on the following:

i. the methods and degree to which water is recycled back into the ground. Estimate increase of peak run-off and volume of run-off over a 24-hour period caused by altered surface conditions;

ii. the maintenance and improvement of the flow and quality of surface waters including Best Management Practices (BMP) to be employed; and,

iii. methods to prevent flooding onto adjacent properties.

2. Describe the location, extent and type of existing water bodies or wetlands on the site and the proposed alterations to such, including both existing and proposed surface drainage characteristics within and adjacent to the site.

c) Erosion Controls

1. Describe the erosion control and soil stabilization methods, timing and locations to be used during construction.

i. approximate the size and location of land to be cleared at any given time and the length of time soil will be exposed;

ii. identify methods for protecting soil stockpiles; and

iii. detail any other erosion control issues.

2. Evaluate the effectiveness of the proposed soil erosion control methods on the site and on the surrounding areas. Also review the permanent methods to be used to control erosion and sedimentation.

d) Town Services and Infrastructure

1. Estimate traffic flow at peak periods employing ITE standards and procedures. Detail the proposed on-site and projected off-site circulation patterns to the project. Detail pedestrian and bicycle movements and any proposed enhancements. Are new traffic controls (re: signals, signage, striping, etc.) or upgrades to existing controls necessary?

2. Estimate the effect/impacts of the project on police and fire protection services, public works, educational services, sewer capacity, and the water supply system.

e) The appropriate Board may require the submission of information which could be required by the MEPA Unit if an EIR were required under applicable MEPA regulations.

7.5.5 Results of the DIR Process

a) The selected consultant shall complete the Scope of Work developed in Section 7.5.4 above and submit ten (10) copies of a written report to the appropriate Board and the Applicant. This Report and any accompanying maps shall also be submitted in electronic format.

b) The Board shall employ the Report in reaching its decision on the application. Mitigation recommendations from the Report may be incorporated into a final decision on the application. If the DIR demonstrates that one or more of the decision-making criteria, objectives or standards cannot be met, the DIR may be the basis for disapproval of the application.

c) Upon the satisfactory completion of the Scope of Work, the consultant shall be compensated the agreed upon fee and the Applicant shall receive any remaining interest from the account. In no case shall the fee exceed the agreed upon amount unless authorized in advance by the Applicant and the appropriate Board.

or in any way act thereon.

Submitted by the Planning Board

The Select Board will report on this Article.

Two-thirds majority required for passage.

ARTICLE 5 APPROPRIATE FOR STUDENT INFORMATION SYSTEM REPLACEMENT AND AUTHORIZE CONTRACT TERM

MOVED: That $165,000 be raised and appropriated to replace the student information system used by the school department; and further, that the school department be, and is hereby, authorized to enter into a contract for up to 6 years for said system

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 217 ; No 1 ; Abstain 0 at the Special Town Meeting

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ARTICLE 6 TRANSFERS TO STABILIZATION FUNDS

A. MOVED: That the Town raise and appropriate and transfer the amount of $1,425,000 to the Capital Stabilization Fund.

Motion A: Was approved utilizing electronic voting devices, by roll call vote: Yes 216 ; No 0 ; Abstain 0 at the Special Town Meeting

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B. MOVED: That the Town raise and appropriate and transfer the amount of $366,244 to the Override Mitigation Stabilization Fund.

Motion B: Was approved utilizing electronic voting devices, by roll call vote: Yes 208; No 0 ; Abstain 1 at the Special Town Meeting

ARTICLE 7 AUTHORIZATION FOR LEASE OF LAND AT 780 CONCORD AVENUE FOR CELL TOWER

MOVED: That the Town authorize the Select Board to lease the land at 780 Concord Avenue owned by the Town and currently occupied by a Cell Tower for a term of up to twenty (20) years.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 207; No 0 ; Abstain 0 at the Special Town Meeting

ARTICLE 8 ADOPT M.G.L. CHAPTER 200A, SECTION 9A

MOVED: That the Town adopt the provisions of Massachusetts General Law Chapter 200A, section 9A.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 209 ; No 0 ; Abstain 0 at the Special Town Meeting

ARTICLE 9 ACCEPT PROVISIONS OF CHAPTER 60, SECTION 3D

MOVED: That the Town adopt the provisions of Massachusetts General Law Chapter 60, section 3D.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 204; No 1 ; Abstain 0 at the Special Town Meeting

ARTICLE 10 CITIZEN'S PETITION: TRANSITION SELECT BOARD FROM 3 TO 5 MEMBERS

MOVED: That Article 10 be postponed indefinitely.

The Motion: Was approved utilizing electronic voting devices, by roll call vote: Yes 151 ; No 61 ; Abstain 2 at the Special Town Meeting

BELMONT, MASSACHUSETTS
PRESIDENTIAL PRIMARY ELECTION
MARCH 5, 2024 - OFFICIAL RESULTS

	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS	% TURN
REGISTERED VOTERS - TOTAL	**2270**	**2602**	**2277**	**2040**	**2261**	**2529**	**2237**	**2001**	**18217**	
BALLOTS CAST - TOTAL	**744**	**826**	**741**	**596**	**707**	**948**	**739**	**684**	**5985**	**33%**
BALLOTS CAST - DEMOCRATIC	**511**	**454**	**483**	**402**	**441**	**674**	**493**	**403**	**3861**	**65%**
BALLOTS CAST - REPUBLICAN	**231**	**366**	**257**	**192**	**263**	**269**	**239**	**281**	**2098**	**54%**
BALLOTS CAST - LIBERTARIAN	**2**	**6**	**1**	**2**	**3**	**5**	**7**	**0**	**26**	**1%**
TOTAL TURNOUT %	**33%**	**32%**	**33%**	**29%**	**31%**	**37%**	**33%**	**34%**	**33%**	

DEMOCRATIC BALLOT

	DEM. PRESIDENTIAL PREFERENCE	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
*	**JOSEPH R. BIDEN**	**425**	**383**	**402**	**316**	**352**	**569**	**407**	**327**	**3181**
	NO PREFERENCE	46	37	43	44	54	59	47	45	375
	DEAN PHILLIPS	15	16	18	15	11	13	19	17	124
	MARIANNE WILLIAMSON	7	7	9	16	16	18	12	10	95
	CENK UYGAR	0	1	0	1	0	0	0	0	2
	TOTAL WRITE INS, ALL OTHERS	7	9	4	2	0	0	2	1	25
	TOTAL BLANKS	11	1	7	8	8	15	6	3	59

	DEM. STATE COMMITTEE MAN	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
*	**STEVEN C. OWENS**	**367**	**320**	**328**	**306**	**320**	**451**	**364**	**278**	**2734**
	TOTAL WRITE-IN, ALL OTHERS	0	3	0	0	0	0	2	1	6
	TOTAL BLANKS	144	131	155	96	121	223	127	124	1121

BELMONT, MASSACHUSETTS
PRESIDENTIAL PRIMARY ELECTION
MARCH 5, 2024 - OFFICIAL RESULTS

	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS	% TURN

	DEM. STATE COMMITTEE WOMAN	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
*	**JESSICA NAHIGIAN**	**378**	**316**	**341**	**308**	**336**	**466**	**371**	**287**	**2803**
	TOTAL WRITE-IN, ALL OTHERS	0	2	0	0	0	0	0	1	3
	TOTAL BLANKS	133	136	142	94	105	208	122	115	1055

	DEM. TOWN COMMITTEE	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
*	**LINDA LEVIN-SCHERZ**	**320**	**293**	**293**	**247**	**251**	**386**	**270**	**217**	**2277**
*	**JEFF LEVIN-SCHERZ**	**314**	**283**	**286**	**240**	**247**	**369**	**261**	**209**	**2209**
*	**CABELL T. EAMES**	**290**	**240**	**255**	**232**	**230**	**356**	**263**	**183**	**2049**
*	**MICHAEL McNAMARA**	**287**	**247**	**271**	**243**	**237**	**348**	**270**	**191**	**2094**
*	**RICHARD E. WARING**	**279**	**243**	**251**	**241**	**224**	**347**	**261**	**202**	**2048**
*	**ANNE ELIZABETH QUIRK**	**283**	**243**	**266**	**243**	**227**	**358**	**265**	**194**	**2079**
*	**KATHLEEN R. QUIRK**	**286**	**237**	**264**	**246**	**230**	**350**	**269**	**196**	**2078**
*	**ELIZABETH A. GOSS**	**282**	**243**	**262**	**237**	**239**	**345**	**274**	**187**	**2069**
*	**MARC SACKS**	**276**	**238**	**254**	**233**	**226**	**338**	**248**	**180**	**1993**
*	**MICHAEL FRANCIS CROWLEY**	**291**	**244**	**271**	**240**	**236**	**354**	**257**	**216**	**2109**
*	**THEODORE DUKAS**	**295**	**252**	**262**	**238**	**238**	**367**	**264**	**188**	**2104**
*	**DEBRA DEUTSCH**	**287**	**246**	**265**	**252**	**228**	**337**	**262**	**190**	**2067**
*	**BHIM P. OLI**	**277**	**233**	**249**	**237**	**225**	**330**	**254**	**179**	**1984**
*	**CAROLYN L. SCHWARTZ**	**289**	**274**	**262**	**237**	**240**	**346**	**267**	**207**	**2122**
*	**CURTIS WOOD EAMES**	**280**	**232**	**250**	**231**	**229**	**341**	**263**	**180**	**2006**
*	**FRANCIS S. FRAZIER**	**278**	**240**	**251**	**231**	**219**	**327**	**253**	**177**	**1976**
*	**RICHARD K. MADDEN**	**281**	**241**	**258**	**239**	**231**	**330**	**252**	**190**	**2022**
*	**JOANNE E. COAKLEY**	**286**	**245**	**267**	**245**	**247**	**349**	**262**	**184**	**2085**
*	**ANGUS ABERCROMBIE**	**301**	**249**	**267**	**242**	**245**	**368**	**261**	**247**	**2180**
*	**PAUL C. RICKTER**	**281**	**242**	**253**	**238**	**228**	**338**	**251**	**202**	**2033**
*	**PAUL F. ROBERTS**	**307**	**244**	**275**	**244**	**245**	**373**	**260**	**222**	**2170**
*	**ANNE B. MAHON**	**327**	**264**	**304**	**260**	**255**	**403**	**292**	**225**	**2330**
*	**HELEN E. BAKEMAN**	**282**	**238**	**262**	**253**	**235**	**341**	**259**	**188**	**2058**
*	**CHRISTINE M. DOYLE**	**306**	**258**	**269**	**246**	**243**	**376**	**264**	**199**	**2161**
*	**JEANNE RAPHANEL MOONEY**	**308**	**255**	**272**	**253**	**239**	**401**	**270**	**206**	**2204**
*	**TAYLOR YATES**	**280**	**250**	**247**	**234**	**228**	**329**	**253**	**187**	**2008**

BELMONT, MASSACHUSETTS
PRESIDENTIAL PRIMARY ELECTION
MARCH 5, 2024 - OFFICIAL RESULTS

		Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS	% TURN
*	VERA L. ISKANDARIAN	289	253	283	253	240	352	268	192	2130	
*	DANIEL PATRICK BARRY	291	238	258	237	224	364	259	189	2060	
*	BARBARA G. BARRY	290	238	261	242	225	367	266	193	2082	
*	STEPHEN KLIONSKY	297	254	263	237	237	366	257	194	2105	
*	GAIL S. MANN	306	263	270	238	236	376	268	202	2159	
*	JULIE WU	314	265	283	256	254	397	286	212	2267	
*	JEAN M. DICKSON	277	236	257	240	227	350	270	185	2042	
*	KIMBERLY NICCOLE HALEY	283	242	260	246	240	342	262	194	2069	
*	ROBERT EDWARD McGAW	294	250	255	243	228	358	258	198	2084	

BELMONT, MASSACHUSETTS
PRESIDENTIAL PRIMARY ELECTION
MARCH 5, 2024 - OFFICIAL RESULTS

	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS	% TURN

REPUBLICAN BALLOT

	REP. PRESIDENTIAL PREFERENCE	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
*	**NIKKI HALEY**	**131**	**218**	**133**	**83**	**133**	**155**	**131**	**165**	**1149**
	DONALD J. TRUMP	89	134	102	102	121	100	97	107	852
	CHRIS CHRISTIE	3	5	6	2	1	5	2	1	25
	NO PREFERENCE	0	3	8	1	3	5	2	1	23
	VIVEK RAMASWAMY	1	1	0	2	0	1	3	4	12
	RON DeSANTIS	0	0	1	1	2	0	1	2	7
	ASA HUTCHINSON	0	3	3	0	0	0	0	0	6
	RYAN BINKLEY	0	0	1	1	0	0	0	0	2
	TOTAL WRITE-INS, ALL OTHERS	3	1	1	0	1	2	2	0	10
	BLANK	4	1	2	0	2	1	1	1	12

	REP. STATE COMMITTEE MAN	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
*	**JOHN T. UMINA**	**103**	**177**	**114**	**91**	**125**	**106**	**106**	**121**	**943**
	DANIEL HICKEY	60	79	54	52	60	74	73	67	519
	TOTAL WRITE INS	0	1	0	0	1	0	0	4	6
	BLANK	68	109	89	49	77	89	60	89	630

BELMONT, MASSACHUSETTS
PRESIDENTIAL PRIMARY ELECTION
MARCH 5, 2024 - OFFICIAL RESULTS

	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS	% TURN

	REP. STATE COMMITTEE WOMAN	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
*	**CATHERINE A. UMINA**	**104**	**178**	**128**	**97**	**137**	**116**	**109**	**127**	**996**
	EVA M. WEBSTER	56	81	41	46	47	60	67	64	**462**
	TOTAL WRITE-IN, ALL OTHERS	0	1	0	0	0	1	0	2	**4**
	BLANK	71	106	88	49	79	92	63	88	**636**

	REPUB. TOWN COMMITTEE	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
*	**JOHN T. UMINA**	**97**	**143**	**110**	**82**	**122**	**103**	**109**	**116**	**882**
*	**WILLIAM P. DUNHAM, JR.**	**87**	**108**	**84**	**74**	**100**	**73**	**93**	**88**	**707**
*	**TOMMASINA ANNE OLSON**	**113**	**142**	**101**	**76**	**126**	**103**	**104**	**123**	**888**
*	**JANICE MAXINE ELLARD**	**92**	**109**	**86**	**66**	**119**	**83**	**91**	**92**	**738**
*	**CATHERINE MARY UMINA**	**96**	**134**	**99**	**78**	**112**	**92**	**108**	**112**	**831**
*	**PETER A. MANCINI**	**100**	**121**	**87**	**65**	**101**	**95**	**100**	**105**	**774**
*	**JOHN I. OLSON**	**99**	**120**	**86**	**66**	**115**	**89**	**92**	**104**	**771**
*	**CATHERINE A. UMINA**	**90**	**136**	**101**	**71**	**113**	**94**	**105**	**107**	**817**
*	**MARY A. ZAMMITTI**	**84**	**106**	**86**	**61**	**103**	**75**	**87**	**83**	**685**
*	**ELIZABETH MARY MOLLE**	**79**	**99**	**81**	**65**	**97**	**77**	**87**	**95**	**680**
*	**ANTONIO ROBERT MOLLE**	**79**	**101**	**79**	**63**	**96**	**77**	**89**	**94**	**678**
*	**CAROLE ANNE WILLIAMS**	**96**	**108**	**92**	**65**	**94**	**79**	**92**	**98**	**724**
*	**GUY A. CARBONE**	**106**	**140**	**92**	**72**	**108**	**82**	**94**	**110**	**804**
*	**DAVID C. MANCINI**	**96**	**115**	**88**	**65**	**101**	**87**	**96**	**94**	**742**
*	**BRENDA L. DZIERZESKI**	**83**	**103**	**77**	**62**	**95**	**71**	**85**	**105**	**681**
*	**CHRISTOPHER ROBERT HOWE**	**81**	**103**	**80**	**61**	**115**	**78**	**88**	**92**	**698**
*	**MARY-ELLEN OBERHAUSER**	**89**	**118**	**85**	**60**	**100**	**85**	**98**	**92**	**727**
*	**RICHARD H. ROSEN**	**94**	**107**	**77**	**58**	**93**	**69**	**85**	**84**	**667**
*	**PAUL L. MINOR**	**85**	**104**	**79**	**61**	**96**	**72**	**88**	**85**	**670**
*	**DEBORAH EMELLO**	**92**	**129**	**86**	**63**	**100**	**81**	**89**	**118**	**758**
*	**DERAN M. MUCKJIAN**	**85**	**159**	**87**	**62**	**103**	**87**	**98**	**110**	**791**
*	**RAYMOND J. JOHNSON**	**83**	**105**	**76**	**61**	**100**	**73**	**84**	**84**	**666**
*	**JOANN W. PAPALIA**	**87**	**127**	**95**	**67**	**113**	**83**	**94**	**111**	**777**

BELMONT, MASSACHUSETTS
PRESIDENTIAL PRIMARY ELECTION
MARCH 5, 2024 - OFFICIAL RESULTS

		Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS	% TURN
	WRITE-IN:										
*	**J. PATRICK LEAHY**	**2**	**3**	**2**	**1**	**12**	**2**	**1**	**3**	**26**	
*	**DAVID EMELLO**	**3**	**2**	**2**	**1**	**12**	**2**		**3**	**25**	
*	**ADAM MALINOWSKI**	**2**	**3**	**2**	**1**	**12**	**2**		**3**	**25**	
*	**DOLORES MAYKIS**	**2**	**3**	**2**	**1**	**12**	**2**		**3**	**25**	
*	**ROY PAPALIA**	**2**	**3**	**2**	**1**	**12**	**2**		**3**	**25**	
*	**LISA PARGOLI**	**2**	**3**	**2**	**1**	**12**	**2**		**3**	**25**	
*	**KENNETH FREINER**	**2**	**3**	**1**	**1**	**12**	**2**	**1**	**3**	**25**	
*	**LEONARD G. ABRAM**	**2**	**3**	**2**	**1**	**11**	**2**	**1**	**2**	**24**	
*	**LIZ ALLISON**	**2**	**3**	**2**	**1**	**11**	**2**	**1**	**2**	**24**	
*	**JIN XU**	**2**	**3**	**2**	**1**	**10**	**2**		**3**	**23**	
*	**SUZANNE BLOORE**	**2**	**3**		**1**	**11**	**2**	**1**	**2**	**22**	
*	**CARMELA PICONE**	**1**	**1**	**2**	**1**	**6**	**1**		**2**	**14**	
	WRITE IN, ALL OTHERS	1	8	10	13	15	8	3	24	82	
	BLANK	5967	10032	6950	5171	6635	7476	6201	7477	55909	

	LIBERTARIAN BALLOT									
	LIB. PRESIDENTIAL PREFERENCE	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
	NO PREFERENCE	0	2	0	1	2	3	4	0	12
*	**JACOB GEORGE HORNBERGER**	**0**	**0**	**1**	**0**	**0**	**1**	**2**	**0**	**4**
	CHASE RUSSELL OLIVER	2	0	0	0	0	1	0	0	3
	MICHAEL TER MAAT	0	1	0	1	0	0	1	0	3
	MICHAEL D. RECTENWALD	0	0	0	0	1	0	0	0	1
	LARS DAMIAN MAPSTEAD	0	0	0	0	0	0	0	0	0
	WRITE-IN, ALL OTHERS	0	2	0	0	0	0	0	0	2
	BLANK	0	1	0	0	0	0	0	0	1

	LIB. STATE COMMITTEE MAN	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
	WRITE-IN, ALL OTHERS	0	0	0	0	0	0	0	0	0
	BLANK	2	6	1	2	3	5	7	0	26

	LIB. STATE COMMITTEE WOMAN	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
	WRITE-IN, ALL OTHERS	0	0	0	0	0	0	0	0	0

BELMONT, MASSACHUSETTS
PRESIDENTIAL PRIMARY ELECTION
MARCH 5, 2024 - OFFICIAL RESULTS

	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS	% TURN
BLANK	2	6	1	2	3	5	7	0	26	

LIB. TOWN COMMITTEE	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
WRITE-IN, ALL OTHERS	0	2	0	0	1	0	0	0	3
BLANKS	2	4	1	2	2	5	7	0	23

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
REGISTERED VOTERS - TOTAL	**2295**	**2618**	**2281**	**2042**	**2282**	**2548**	**2265**	**2005**	**18336**
BALLOTS CAST - TOTAL 50.57% TURNOUT	1215	1373	1120	818	1090	1442	1049	1167	9274
BALLOTS CAST - BLANK	**0**	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**

*** = ELECTED**

MODERATOR - 1 YEAR	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
MICHAEL J. WIDMER*	637	760	537	359	534	772	502	581	**4682**
MICHAEL F. CROWLEY	404	413	411	343	391	506	366	427	**3261**
WRITE-IN, ALL OTHERS	0	0	1	0	1	1	0	2	**5**
BLANKS	174	200	171	116	164	163	181	157	**1326**

SELECT BOARD - 3 YEARS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
MATTHEW SCOTT TAYLOR*	625	478	483	354	420	648	386	478	**3872**
GEOFFREY GEORGE LUBIEN	344	568	355	230	378	542	418	420	**3255**
ALEX HOWARD	74	84	89	86	112	71	72	74	**662**
WRITE-IN, ALL OTHERS	0	0	2	0	1	2	1	1	**7**
BLANK	172	243	191	148	179	179	172	194	**1478**

BOARD OF ASSESSORS - 3 YEARS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
PATRICK JOSEPH MURPHY, IV*	767	830	713	521	679	906	649	716	5781
WRITE-IN, ALL OTHERS	1	1	3	1	1	2	1	3	13
BLANKS	447	542	404	296	410	534	399	448	3480

BOARD OF CEMETERY COMMISSIONERS - 3 YE	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
ELLEN O'BRIEN CUSHMAN*	831	912	781	576	738	1010	718	763	6329
WRITE-IN, ALL OTHERS	0	2	2	1	1	1	0	1	8
BLANKS	384	459	337	241	351	431	331	403	2937

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

BOARD OF HEALTH - 3 YEARS	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
DAVID MICHAEL DUDZINSKI*	773	828	707	536	678	935	663	674	5794
WRITE-IN, ALL OTHERS	0	1	2	0	1	2	0	0	6
BLANKS	442	544	411	282	411	505	386	493	3474

TRUSTEES OF THE PUBLIC LIBRARY - 3 YEARS	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
CORINNE MCCUE OLMSTED*	752	732	653	469	620	872	607	600	5305
STEPHANIE SOUTHWICK CAHOON*	689	774	644	458	594	823	611	630	5223
WRITE-IN, ALL OTHERS	0	0	3	3	0	3	2	2	13
BLANKS	989	1240	940	706	966	1186	878	1102	8007

MUNICIPAL LIGHT BOARD - 3 YEARS	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
STEPHEN KLIONSKY*	765	778	666	486	663	933	621	638	5550
MICHAEL MACRAE*	723	748	680	473	652	850	604	617	5347
WRITE-IN, ALL OTHERS	0	0	3	1	2	0	0	0	6
BLANKS	942	1220	891	676	863	1101	873	1079	7645

MEMBERS OF THE SCHOOL COMMITTEE - 3 YE	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
MEGHAN A. MORIARTY*	736	842	644	465	604	867	580	645	5383
MATTHEW KRAFT*	757	742	631	398	609	834	557	681	5209
ANGUS ABERCROMBIE	311	381	359	282	318	434	313	408	2806
WRITE-IN, ALL OTHERS	0	0	8	2	1	1	2	7	21
BLANKS	626	781	598	489	648	748	646	593	5129

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

QUESTION 1 (OVERRIDE):	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
YES*	721	659	624	381	589	940	569	668	5151
NO	485	705	485	433	489	496	477	490	4060
BLANKS	9	9	11	4	12	6	3	9	63

Text of Question 1: Shall the Town of Belmont be allowed to assess an additional $8,400,000 in real estate and personal property taxes for the purposes of supplementing the capital budget and the town and school operating budgets for the fiscal year beginning July first, two thousand and twenty-four?

Yes_____ No_____

QUESTION 2 (ASSESSORS - ELECTED TO APPOI	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
YES*	616	603	502	315	451	754	454	547	4242
NO	496	654	509	447	540	569	487	536	4238
BLANKS	103	116	109	56	99	119	108	84	794

Text of Question 2: Shall the Town vote to have its elected Board of Assessors become an appointed Board of Assessors of the Town?

Yes _____ No_____

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

TOWN MEETING MEMBER PRECINCT 1	3 YEARS	* = ELECTED
MARK PATRICK CARTHY	**609**	*
DAVID ALEXANDER LIND	**607**	*
HOLLY HART MUSON	**605**	*
MARTIN TROPPER NOVEMBER	**602**	*
NICOLE A. DORN	**596**	*
ALISA L. GARDNER-TODREAS	**589**	*
HENRY MCFARLAN OGILBY	**585**	*
DAVID QUYEN TU THU	**577**	*
EMILY A. PETERSON	**566**	*
BREDA ZIMKUS	**566**	*
JOSEPH MELVILLE WRIGHT	**565**	*
DAWN MACKERRON	**530**	*
VINCENT PAUL LISANKE, JR	14	
WRITE-IN, ALL OTHERS	14	
BLANKS	7555	

TOWN MEETING MEMBER PRECINCT 1	2 YEARS	* = ELECTED
VINCENT PAUL LISANKE, JR	**69**	*
JAMES CRAWFORD	7	
WRITE-IN, ALL OTHERS	30	
BLANKS	1109	

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

TOWN MEETING MEMBER PRECINCT 2	3 YEARS	* = ELECTED
DERAN MALCOLM MUCKJIAN	**671**	*
M. PATRICIA BRUSCH	**630**	*
LESLIE J. AITKEN	**630**	*
ROBERT E. MCLAUGHLIN	**612**	*
RONALD H. GEIGER	**584**	*
LYDIA L.W. KOGLER	**580**	*
ANNE K. HELGEN	**573**	*
SUZANNE H. ROBOTHAM	**561**	*
W. SUMNER BROWN	**560**	*
DAVID C. HURLEY	**560**	*
ANNE-MARIE LAMBERT	**552**	*
JOHN S. ROBOTHAM	**539**	*
WRITE-IN, ALL OTHERS	20	
BLANKS	9404	

TOWN MEETING MEMBER PRECINCT 2	1 YEAR	* = ELECTED
ROSEMARY B. BURKE	**379**	*
TIM DUNCAN	335	
BRIAN L. PALMER	251	
WRITE-IN, ALL OTHERS	0	
BLANKS	408	

TOWN MEETING MEMBER PRECINCT 2	2 YEARS	* = ELECTED
NANCY G. SARRIS	**464**	*
ANDREW JOSEPH POULSEN	447	
WRITE-IN, ALL OTHERS	1	
BLANKS	461	

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

TOWN MEETING MEMBER PRECINCT 3	3 YEARS	* = ELECTED
ADESHINA AYODEJI BAPTISTA	**559**	*
BONNIE L. FRIEDMAN	**543**	*
MARY KILLOUGH KENNEDY	**542**	*
JULIET BLAU JENKINS	**537**	*
JOLANTA K. ECKERT	**532**	*
JOHN P. ALCOCK	**518**	*
VINCENT P. STANTON, JR.	**515**	*
CAROLE ANNE WILLIAMS	**513**	*
MERYL ANN JUNIK	**512**	*
DIANE BECKLEY MILLER	**482**	*
JOSEPH JOHN BERNARD	**476**	*
MICHELLE A. YOUNG	**475**	*
WRITE-IN, ALL OTHERS	14	
BLANKS	7222	

TOWN MEETING MEMBER PRECINCT 3	1 YEAR	* = ELECTED
KATE B. VIGOUR	**636**	*
WRITE-IN, ALL OTHERS	4	
BLANKS	480	

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

TOWN MEETING MEMBER PRECINCT 4	3 YEARS	* = ELECTED
SAMI S. BAGHDADY	**450**	*
RACHEL M. WATSON	**435**	*
DEBRA DEUTSCH	**405**	*
LUCIA E. GATES	**399**	*
GITANJALI S. REGE	**387**	*
ELIZABETH B. SCHMIDT	**378**	*
DAVID MICHAEL WEBSTER	**377**	*
EILEEN LIZETTE HANSON	**363**	*
MICHAEL ANTHONY PALOMO	**339**	*
DANIELL G. STEVENS	**337**	*
LINDA DEVITO GHILARDI	**336**	*
JIRAIR M. HOVSEPIAN	**336**	*
WRITE-IN, ALL OTHERS	5	
BLANKS	5269	

TOWN MEETING MEMBER PRECINCT 4	1 YEAR	* = ELECTED
JONATHAN RICHARD BRIDGES	**468**	*
WRITE-IN, ALL OTHERS	1	
BLANKS	349	

TOWN MEETING MEMBER PRECINCT 4	2 YEARS	* = ELECTED
ANDREW WHITMAN SCHULTZ	**465**	*
WRITE-IN, ALL OTHERS	1	
BLANKS	352	

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

TOWN MEETING MEMBER PRECINCT 5	3 YEARS	* = ELECTED
NORMA MASSAROTTI	**520**	*
TOMMASINA ANNE OLSON	**511**	*
CLAUS CHRISTIAN BECKER	**507**	*
LAURIE ANN CAHALANE-PETCHAR	**501**	*
KRISTEN LYNN CAHALANE-PETCHAR	**500**	*
ROGER P. WRUBEL	**501**	*
SUZANNE W. BLOORE	**501**	*
JESSICA J. BARNARD	**498**	*
THAYER DONHAM	**490**	*
RAYMOND J. JOHNSON	**453**	*
MARY BRADLEY	**32**	*
EVELYN GOMEZ (FAILURE TO ELECT, TIED)	25	
JOHN UMINA (FAILURE TO ELECT, TIED)	25	
MARIA TOUREILLES	17	
WRITE-IN, ALL OTHERS	37	
BLANKS	7962	

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

TOWN MEETING MEMBER PRECINCT 6	3 YEARS	* = ELECTED
GAIL S. MANN	**722**	*
CHRISTINE M. DOYLE	**707**	*
KATHERINE OATES	**701**	*
MELISSA A. MCKENNA	**678**	*
PRIYA ADHIKARI LICHT	**667**	*
JOHN JOSEPH BOWE	**664**	*
THEODORE DUKAS	**650**	*
STEPHEN A. EVANS	**647**	*
AARON B. PIKCILINGIS	**641**	*
KENNETH E. LIND	**629**	*
DOUGLAS N. KOPLOW	**584**	*
MATTHEW LENNON	**578**	*
BRIAN S. SAPER	485	
WRITE-IN, ALL OTHERS	39	
BLANKS	8912	

TOWN MEETING MEMBER PRECINCT 6	1 YEAR	* = ELECTED
MARY ANGELA CARINI	**847**	*
WRITE-IN, ALL OTHERS	5	
BLANKS	590	

TOWN MEETING MEMBER PRECINCT 6	2 YEARS	* = ELECTED
ERIN K. ROWLAND	**852**	*
WRITE-IN, ALL OTHERS	6	
BLANKS	584	

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

TOWN MEETING MEMBER PRECINCT 7	3 YEARS	* = ELECTED
GEOFFREY GEORGE LUBIEN	**565**	*
CAROL ANN KENNEDY BERBERIAN	**510**	*
SUSAN REBECCA TITUS	**472**	*
IRA MORGENSTERN	**472**	*
DEANNA EARLE	**462**	*
ALEXANDRA ELIZABETH VAN GEEL	**454**	*
GLENN PATRICK TEEN CH WONG	**451**	*
JOAN A. DREVINS	**427**	*
MARY-ELLEN OBERHAUSER	**418**	*
ALICE BECKER UFLACKER	**413**	*
EDWARD BERDJ BERBERIAN	**402**	*
THOMAS FINNEGAN FOLEY	**383**	*
WILLIAM TRABILCY	360	
RICHARD A. (NICK) CANDEE	301	
WRITE-IN, ALL OTHERS	12	
BLANKS	6486	

TOWN MEETING MEMBER PRECINCT 7	2 YEARS	* = ELECTED
JOHN F. AVILLA	**600**	*
WRITE-IN, ALL OTHERS	1	
BLANKS	448	

BELMONT, MASSACHUSETTS
LOCAL TOWN ELECTION
APRIL 2, 2024 - OFFICIAL RESULTS (POST RECOUNT OF QUESTION 2)

TOWN MEETING MEMBER PRECINCT 8	3 YEARS	* = ELECTED
STEPHEN B. ROSALES	**567**	*
CAROLYN A. BUNYON	**554**	*
MELISSA MACINTYRE	**541**	*
MARK A. PAOLILLO	**520**	*
GUANGHUA (MICHAEL) GAO	**523**	*
ROGER H. READ	**514**	*
MICHAEL F. CROWLEY	**510**	*
STEPHEN M. KERINS	**506**	*
MELISSA ANN IRION	**501**	*
MARK KAGAN	**493**	*
ERICA ZIDEL	**485**	*
PAUL C. RICKTER	**470**	*
GAVIN TIEKEN-ZIDEL	414	
WRITE-IN, ALL OTHERS	11	
BLANKS	7407	

BELMONT, MASSACHUSETTS
STATE PRIMARY ELECTION
SEPTEMBER 3, 2024 - OFFICIAL RESULTS

	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
REGISTERED VOTERS - TOTAL	**2306**	**2649**	**2347**	**2081**	**2306**	**2582**	**2266**	**2042**	**18579**
BALLOTS CAST - TOTAL	**558**	**510**	**467**	**415**	**450**	**662**	**496**	**443**	**4001**
BALLOTS CAST - DEMOCRATIC	**472**	**429**	**387**	**351**	**359**	**582**	**416**	**371**	**3367**
BALLOTS CAST - REPUBLICAN	**85**	**78**	**78**	**64**	**90**	**80**	**79**	**71**	**625**
BALLOTS CAST - LIBERTARIAN	**1**	**3**	**2**	**0**	**1**	**0**	**1**	**1**	**9**
TOTAL TURNOUT %	**24%**	**19%**	**20%**	**20%**	**20%**	**26%**	**22%**	**22%**	**22%**

DEMOCRATIC BALLOT									
DEM. SENATOR IN CONGRESS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
ELIZABETH ANN WARREN	**432**	**389**	**365**	**328**	**329**	**537**	**389**	**337**	**3106**
WRITE-IN	6	2	3	1	3	4	1	4	**24**
TOTAL BLANKS	34	38	19	22	27	41	26	30	**237**

DEM. REPRESENTATIVE IN CONGRESS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
KATHERINE M. CLARK	**437**	**397**	**357**	**319**	**314**	**534**	**381**	**331**	**3070**
WRITE-IN	2	1	2	1	2	1	2	3	**14**
TOTAL BLANKS	33	31	28	31	43	47	33	37	**283**

DEM. COUNCILLOR	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
MARA DOLAN	**236**	**198**	**151**	**167**	**174**	**309**	**220**	**201**	**1656**
MARILYN M. PETITTO DEVANEY	202	189	198	163	145	214	174	145	**1430**
WRITE-IN	1	0	2	0	0	2	0	1	**6**
TOTAL BLANKS	33	42	36	21	40	57	22	24	**275**

BELMONT, MASSACHUSETTS
STATE PRIMARY ELECTION
SEPTEMBER 3, 2024 - OFFICIAL RESULTS

DEM. SENATOR IN GENERAL COURT	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
WILLIAM N. BROWNSBERGER	**426**	**379**	**361**	**317**	**319**	**529**	**378**	**327**	**3036**
WRITE-IN	4	4	3	1	1	2	0	2	**17**
TOTAL BLANKS	42	46	23	33	39	51	38	42	**314**

DEM. REPRESENTATIVE IN GENERAL COURT	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
DAVID M. ROGERS	**421**	**387**	**346**	**314**	**302**	**523**	**368**	**324**	**2985**
WRITE-IN	3	2	2	0	0	1	1	1	**10**
TOTAL BLANKS	48	40	39	37	57	58	47	46	**372**

DEM. CLERK OF COURTS	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
MICHAEL A. SULLIVAN	**380**	**366**	**311**	**308**	**284**	**459**	**350**	**296**	**2754**
WRITE-IN	0	0	2	0	0	1	0	1	**4**
TOTAL BLANKS	92	63	74	43	75	122	66	74	**609**

DEM. REGISTER OF DEEDS	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
MARIA C. CURTATONE	**384**	**355**	**316**	**305**	**284**	**458**	**354**	**296**	**2752**
WRITE-IN	1	0	2	1	0	3	1	2	**10**
TOTAL BLANKS	87	74	69	45	75	121	61	73	**605**

BELMONT, MASSACHUSETTS
STATE PRIMARY ELECTION
SEPTEMBER 3, 2024 - OFFICIAL RESULTS

REPUBLICAN BALLOT									
REP. SENATOR IN CONGRESS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
JOHN DEATON	**57**	**44**	**34**	**39**	**39**	**42**	**41**	**42**	**338**
ROBERT J. ANTONELLIS	19	22	34	19	40	29	28	26	**217**
IAN CAIN	7	7	6	4	10	9	10	3	**56**
WRITE-IN	0	3	0	1	0	0	0	0	**4**
TOTAL BLANKS	2	2	4	1	1	0	0	0	**10**

REP. REPRESENTATIVE IN CONGRESS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	4	6	3	1	2	4	3	3	26
TOTAL BLANKS	81	72	75	63	88	76	76	68	599

REP. COUNCILLOR	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	3	3	3	1	2	3	1	1	17
TOTAL BLANKS	82	75	75	63	88	77	78	70	608

REP. SENATOR IN GENERAL COURT	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	3	4	3	1	1	5	1	1	19
TOTAL BLANKS	82	74	75	63	89	75	78	70	606

REP. REPRESENTATIVE IN GENERAL COURT	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	4	4	0	0	1	3	1	1	14
TOTAL BLANKS	81	74	78	64	89	77	78	70	611

REP. CLERK OF COURTS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	2	1	1	0	1	3	1	2	11
TOTAL BLANKS	83	77	77	64	89	77	78	69	614

REP. REGISTER OF DEEDS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	2	1	1	1	0	3	1	1	10
TOTAL BLANKS	83	77	77	63	90	77	78	70	615

BELMONT, MASSACHUSETTS
STATE PRIMARY ELECTION
SEPTEMBER 3, 2024 - OFFICIAL RESULTS

LIBERTARIAN BALLOT									
LIB. SENATOR IN CONGRESS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	1	2	2	0	0	0	1	1	7
TOTAL BLANKS	0	1	0	0	1	0	0	0	2

LIB. REPRESENTATIVE IN CONGRESS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	0	2	2	0	0	0	1	1	6
TOTAL BLANKS	1	1	0	0	1	0	0	0	3

LIB. COUNCILLOR	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	0	2	2	0	0	0	1	1	6
TOTAL BLANKS	1	1	0	0	1	0	0	0	3

LIB. SENATOR IN GENERAL COURT	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	0	2	2	0	0	0	1	1	6
TOTAL BLANKS	1	1	0	0	1	0	0	0	3

LIB. REPRESENTATIVE IN GENERAL COURT	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	0	2	2	0	0	0	1	1	6
TOTAL BLANKS	1	1	0	0	1	0	0	0	3

LIB. CLERK OF COURTS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	0	2	2	0	0	0	1	1	6
TOTAL BLANKS	1	1	0	0	1	0	0	0	3

LIB. REGISTER OF DEEDS	**Precinct 1**	**Precinct 2**	**Precinct 3**	**Precinct 4**	**Precinct 5**	**Precinct 6**	**Precinct 7**	**Precinct 8**	**TOTALS**
WRITE-IN	0	2	2	0	0	0	1	0	5
TOTAL BLANKS	1	1	0	0	1	0	0	1	4

BELMONT MASSACHUSETTS
PRESIDENTIAL AND STATE GENERAL ELECTION
NOVEMBER 5, 2024 - OFFICIAL RESULTS

		Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
REGISTERED VOTERS - TOTAL		**2348**	**2669**	**2379**	**2122**	**2335**	**2604**	**2333**	**2074**	**18864**
BALLOTS CAST - TOTAL		**1793**	**2140**	**1778**	**1550**	**1790**	**2139**	**1815**	**1649**	**14654**
VOTER TURNOUT %		**76%**	**80%**	**75%**	**73%**	**77%**	**82%**	**78%**	**80%**	**78%**
ELECTORS OF PRESIDENT AND VICE PRESIDENT										
HARRIS and WALZ*	**DEM**	**1379**	**1506**	**1357**	**1144**	**1362**	**1680**	**1411**	**1157**	**10996**
TRUMP and VANCE	REP	310	509	329	336	338	356	315	374	2867
STEIN and CABALLERO-ROCA	GRB	21	20	18	23	31	31	21	20	185
OLIVER and TER MAAT	LIB	13	14	13	7	7	9	9	16	88
AYYADURAI and ELLIS	IND	13	12	13	6	8	4	12	12	80
DE LA CRUZ and GARCIA	SOC	5	7	12	13	11	10	11	8	77
WRITE-IN		12	33	12	9	13	14	14	27	134
BLANKS		40	39	24	12	20	35	22	35	227
SENATOR IN CONGRESS										
ELIZABETH ANN WARREN*	**DEM**	**1310**	**1367**	**1296**	**1125**	**1333**	**1627**	**1364**	**1086**	**10508**
JOHN DEATON	REP	423	696	404	385	412	451	416	500	3687
WRITE-IN		3	3	9	1	5	2	1	4	28
BLANKS		57	74	69	39	40	59	34	59	431
REPRESENTATIVE IN CONGRESS										
KATHERINE M. CLARK*	**DEM**	**1401**	**1566**	**1399**	**1214**	**1412**	**1707**	**1449**	**1196**	**11344**
WRITE-IN		10	17	17	13	21	12	17	11	118
BLANKS		382	557	362	323	357	420	349	442	3192
COUNCILLOR										
MARA DOLAN*	**DEM**	**1301**	**1474**	**1304**	**1165**	**1354**	**1573**	**1399**	**1133**	**10703**
WRITE-IN		4	14	18	11	9	10	10	4	80
BLANKS		488	652	456	374	427	556	406	512	3871
SENATOR IN GENERAL COURT										
WILLIAM N. BROWNSBERGER*	**DEM**	**1391**	**1557**	**1390**	**1218**	**1412**	**1685**	**1431**	**1205**	**11289**
WRITE-IN		5	13	15	10	13	10	9	10	85
BLANKS		397	570	373	322	365	444	375	434	3280
REPRESENTATIVE IN GENERAL COURT										
DAVID M. ROGERS	**DEM**	**1340**	**1497**	**1345**	**1192**	**1363**	**1639**	**1409**	**1169**	**10954**
WRITE-IN		4	10	11	10	7	7	8	5	62
BLANKS		449	633	422	348	420	493	398	475	3638

BELMONT MASSACHUSETTS
PRESIDENTIAL AND STATE GENERAL ELECTION
NOVEMBER 5, 2024 - OFFICIAL RESULTS

		Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5	Precinct 6	Precinct 7	Precinct 8	TOTALS
CLERK OF COURTS										
MICHAEL A. SULLIVAN*	**DEM**	**1310**	**1491**	**1319**	**1195**	**1349**	**1577**	**1397**	**1150**	**10788**
WRITE-IN		4	7	10	8	8	8	5	4	54
BLANKS		479	642	449	347	433	554	413	495	3812
REGISTER OF DEEDS										
MARIA C. CURTATONE*	**DEM**	**1165**	**1228**	**1174**	**991**	**1170**	**1430**	**1241**	**986**	**9385**
WILLIAM (BILLY) TAURO	IND	307	471	305	305	316	324	285	340	2653
WRITE-IN		0	2	1	2	2	4	1	0	12
BLANKS		321	439	298	252	302	381	288	323	2604
QUESTION 1										
YES*		**1138**	**1335**	**1170**	**975**	**1170**	**1320**	**1147**	**1074**	**9329**
NO		503	635	460	437	482	631	517	459	4124
BLANKS		152	170	148	138	138	188	151	116	1201
QUESTION 2										
YES		786	781	809	767	865	957	934	706	6605
NO*		**948**	**1287**	**907**	**720**	**876**	**1126**	**828**	**903**	**7595**
BLANKS		59	72	62	63	49	56	53	40	454
QUESTION 3										
YES*		**1013**	**968**	**972**	**894**	**1076**	**1197**	**1066**	**797**	**7983**
NO		678	1055	700	552	610	818	638	758	5809
BLANKS		102	117	106	104	104	124	111	94	862
QUESTION 4										
YES		672	681	701	756	807	822	794	548	5781
NO*		**1034**	**1367**	**999**	**722**	**904**	**1219**	**947**	**1043**	**8235**
BLANKS		87	92	78	72	79	98	74	58	638
QUESTION 5										
YES		832	886	838	725	860	1039	857	681	6718
NO*		**860**	**1158**	**845**	**749**	**859**	**998**	**885**	**888**	**7242**
BLANKS		101	96	95	76	71	102	73	80	694
QUESTION 6										
YES*		**1051**	**1025**	**1055**	**1006**	**1153**	**1274**	**1182**	**887**	**8633**
NO		542	913	558	408	461	685	479	600	4646
BLANKS		200	202	165	136	176	180	154	162	1375

CBIZ CPAs P.C.

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March 24, 2025

To the Honorable Select Board and Audit Committee
Town of Belmont, Massachusetts

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Belmont, Massachusetts ("Town") for the year ended June 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards* and OMB Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. Professional standards also require that we communicate to you the following information related to our audit.

Our Responsibility under U.S. Generally Accepted Auditing Standards, *Government Auditing Standards*, and OMB Uniform Guidance

As stated in our engagement letter dated June 4, 2024, our responsibility, as described by professional standards, was to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

As part of our audit, we considered the internal control of the Town. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

As part of obtaining reasonable assurance about whether the financial statements were free of material misstatement, we also performed tests of the Town's compliance with certain provisions of laws, regulations, contracts, and grants. However, providing an opinion on compliance with those provisions was not an objective of our audit.

In planning and performing our audit, we considered the Town's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinions on the financial statements and not to provide assurance on the internal control over financial reporting. We also considered internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the Uniform Guidance.

As part of obtaining reasonable assurance about whether the Town's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants. However, providing an opinion on compliance with those provisions was not an objective of our audit. Also, in accordance with the Uniform Guidance, we examined, on a test basis, evidence about the Town's compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Compliance Supplement applicable to each of its major federal programs for the purpose of expressing an opinion on the Town's compliance with those requirements. While our audit provides a reasonable basis for our opinion, it does not provide a legal determination on the Town's compliance with those requirements.

Generally accepted accounting principles provide for certain required supplementary information (RSI) to supplement the basic financial statements. Our responsibility with respect to RSI, which supplements the basic financial statements, was to apply certain limited procedures in accordance with generally accepted auditing standards. However, the RSI was not audited and, because the limited procedures did not provide us with sufficient evidence to express an opinion or provide any assurance, we did not express an opinion or provide any assurance on the RSI.

We were engaged to report on the Schedule of Expenditures of Federal Awards, which accompany the financial statements but is not RSI. Our responsibility for this supplementary information, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Planned Scope, Timing of the Audit, Significant Risks, and Other

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested.

Our audit included obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Material misstatements may result from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. We will generally communicate our significant findings at the conclusion of the audit. However, some matters could be communicated sooner, particularly if significant difficulties are encountered during the audit where assistance is needed to overcome the difficulties or if the difficulties may lead to a modified opinion. We will also communicate any internal control related matters that are required to be communicated under professional standards.

We have identified the following significant risk of material misstatement as part of our audit planning:

- Management override of controls.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during fiscal year 2024. We noted no transactions entered into by the Town during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Town's financial statements were:

- Estimated lives for depreciable assets.
- Net pension liability and related deferred outflows and inflows.
- Net OPEB liability and related deferred outflows and inflows.

Management's estimate of the above are based on various criteria. We evaluated the key factors and assumptions used to develop the estimate in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. We noted no particularly sensitive disclosures affecting the Town's financial statements.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Independence

During the year ended June 30, 2024, we were engaged to prepare the government-wide financial statements by consolidating various funds into governmental activities and business-type activities, converting to the modified accrual and accrual basis of accounting, and recording all long-term assets, long-term liabilities, and net position classifications based on information from the Town's accounting records. In addition, we assisted with the allocation of employee benefits on the Statement of Activities, allocation of net pension liability and net OPEB liability by opinion unit, and helped prepare the Data Collection Form (DCF). We reviewed the nature of the requested work, our role and management's role and determined that our independence would not be impaired, in fact or appearance.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no such misstatements.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 24, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Town's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Town's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the RSI, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the Schedule of Expenditures of Federal Awards which accompanies the financial statements but is not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the information and use of those charged with governance and management of the Town and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

CBIZ CPAs P.C.

CBIZ CPAs P.C.
Merrimack, NH

TOWN OF BELMONT, MASSACHUSETTS

FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2024

(With Independent Auditors' Report Thereon)

TOWN OF BELMONT, MASSACHUSETTS

BASIC FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2024

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TOWN OF BELMONT, MASSACHUSETTS

BASIC FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 2024

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CBIZ CPAs P.C.

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Merrimack, NH 03054

P: 603.882.1111

Independent Auditors' Report

To the Honorable Select Board
Town of Belmont, Massachusetts

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Belmont, Massachusetts (the "Town"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of June 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Belmont Municipal Light Plant, whose statements reflect total assets constituting 52.0 percent, of total assets at December 31, 2023, and total revenues constituting 64.6 percent, of total revenues for the year then ended of the business-type activities. Those statements were audited by other auditors, whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Belmont Municipal Light Plant, is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States ("*Government Auditing Standards")*. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town of Belmont, Massachusetts' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Belmont, Massachusetts' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an

appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 24, 2025, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters**.** The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town of Belmont, Massachusetts' internal control over financial reporting and compliance.

CBIZ CPAs P.C.

Merrimack, NH
March 24, 2025

Management's Discussion and Analysis

Town of Belmont, Massachusetts

Management's Discussion and Analysis

Year Ended June 30, 2024

As management of the Town of Belmont, we offer readers of the Town's basic financial statements this narrative overview and analysis of the financial activities of the Town for the year ended June 30, 2024. We encourage readers to consider the information presented in this report. All amounts, unless otherwise indicated, are expressed in whole dollars.

The Governmental Accounting Standards Board (GASB) is the authoritative standard setting body that provides guidance on how to prepare financial statements in conformity with generally accepted accounting principles (GAAP). Users of these financial statements (such as investors and rating agencies) rely on the GASB to establish consistent reporting standards for all governments in the United States. This consistent application is the only way users (including citizens, the media, legislators and others) can assess the financial condition of one government compared to others.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Town of Belmont's basic financial statements. The Town's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. The report also contains other required supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the Town's finances, in a manner similar to private-sector business.

The *statement of net position* presents information on all assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position is improving or deteriorating.

The *statement of activities* presents information showing how the Town's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future periods (e.g., uncollected taxes and earned but unused sick and vacation time).

Both government-wide statements distinguish functions that are principally supported by taxes and intergovernmental revenues (*governmental activities)* from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities).* The Town's governmental activities include general government, public safety, education, public works, health and human services, culture and recreation, community preservation, and interest. The Town's business-type activities include water, sewer, and electric light plant operations.

The government-wide financial statements include not only the Town of Belmont itself (known as the *primary government*), but also a legally separate public employee retirement system for which the Town of Belmont is financially accountable. Financial information for this *component unit* is reported separately within the fiduciary fund statements.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. All of the Town's funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund statements focus on near-term inflows of spendable resources, as well as on balances of spendable resources available at the end of the year. Such information may be useful in evaluating the Town's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities.*

The Town's general fund, skating rink construction fund, and library construction fund are considered major funds for presentation purposes. These major funds are presented in separate columns in the governmental funds balance sheet and governmental funds statement of revenues, expenditures, and changes in fund balances. The Town's remaining governmental funds are aggregated and presented as nonmajor governmental funds.

The Town of Belmont adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund as Required Supplementary Information to demonstrate compliance with this budget.

Proprietary funds. The Town maintains two types of proprietary funds.

Enterprise funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The Town uses enterprise funds to account for its water, sewer, and light plant activities, all of which are considered to be major funds.

Internal Service funds are an accounting device used to accumulate and allocate costs internally among various functions. The Town maintains an internal service fund to account for health insurance activities.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Town's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The Town maintains two fiduciary funds. The pension and other postemployment benefit trust fund is used to account for resources held in trust for members of the Belmont Contributory Retirement System and to account for resources held in another postemployment benefit trust for Town employees. The private purpose trust fund is used to account for resources held in trust, for which principal and investment income exclusively benefit individuals, private organizations, or other governments.

Notes to the basic financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Financial Highlights

- The Town's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $213.8 million at the close of 2024; at the close of 2023 this balance was $194.6 million.

- Unassigned fund balance of the general fund was $17.1 million, or 10.9% of general fund expenditures, at the close of 2024; at the close of 2023 unassigned fund balance was $18.0 million or 12.3% of general fund expenditures.

- The Town has recorded a net pension liability in accordance with GASB Statement #68, *Accounting and Financial Reporting for Pensions.* The net pension liability totaled $59.2 million at year-end. Please refer to Note 11 for additional information.

- The Town has recorded a net other postemployment benefits (OPEB) liability in accordance with GASB Statement #75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions (OPEB)*. The net OPEB liability totaled $105.5 million at year-end. Please refer to Note 12 for additional information.

- During 2024, the Town pre-funded future OPEB liabilities by contributing $593,000 to the OPEB trust fund in excess of the pay-as-you-go required contribution. As of June 30, 2024, the restricted net position balance of the OPEB trust fund totaled $9.1 million. Please refer to Note 13 for additional information.

- The Belmont high school construction fund, community preservation fund, and American Rescue Plan Act (ARPA) fund were previously reported as major governmental funds and have been reclassified as nonmajor governmental funds for the year ended June 30, 2024. The skating rink construction fund and library construction fund were previously reported as nonmajor governmental funds and have been reclassified as major governmental funds for the year ended June 30, 2024. Previously reported fund balances have been adjusted to reflect this change within the reporting entity. Please refer to Note 16 for additional information.

Governmental Activities. The Town's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources for governmental activities by $139.5 million at the close of 2024.

	2024	2023
Assets:		
Current assets	$ 115,302,811	$ 101,959,067
Capital assets, net of accumulated depreciation	460,546,597	445,095,250
Total assets	**575,849,408**	**547,054,317**
Deferred outflows of resources	**12,603,190**	**10,726,098**
Liabilities:		
Current liabilities (excluding debt)	10,131,479	18,391,011
Noncurrent liabilities (excluding debt)	158,262,368	161,696,900
Current debt	9,647,087	8,034,087
Noncurrent debt	246,983,618	221,089,805
Total liabilities	**425,024,552**	**409,211,803**
Deferred inflows of resources	**23,979,261**	**21,568,040**
Net position:		
Net investment in capital assets	235,953,797	225,124,396
Restricted	7,898,021	7,573,789
Unrestricted	(104,403,033)	(105,697,613)
Total net position	$ **139,448,785**	$ **127,000,572**

A significant portion of governmental activities net position, $236.0 million, reflects the investment in capital assets (e.g., land and improvements, buildings, vehicles, machinery and equipment and infrastructure), less any related debt used to acquire those assets that are still outstanding. The Town uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of its related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the governmental activities net position, $7.9 million, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position reports a deficit balance of $104.4 million at year-end. The primary reason for this deficit balance is the recognition of the net OPEB and net pension liabilities of $99.8 million and $49.9 million, respectively. These are long-term unfunded liabilities that will not require significant short-term resources.

The governmental activities net position increased by $12.4 million during the current year. The increase was primarily due to the recognition of $5.5 million of capital grant revenue, a $4.1 million decrease in the net pension liability and related deferred inflows/outflows of resources, the Town's ability to fund $5.3 million of capital projects with current year revenues and free cash, and the net amortization of bond premiums of $1.3 million. These increases were offset by an increase of $748,000 in the net OPEB liability and its related deferred inflows/outflows of resources, and the fact that depreciation on capital assets exceeded principal expense by $4.6 million.

	2024	2023
Program Revenues:		
Charges for services	$ 9,317,671	$ 8,614,070
Operating grants and contributions	35,320,921	33,021,711
Capital grants and contributions	5,454,186	6,298,217
General Revenues:		
Real estate and personal property taxes, net of tax refunds payable	118,606,662	116,428,160
Tax and other liens	442,898	347,207
Motor vehicle and other excise taxes	4,273,672	3,932,144
Community preservation tax	1,567,070	1,567,641
Penalties and interest on taxes	328,243	245,000
Grants and contributions not restricted to specific programs	3,488,050	4,156,408
Unrestricted investment income (loss)	4,492,749	2,230,226
Total revenues	**183,292,122**	**176,840,784**
Expenses:		
General government	10,195,539	10,056,704
Public safety	20,617,371	20,745,095
Education	108,482,173	99,166,814
Public works	18,656,646	15,756,594
Health and human services	1,569,057	1,762,508
Culture and recreation	5,607,534	5,798,183
Interest	6,165,589	6,720,436
Total expenses	**171,293,909**	**160,006,334**
Excess (Deficiency) before transfers	**11,998,213**	**16,834,450**
Transfers	**450,000**	**350,000**
Change in net position	**12,448,213**	**17,184,450**
Net position, beginning of year	**127,000,572**	**109,816,122**
Net position, end of year	$ **139,448,785**	$ **127,000,572**

Governmental expenses totaled $171.3 million, of which $50.1 million (29.2%) was directly supported by program revenues consisting of charges for services, operating and capital grants and contributions. General revenues totaled $133.2 million, primarily coming from property taxes, motor vehicle excise taxes, and unrestricted investment income.

Governmental expenses increased $11.3 million compared to the prior year, of which $3.4 million is attributable to the combined change in the net OPEB and pension liabilities and related deferred inflows/outflows of resources. The most significant expense increase of $9.3 million relates to education, which is primarily due to a $4.6 million increase in budgeted general fund operations, a $2.9 million increase in depreciation expense, and a $2.0 million increase in nonemployer contributions made to the Massachusetts Teachers' Retirement System on behalf of the Town by the Commonwealth of Massachusetts. The increase to depreciation expense was the result of the high school construction project being moved from a nondepreciable construction in progress asset to a depreciable building asset in 2023; consequently, a full year of depreciation expense was recorded for the asset for the first time in fiscal 2024.

Business-type Activities. The Town's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources for business-type activities by $74.3 million at the close of 2024.

	2024	2023
Assets:		
Current assets	$ 27,888,889	$ 29,295,415
Noncurrent assets (excluding capital)	16,236,769	14,670,685
Capital assets, net of accumulated depreciation	80,361,918	77,034,237
Total assets	**124,487,576**	**121,000,337**
Deferred outflows of resources	**3,490,579**	**2,604,107**
Liabilities:		
Current liabilities (excluding debt)	3,013,290	4,659,834
Noncurrent liabilities (excluding debt)	15,552,517	13,738,385
Current debt	2,967,994	2,907,188
Noncurrent debt	24,531,364	26,999,358
Total liabilities	**46,065,165**	**48,304,765**
Deferred inflows of resources	**7,580,785**	**7,653,031**
Net position:		
Net investment in capital assets	62,019,351	58,486,317
Restricted	9,743,300	9,916,949
Unrestricted	2,569,554	(756,618)
Total net position	$ **74,332,205**	$ **67,646,648**

Business-type net position of $62.0 million represents the net investment in capital assets while $9.7 million is restricted and $2.6 million is unrestricted. The Town's business-type net position increased by $6.7 million in the current year.

	2024	2023
Program Revenues:		
Charges for services	$ 45,816,638	$ 41,568,649
Operating grants and contributions	39,690	-
General Revenues:		
Unrestricted investment income	1,644,435	351,619
Total revenues	**47,500,763**	**41,920,268**
Expenses:		
Water	6,194,042	6,807,082
Sewer	8,464,787	8,735,107
Municipal Light	25,706,377	25,811,092
Total expenses	**40,365,206**	**41,353,281**
Excess (Deficiency) before transfers and capital contributions	**7,135,557**	**566,987**
Transfers	**(450,000)**	**(350,000)**
Capital contributions	**-**	**50,000**
Change in net position	**6,685,557**	**266,987**
Net position, beginning of year	**67,646,648**	**67,379,661**
Net position, end of year	$ **74,332,205**	$ **67,646,648**

The water enterprise fund net position increased by $793,000. The increase is due to operating income of $640,000 and investment income of $230,000, offset by interest expense totaling $77,000. Water operating and nonoperating expenses decreased by $613,000 over the prior year, primarily due to decreases of $306,000 in depreciation expense and $275,000 in indirect costs appropriated in the general fund.

The sewer enterprise fund net position increased by $1.2 million. The increase is the result of operating income of $1.1 million and investment income of $212,000, offset by interest expense totaling $121,000. Sewer operating and nonoperating expenses decreased by $270,000 over the prior year, primarily due to decreases of $238,000 in depreciation expense and $271,000 in indirect costs appropriated in the general fund. These decreases were offset by a budgeted increase in non-capital operating expenses.

The light enterprise fund net position increased by $4.7 million. Operating revenues increased $3.3 million compared to the prior year, primarily due to rate increases effective January 1, 2023, and investment income of $1.2 million, while operating expenses did not fluctuate significantly from the prior year.

Financial Analysis of the Governmental Funds

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

As of the end of the current year, governmental funds reported combined ending fund balances of $87.9 million, of which $29.2 million is for the general fund, $19.8 million is for the skating rink construction fund, $5.4 million is for the library construction fund, and $33.4 million is for nonmajor governmental funds. Cumulatively there was an increase of $18.6 million in fund balances from the prior year.

The general fund is the chief operating fund. At the end of the current year, unassigned fund balance of the general fund totaled $17.1 million, while total fund balance was $29.2 million. Fund balance of $9.1 million was assigned for subsequent year expenditures and encumbrances, and $3.0 million was committed for special purpose landfill stabilization. Unassigned fund balance represents 10.9% of general fund expenditures while total fund balance represents 18.7% of general fund expenditures. At the close of 2023, unassigned fund balance was 12.3% of general fund expenditures and total fund balance was 22.6% of general fund expenditures.

The general fund experienced a decrease of $4.1 million during 2024. The decrease is mainly due to $5.9 million of transfers out, primarily to fund capital projects and the stabilization funds. This decrease was expected as free cash was used to balance the budget.

The skating rink construction fund balance increased by $19.7 million during the year, which is due to expected timing differences between the receipt and expenditure of bond proceeds and other financing sources. During 2024, the fund recognized $22.2 million of bond proceeds and $1.5 million of interfund transfers, while project expenditures totaled $4.1 million.

The library construction fund balance increased by $3.5 million during the year, which is due to expected timing differences between the receipt and expenditure of bond proceeds and other financing sources. During 2024, the fund recognized $8.2 million of bond proceeds and $850,000 of interfund transfers, while project expenditures totaled $5.6 million.

General Fund Budgetary Highlights

The Town adopts an annual appropriated budget for its general fund. The original 2024 approved budget for the general fund authorized $154.4 million in appropriations and other amounts to be raised, inclusive of $1.2 million of encumbrances carried forward from the prior year. Additionally, the Town Meeting authorized supplemental appropriations totaling $2.9 million during the year.

Capital Asset and Debt Administration

Capital Assets. In conjunction with the annual operating budget, the Town annually prepares a capital budget for the upcoming year and a five-year Capital Improvement Plan (CIP) that is used as a guide for future capital expenditures. The Town annually budgets $3 million or more per year from current-year appropriations for capital projects.

The Town of Belmont's investment in capital assets for its governmental and business-type activities as of June 30, 2024, amounts to $540.9 million (net of accumulated depreciation). This investment in capital assets includes land, construction in progress, land improvements, buildings, machinery and equipment, vehicles and infrastructure. The Town invested $33.2 million for capital asset additions in 2024. The most significant capital activity related to the high school, library and ice rink construction projects, as well as various water, sewer and light plant infrastructure improvements.

On November 6, 2018, Belmont voters approved a debt exclusion in the amount of $293,409,189 for the Belmont Middle and High School project. Subsequently, Town Meeting authorized the exclusion by a vote on November 13, 2018, and the Select Board approved the financing on January 7, 2019. This amount was in addition to $1,750,000 previously appropriated for project design and demolition, bringing total appropriated for the project to $295,159,189.

The Town spent $9.4 million on the project in FY24 and as of year-end the project is substantially complete. As of June 30, 2024, $216.0 million of bond proceeds and premiums had been issued and $72.6 million had been received in reimbursements from the Massachusetts School Building Authority (MSBA). The outstanding balance related to the project is anticipated to be funded primarily from MSBA grants, with any remaining balance coming from bond proceeds. Final financial closeout is expected in FY26 or FY27, depending on the timing of the final MSBA audit, at which time final MSBA reimbursement will be received. In September 2024, $4.8 million in bond anticipation notes were issued to provide funds to pay vendors while the MSBA reimbursements are pending.

On November 8, 2022, Belmont voters approved a debt exclusion for the Belmont Municipal Library for $34,500,000. Subsequently, Town Meeting authorized the project by a vote on November 14, 2022. The Town spent $5.6 million and recognized $8.2 million of bond proceeds related to the project in FY24.

A debt exclusion for the Municipal Skating Rink was approved by Belmont voters on April 4, 2023, for $28,653,032 and subsequently authorized by Town Meeting on May 3, 2023. In June 2024, Town Meeting approved a supplemental budget of $1.5 million from available funds to bring the total appropriated project budget to $30,153,032. The Town spent $4.1 million and recognized $22.3 million of bond proceeds related to the project in FY24.

Debt Administration. Outstanding long-term governmental debt totaled $243.9 million as of June 30, 2024, an increase of $26.4 million from the prior year. The increase is due to the issuance of $33.5 million general obligation bonds in 2024, offset by budgeted principal payments of $7.0 million.

Of the total outstanding long-term governmental debt, $188.3 million relates to school projects, $22.3 million relates to the skating rink, $8.2 million relates to the library, $9.3 million relates to the DPW/public safety building, $14.2 million relates to refunding bonds, and $1.6 million relates to various other Town projects.

The enterprise funds have $4.9 million in water debt, $5.7 million in sewer debt, and $15.9 million in light debt. The water enterprise fund issued $500,000 of new debt in 2024.

The Town has an "AAA" rating from Moody's and "AAA" rating from S&P related to the issuance of general obligation debt. Please refer to notes 4, 6, and 7 for further discussion of the major capital and debt activity.

Economic Factors and Next Year's Budget

A statewide tax limitation statute known as "Proposition 2 ½" limits the property tax levy to an amount equal to 2 ½ percent of the value of all taxable property in Town. A secondary limitation is that no levy in a year may exceed the preceding year's allowable tax levy by more than 2 ½ percent, plus taxes levied on certain property newly added to the tax rolls. Certain Proposition 2 ½ taxing limitations can be overridden by Town-wide referendum vote. The Town has taken advantage of this override capability to increase operating budgets and so-called "debt exclusions" that are not subject to the Proposition 2 ½ limitations.

The Town collects approximately 99.5% of its property tax billings in the year billed. Property taxes billed were $118.6 million in 2024, which was an increase of $2.9 million from the prior year. Of this increase, $999,000 is the product of certified new growth of the Town. Within this levy approximately $13.1 million of previous debt exclusions were paid off.

The Town continues to experience growth in residential renovation and development. In 2024, 944 building permits were issued, resulting in $1.4 million in permit fees. This activity has produced new growth tax revenue, which is exempt from the limitation imposed by Proposition 2 ½. For year 2024, the Town realized $999,000 in new taxes from this source.

The unemployment rate for Belmont as of December 2024 was 3.8% compared to the state and nationwide figure of 4.1%.

Requests for Information

This financial report is designed to provide a general overview of the Town of Belmont's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, Town Hall, 19 Moore Street, Belmont, MA 02478.

Basic Financial Statements

Town of Belmont, Massachusetts

Statement of Net Position

June 30, 2024

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
CURRENT:			
Cash and cash equivalents	$ 83,265,065	$ 18,697,847	$ 101,962,912
Investments	25,509,647	-	25,509,647
Receivables, net of allowance for uncollectibles:			
Real estate and personal property taxes	1,468,747	-	1,468,747
Tax liens	1,274,359	48,395	1,322,754
Motor vehicle and other excise taxes	246,026	-	246,026
User charges	-	5,559,710	5,559,710
Departmental and other	605,091	-	605,091
Intergovernmental	1,162,447	-	1,162,447
Community preservation state share	255,000	-	255,000
Inventory	150,429	1,619,210	1,769,639
Prepaid expenses	1,366,000	92,443	1,458,443
Purchased power advanced deposits	-	1,871,284	1,871,284
Total current assets	115,302,811	27,888,889	143,191,700
NONCURRENT:			
Restricted cash and cash equivalents	-	16,236,769	16,236,769
Capital assets, nondepreciable	27,461,449	2,908,737	30,370,186
Capital assets, net of accumulated depreciation	433,085,148	77,453,181	510,538,329
Total noncurrent assets	460,546,597	96,598,687	557,145,284
TOTAL ASSETS	575,849,408	124,487,576	700,336,984
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	7,522,549	3,187,579	10,710,128
Deferred outflows related to other postemployment benefits	5,080,641	303,000	5,383,641
TOTAL DEFERRED OUTFLOWS OF RESOURCES	12,603,190	3,490,579	16,093,769
LIABILITIES			
CURRENT:			
Warrants payable	4,220,911	2,486,800	6,707,711
Accrued payroll	706,591	109,108	815,699
Health claims payable	1,000,000	-	1,000,000
Tax refunds payable	315,192	-	315,192
Accrued interest	1,735,363	202,417	1,937,780
Other liabilities	194,526	-	194,526
Unearned revenue	1,791,504	-	1,791,504
Customer deposits	-	189,833	189,833
Landfill closure	68,000	-	68,000
Compensated absences	99,392	25,132	124,524
Notes payable	2,070,000	-	2,070,000
Bonds payable	7,577,087	2,967,994	10,545,081
Total current liabilities	19,778,566	5,981,284	25,759,850
NONCURRENT:			
Landfill closure	6,725,000	-	6,725,000
Compensated absences	1,888,448	477,518	2,365,966
Net pension liability	49,889,261	9,337,677	59,226,938
Net other postemployment benefits liability	99,759,659	5,737,322	105,496,981
Bonds payable	246,983,618	24,531,364	271,514,982
Total noncurrent liabilities	405,245,986	40,083,881	445,329,867
TOTAL LIABILITIES	425,024,552	46,065,165	471,089,717
DEFERRED INFLOWS OF RESOURCES			
Taxes paid in advance	3,213,635	-	3,213,635
Contribution in aid of construction, net of amortization	-	1,088,158	1,088,158
Rate stabilization reserve	-	4,613,875	4,613,875
Deferred inflows related to pensions	4,100,353	567,280	4,667,633
Deferred inflows related to other postemployment benefits	16,665,273	1,311,472	17,976,745
TOTAL DEFERRED INFLOWS OF RESOURCES	23,979,261	7,580,785	31,560,046
NET POSITION			
Net investment in capital assets	235,953,797	62,019,351	297,973,148
Restricted for:			
Depreciation	-	9,743,300	9,743,300
Permanent funds:			
Expendable	1,432,298	-	1,432,298
Nonexpendable	3,768,254	-	3,768,254
Gifts and grants	2,697,469	-	2,697,469
Unrestricted	(104,403,033)	2,569,554	(101,833,479)
TOTAL NET POSITION	$ 139,448,785	$ 74,332,205	$ 213,780,990

See notes to basic financial statements.

Town of Belmont, Massachusetts

Statement of Activities

Year Ended June 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue
Primary Government:					
Governmental Activities:					
General government	$ 10,195,539	$ 1,325,964	$ 597,126	$ 1,611	$ (8,270,838)
Public safety	20,617,371	2,373,915	277,676	-	(17,965,780)
Education	108,482,173	2,459,774	33,352,850	4,441,673	(68,227,876)
Public works	18,656,646	1,663,367	458,046	626,684	(15,908,549)
Health and human services	1,569,057	118,275	333,189	-	(1,117,593)
Culture and recreation	5,607,534	1,376,376	302,034	53,705	(3,875,419)
Community preservation	-	-	-	330,513	330,513
Interest	6,165,589	-	-	-	(6,165,589)
Total Governmental Activities	171,293,909	9,317,671	35,320,921	5,454,186	**(121,201,131)**
Business-Type Activities:					
Water	6,194,042	6,756,900	-	-	562,858
Sewer	8,464,787	9,456,642	-	-	991,855
Municipal Light	25,706,377	29,603,096	39,690	-	3,936,409
Total Business-Type Activities	40,365,206	45,816,638	39,690	-	**5,491,122**
Total Primary Government	$ 211,659,115	$ 55,134,309	$ 35,360,611	$ 5,454,186	$ **(115,710,009)**

(Continued)

See notes to basic financial statements.

Town of Belmont, Massachusetts

Statement of Activities

Year Ended June 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Changes in net position:			
Net (expense) revenue from previous page	$ **(121,201,131)**	$ **5,491,122**	$ **(115,710,009)**
General revenues:			
Real estate and personal property taxes, net of tax refunds payable	118,606,662	-	118,606,662
Tax and other liens	442,898	-	442,898
Motor vehicle and other excise taxes	4,273,672	-	4,273,672
Community preservation tax	1,567,070	-	1,567,070
Penalties and interest on taxes	328,243	-	328,243
Grants and contributions not restricted to specific programs	3,488,050	-	3,488,050
Unrestricted investment income	4,492,749	1,644,435	6,137,184
Transfers, net	450,000	(450,000)	-
Total general revenues and transfers	133,649,344	1,194,435	134,843,779
Change in net position	12,448,213	6,685,557	19,133,770
Net position:			
Beginning of year	127,000,572	67,646,648	194,647,220
End of year	$ 139,448,785	$ 74,332,205	$ 213,780,990

(Concluded)

See notes to basic financial statements.

Town of Belmont, Massachusetts

Governmental Funds
Balance Sheet

June 30, 2024

	General	Skating Rink Construction Fund	Library Construction Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	$ 21,334,491	$ 20,194,929	$ 6,930,928	$ 25,550,228	$ 74,010,576
Investments	10,849,751	-	-	14,659,896	25,509,647
Receivables, net of uncollectibles:					
Real estate and personal property taxes	1,455,555	-	-	13,192	1,468,747
Tax liens	1,274,359	-	-	-	1,274,359
Motor vehicle and other excise taxes	246,026	-	-	-	246,026
Departmental and other	424,406	-	-	180,685	605,091
Intergovernmental	-	-	-	1,162,447	1,162,447
Community preservation state share	-	-	-	255,000	255,000
Due from other funds	2,082,814	-	-	-	2,082,814
TOTAL ASSETS	$ 37,667,402	$ 20,194,929	$ 6,930,928	$ 41,821,448	$ 106,614,707
LIABILITIES					
Warrants payable	$ 1,160,021	$ 349,995	$ 1,516,362	$ 1,194,533	$ 4,220,911
Accrued payroll	629,066	-	-	77,525	706,591
Tax refunds payable	315,192	-	-	-	315,192
Due to other funds	-	-	-	2,082,814	2,082,814
Other liabilities	194,473	-	-	53	194,526
Unearned revenue	-	-	-	1,791,504	1,791,504
Notes payable	-	-	-	2,070,000	2,070,000
TOTAL LIABILITIES	2,298,752	349,995	1,516,362	7,216,429	11,381,538
DEFERRED INFLOWS OF RESOURCES					
Taxes paid in advance	3,168,471	-	-	45,164	3,213,635
Unavailable revenue	2,974,428	-	-	1,143,197	4,117,625
TOTAL DEFERRED INFLOWS OF RESOURCES	6,142,899	-	-	1,188,361	7,331,260
FUND BALANCES					
Nonspendable	-	-	-	3,768,254	3,768,254
Restricted	-	19,844,934	5,414,566	33,333,089	58,592,589
Committed	2,994,189	-	-	-	2,994,189
Assigned	9,148,831	-	-	-	9,148,831
Unassigned	17,082,731	-	-	(3,684,685)	13,398,046
TOTAL FUND BALANCES	29,225,751	19,844,934	5,414,566	33,416,658	87,901,909
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	$ 37,667,402	$ 20,194,929	$ 6,930,928	$ 41,821,448	$ 106,614,707

See notes to basic financial statements.

Town of Belmont, Massachusetts

Reconciliation of the Governmental Funds Balance Sheet Total Fund Balances to the Statement of Net Position

June 30, 2024

Total governmental fund balances		$ 87,901,909
Capital assets (net) used in governmental activities are not financial resources and, therefore, are not reported in the funds		460,546,597
Accounts receivable are not available to pay for current-period expenditures and, therefore, are unavailable in the funds		4,117,625
The statement of net position includes certain deferred inflows of resources and deferred outflows of resources that will be amortized over future periods. In governmental funds, these amounts are not deferred		(8,162,436)
The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position		9,620,489
In the statement of activities, interest is accrued on outstanding long-term debt, whereas in governmental funds interest is not reported until due		(1,735,363)
Inventory is capitalized in the Statement of Activities		150,429
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds:		
Bonds payable	(254,560,705)	
Net pension liability	(49,889,261)	
Other postemployment benefits	(99,759,659)	
Landfill closure	(6,793,000)	
Compensated absences	(1,987,840)	
Net effect of reporting long-term liabilities		(412,990,465)
Net position of governmental activities		$ 139,448,785

See notes to basic financial statements.

Town of Belmont, Massachusetts

Governmental Funds
Statement of Revenues, Expenditures, and Changes in Fund Balances

Year Ended June 30, 2024

	General	Skating Rink Construction Fund	Library Construction Fund	Belmont High School Construction Fund	Community Preservation Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES:							
Real estate and personal property taxes, net of tax refunds	$ 118,508,866	$ -	$ -	$ -	$ -	$ -	$ 118,508,866
Tax liens	214,554	-	-	-	-	-	214,554
Motor vehicle and other excise taxes	4,241,239	-	-	-	-	-	4,241,239
Charges for services	3,725,819	-	-	-	-	-	3,725,819
Penalties and interest on taxes	328,243	-	-	-	-	-	328,243
Licenses and permits	1,559,161	-	-	-	-	-	1,559,161
Fines and forfeitures	287,619	-	-	-	-	-	287,619
Intergovernmental - Teachers Retirement	11,319,482	-	-	-	-	-	11,319,482
Intergovernmental - other	14,621,478	100,000	100,000	-	-	16,194,050	31,015,528
Departmental and other	-	-	-	-	-	4,178,773	4,178,773
Community preservation taxes	-	-	-	-	-	1,617,723	1,617,723
Community preservation state match	-	-	-	-	-	335,029	335,029
Contributions and donations	-	-	-	-	-	997,433	997,433
Investment income	2,581,639	-	-	-	-	1,336,761	3,918,400
TOTAL REVENUES	157,388,100	100,000	100,000	-	-	24,659,769	182,247,869
EXPENDITURES:							
Current:							
General government	5,000,820	-	-	-	-	614,316	5,615,136
Public safety	13,939,060	-	-	-	-	1,368,098	15,307,158
Education	83,865,880	-	-	-	-	23,970,658	107,836,538
Public works	15,588,187	-	-	-	-	2,664,785	18,252,972
Health and human services	903,042	-	-	-	-	330,397	1,233,439
Culture and recreation	3,688,289	4,133,066	5,639,674	-	-	2,994,642	16,455,671
Pension benefits	10,033,563	-	-	-	-	-	10,033,563
Employee benefits	6,338,542	-	-	-	-	-	6,338,542
State and county charges	2,220,669	-	-	-	-	-	2,220,669
Debt service:							
Principal	7,030,000	-	-	-	-	-	7,030,000
Interest	7,596,779	-	-	-	-	-	7,596,779
TOTAL EXPENDITURES	156,204,831	4,133,066	5,639,674	-	-	31,942,896	197,920,467
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,183,269	(4,033,066)	(5,539,674)	-	-	(7,283,127)	(15,672,598)
OTHER FINANCING SOURCES (USES):							
Issuance of bonds	-	22,260,000	8,220,000	-	-	2,990,900	33,470,900
Premium from issuance of bonds and notes	-	-	-	-	-	333,556	333,556
Transfers in	685,667	1,500,000	850,000	-	-	5,069,151	8,104,818
Transfers out	(5,931,816)	-	-	-	-	(1,723,002)	(7,654,818)
TOTAL OTHER FINANCING SOURCES (USES)	(5,246,149)	23,760,000	9,070,000	-	-	6,670,605	34,254,456
NET CHANGE IN FUND BALANCES	(4,062,880)	19,726,934	3,530,326	-	-	(612,522)	18,581,858
FUND BALANCES AT 6/30/23, AS PREVIOUSLY REPORTED	33,288,631	-	-	(520,759)	7,258,845	29,293,334	69,320,051
ADJUSTMENT - CHANGE FROM NONMAJOR TO MAJOR FUND	-	118,000	1,884,240	-	-	(2,002,240)	-
ADJUSTMENT - CHANGE FROM MAJOR TO NONMAJOR FUND	-	-	-	520,759	(7,258,845)	6,738,086	-
FUND BALANCES AT 6/30/23, AS ADJUSTED	33,288,631	118,000	1,884,240	-	-	34,029,180	69,320,051
FUND BALANCES AT END OF YEAR	$ 29,225,751	$ 19,844,934	$ 5,414,566	$ -	$ -	$ 33,416,658	$ 87,901,909

See notes to basic financial statements.

Town of Belmont, Massachusetts

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities

Year Ended June 30, 2024

Net change in fund balances - total governmental funds		$ 18,581,858
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Capital outlay	27,083,971	
Depreciation expense	(11,632,624)	
Net effect of reporting capital assets		15,451,347
Governmental funds report inventories as expenditures. However in the Statement of Activities the cost of those assets is capitalized and expensed when depleted		(76,783)
Revenues in the Statement of Activities that do not provide current financial resources are unavailable in the Statement of Revenues, Expenditures and Changes in Fund Balances. Therefore, the recognition of revenue for various types of accounts receivable differ between the two statements. This amount represents the net change in unavailable revenue		469,904
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are unavailable and amortized in the Statement of Activities.		
Issuance of bonds	(33,470,900)	
Premium from issuance of bonds and notes	(333,556)	
Net amortization of premium from issuance of bonds	1,337,643	
Net change in deferred charge on refunding	(2,282)	
Debt service principal payments	7,030,000	
Net effect of reporting long-term debt		(25,439,095)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		
Net change in compensated absences accrual	(52,789)	
Net change in accrued interest on long-term debt	95,829	
Net change in deferred outflow/(inflow) of resources related to pensions	(2,617,111)	
Net change in net pension liability	6,737,871	
Net change in deferred outflow/(inflow) of resources related to other postemployment benefits	2,218,557	
Net change in other postemployment benefits liability	(2,966,189)	
Net change in landfill closure	(290,000)	
Net effect of recording long-term liabilities		3,126,168
The net activity of internal service funds is reported with Governmental Activities		334,814
Change in net position of governmental activities		$ 12,448,213

See notes to basic financial statements.

Town of Belmont, Massachusetts

Proprietary Funds
Statement of Net Position

June 30, 2024

	Business-type Activities - Enterprise Funds				
	Water	Sewer	Electric Light December 31, 2023	Total	Governmental Activities - Internal Service Fund
ASSETS					
CURRENT:					
Cash and cash equivalents	$ 3,671,124	$ 3,370,893	$ 11,655,830	$ 18,697,847	$ 9,254,489
Receivables, net of allowance for uncollectibles:					
Liens - user charges	21,855	26,540	-	48,395	-
User charges	1,521,010	1,998,346	2,040,354	5,559,710	-
Inventory	323,712	26,109	1,269,389	1,619,210	-
Prepaid expenses	-	-	92,443	92,443	1,366,000
Purchased power advanced deposits	-	-	1,871,284	1,871,284	-
Total current assets	5,537,701	5,421,888	16,929,300	27,888,889	10,620,489
NONCURRENT:					
Restricted cash and cash equivalents	-	-	16,236,769	16,236,769	-
Capital assets, nondepreciable	500,721	-	2,408,016	2,908,737	-
Capital assets, net of accumulated depreciation	21,138,039	27,177,298	29,137,844	77,453,181	-
Total noncurrent assets	21,638,760	27,177,298	47,782,629	96,598,687	-
TOTAL ASSETS	27,176,461	32,599,186	64,711,929	124,487,576	10,620,489
DEFERRED OUTFLOWS OF RESOURCES					
Deferred outflows related to pensions	293,507	93,082	2,800,990	3,187,579	-
Deferred outflows related to other postemployment benefits	59,210	60,844	182,946	303,000	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	352,717	153,926	2,983,936	3,490,579	-
LIABILITIES					
CURRENT:					
Warrants payable	48,883	63,668	2,374,249	2,486,800	-
Accrued payroll	18,158	15,586	75,364	109,108	-
Health claims payable	-	-	-	-	1,000,000
Accrued interest	30,130	48,660	123,627	202,417	-
Customer deposits	-	-	189,833	189,833	-
Compensated absences	3,275	3,559	18,298	25,132	-
Bonds payable	712,671	790,385	1,464,938	2,967,994	-
Total current liabilities	813,117	921,858	4,246,309	5,981,284	1,000,000
NONCURRENT:					
Compensated absences	62,233	67,627	347,658	477,518	-
Net pension liability	1,407,255	789,261	7,141,161	9,337,677	-
Net other postemployment benefits liability	1,162,595	1,194,695	3,380,032	5,737,322	-
Bonds payable	4,273,070	4,909,412	15,348,882	24,531,364	-
Total noncurrent liabilities	6,905,153	6,960,995	26,217,733	40,083,881	-
TOTAL LIABILITIES	7,718,270	7,882,853	30,464,042	46,065,165	1,000,000
DEFERRED INFLOWS OF RESOURCES					
Contribution in aid of construction, net of amortization	-	-	1,088,158	1,088,158	-
Rate stabilization reserve	-	-	4,613,875	4,613,875	-
Deferred inflows related to pensions	59,969	103,651	403,660	567,280	-
Deferred inflows related to other postemployment benefits	194,216	199,579	917,677	1,311,472	-
TOTAL DEFERRED INFLOWS OF RESOURCES	254,185	303,230	7,023,370	7,580,785	-
NET POSITION					
Net investment in capital assets	17,767,465	23,226,453	21,025,433	62,019,351	-
Restricted for:					
Depreciation	-	-	9,743,300	9,743,300	-
Unrestricted	1,789,258	1,340,576	(560,280)	2,569,554	9,620,489
TOTAL NET POSITION	$ 19,556,723	$ 24,567,029	$ 30,208,453	$ 74,332,205	$ 9,620,489

See notes to basic financial statements.

Town of Belmont, Massachusetts

Proprietary Funds
Statement of Revenues, Expenses and Changes in Net Position

Year Ended June 30, 2024

	Business-type Activities - Enterprise Funds				
	Water	Sewer	Electric Light December 31, 2023	Total	Governmental Activities - Internal Service Fund
OPERATING REVENUES:					
Employee contributions	$ -	$ -	$ -	$ -	$ 4,150,902
Employer contributions	-	-	-	-	14,184,502
Charges for services	6,756,900	9,456,642	29,119,805	45,333,347	-
Other	-	-	483,291	483,291	236,227
TOTAL OPERATING REVENUES	6,756,900	9,456,642	29,603,096	45,816,638	18,571,631
OPERATING EXPENSES:					
Cost of services and administration	5,585,750	7,758,167	23,501,955	36,845,872	-
Depreciation	530,871	585,135	1,602,360	2,718,366	-
Employee benefits	-	-	-	-	18,811,166
TOTAL OPERATING EXPENSES	6,116,621	8,343,302	25,104,315	39,564,238	18,811,166
OPERATING INCOME (LOSS)	640,279	1,113,340	4,498,781	6,252,400	(239,535)
NONOPERATING REVENUES (EXPENSES):					
Investment income	229,973	211,779	1,202,683	1,644,435	574,349
Interest expense	(77,421)	(121,485)	(602,062)	(800,968)	-
Intergovernmental - other	-	-	39,690	39,690	-
TOTAL NONOPERATING REVENUES (EXPENSES), NET	152,552	90,294	640,311	883,157	574,349
INCOME BEFORE TRANSFERS	792,831	1,203,634	5,139,092	7,135,557	334,814
TRANSFERS:					
Transfers out	-	-	(450,000)	(450,000)	-
CHANGE IN NET POSITION	792,831	1,203,634	4,689,092	6,685,557	334,814
NET POSITION AT BEGINNING OF YEAR	18,763,892	23,363,395	25,519,361	67,646,648	9,285,675
NET POSITION AT END OF YEAR	$ 19,556,723	$ 24,567,029	$ 30,208,453	$ 74,332,205	$ 9,620,489

See notes to basic financial statements.

Town of Belmont, Massachusetts

Proprietary Funds
Statement of Cash Flows

Year Ended June 30, 2024

	Business-type Activities - Enterprise Funds				
	Water	Sewer	Electric Light December 31, 2023	Total	Governmental Activities - Internal Service Fund
CASH FLOWS FROM OPERATING ACTIVITIES:					
Receipts from customers and users	$ 6,523,117	$ 9,083,528	$ 32,452,868	$ 48,059,513	$ 4,150,902
Receipts from interfund services provided	-	-	-	-	14,420,729
Payments to vendors	(4,936,139)	(6,479,116)	(19,765,393)	(31,180,648)	-
Payments to employees	(1,493,587)	(1,318,947)	(3,868,229)	(6,680,763)	-
Payments for benefits	-	-	(1,827,297)	(1,827,297)	-
Payments for interfund services used	-	-	-	-	(18,824,166)
NET CASH FROM (USED IN) OPERATING ACTIVITIES	93,391	1,285,465	6,991,949	8,370,805	(252,535)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:					
Payment in lieu of taxes	-	-	(450,000)	(450,000)	-
Grant revenue	-	-	39,690	39,690	-
NET CASH FROM (USED IN) NONCAPITAL FINANCING ACTIVITIES	-	-	(410,310)	(410,310)	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:					
Proceeds from the issuance of bonds	500,000	-	-	500,000	-
Acquisition and construction of capital assets	(668,812)	(888,010)	(4,526,733)	(6,083,555)	-
Principal payments on bonds and notes	(702,700)	(783,637)	(1,310,000)	(2,796,337)	-
Contribution in aid of construction	-	-	30,004	30,004	-
Interest expense	(91,788)	(127,777)	(613,825)	(833,390)	-
NET CASH FROM (USED IN) CAPITAL AND RELATED FINANCING ACTIVITIES	(963,300)	(1,799,424)	(6,420,554)	(9,183,278)	-
CASH FLOWS FROM INVESTING ACTIVITIES:					
Net transfers to Rate Stabilization fund	-	-	(1,500,000)	(1,500,000)	-
Net transfers from Depreciation fund	-	-	613,825	613,825	-
Investment income (loss)	229,973	211,779	460,337	902,089	574,349
NET CASH FROM (USED IN) INVESTING ACTIVITIES	229,973	211,779	(425,838)	15,914	574,349
NET CHANGE IN CASH AND CASH EQUIVALENTS	(639,936)	(302,180)	(264,753)	(1,206,869)	321,814
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	4,311,060	3,673,073	28,157,352	36,141,485	8,932,675
CASH AND CASH EQUIVALENTS AT END OF YEAR	$ 3,671,124	$ 3,370,893	$ 27,892,599	$ 34,934,616	$ 9,254,489
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FROM OPERATING ACTIVITIES:					
Operating income (loss)	$ 640,279	$ 1,113,340	$ 4,498,781	$ 6,252,400	$ (239,535)
Adjustments to reconcile operating income to net cash from operating activities:					
Depreciation	530,871	585,135	1,639,868	2,755,874	-
Deferred (outflows)/inflows related to pensions	(108,847)	87,151	(323,211)	(344,907)	-
Deferred (outflows)/inflows related to other postemployment benefits	(25,856)	(26,568)	(21,881)	(74,305)	-
Deferred (outflows)/inflows related to rate stabilization reserve	-	-	1,634,961	1,634,961	-
Changes in assets and liabilities:					
Amortization of contribution in aid of construction	-	-	(37,508)	(37,508)	-
Allowance for doubtful accounts	-	-	(21,697)	(21,697)	-
Liens - user charges	(3,439)	406	-	(3,033)	-
User charges	(230,344)	(373,520)	(331,153)	(935,017)	-
Inventory	3,189	(3,411)	(334,730)	(334,952)	-
Purchased power advanced deposits	-	-	(59,555)	(59,555)	-
Rate stabilization and similar	-	-	1,532,612	1,532,612	-
Warrants payable	(662,299)	55,323	(991,903)	(1,598,879)	-
Accrued payroll	152	2,827	(64,466)	(61,487)	-
Health claims payable	-	-	-	-	206,000
Customer deposits	-	-	26,772	26,772	-
Prepaid expenses	-	-	(16,204)	(16,204)	(219,000)
Compensated absences	(8,887)	(12,754)	27,298	5,657	-
Net pension liability	(75,996)	(177,986)	-	(253,982)	-
Net other postemployment benefits liability	34,568	35,522	(166,035)	(95,945)	-
Total adjustments	(546,888)	172,125	2,493,168	2,118,405	(13,000)
NET CASH FROM OPERATING ACTIVITIES	$ 93,391	$ 1,285,465	$ 6,991,949	$ 8,370,805	$ (252,535)

See notes to basic financial statements.

Town of Belmont, Massachusetts

Fiduciary Funds
Statement of Fiduciary Net Position

June 30, 2024

	Pension and Other Postemployment Benefit Trust Funds (1)	Private Purpose Trust Fund
ASSETS		
Cash and cash equivalents	$ 2,178,766	$ 429,874
Investments:		
Certificates of deposit	-	87,689
Investments in Pension Reserve Investment Trust	54,413,284	-
U.S. Treasuries	2,282,256	365,061
Government sponsored enterprises	401,030	-
Equity securities	16,526,951	367,576
Equity mutual funds	30,180,146	38,049
Fixed income mutual funds	24,767,500	-
Real estate and alternative investments	38,278,797	-
Receivables, net of allowance for uncollectibles:		
Intergovernmental	5,219,707	-
Interest and dividends	1,833	-
TOTAL ASSETS	174,250,270	1,288,249
NET POSITION		
Restricted for pensions	165,162,764	-
Restricted for other postemployment benefits	9,087,506	-
Restricted for other purposes	-	1,288,249
TOTAL NET POSITION	$ 174,250,270	$ 1,288,249

(1) The Pension Trust Fund is as of December 31, 2023.

See notes to basic financial statements.

Town of Belmont, Massachusetts

Fiduciary Funds
Statement of Changes in Fiduciary Net Position

Year Ended June 30, 2024

	Pension and Other Postemployment Benefit Trust Funds (1)	Private Purpose Trust Fund
ADDITIONS:		
Contributions:		
Employer contributions	$ 12,358,198	$ -
Employer contributions for other postemployment benefit payments	4,368,118	-
Member contributions	3,387,081	-
Retirement benefits - transfers from other systems	251,111	-
Retirement benefits - 3(8)c contributions from other systems	398,155	-
Retirement benefits - workers compensation settlements	16,000	-
Private donations	-	94,461
Intergovernmental	189,034	-
Total contributions	20,967,697	94,461
Net investment income:		
Investment income	16,769,330	52,275
Less: investment expense	(938,045)	-
Net investment income	15,831,285	52,275
TOTAL ADDITIONS	36,798,982	146,736
DEDUCTIONS:		
Administration	504,097	-
Retirement benefits - transfers to other systems	868,799	-
Retirement benefits and refunds	14,167,143	-
Other postemployment benefit payments	4,368,118	-
Educational scholarships	-	76,450
TOTAL DEDUCTIONS	19,908,157	76,450
NET INCREASE IN NET POSITION	16,890,825	70,286
NET POSITION AT BEGINNING OF YEAR	157,359,445	1,217,963
NET POSITION AT END OF YEAR	$ 174,250,270	$ 1,288,249

(1) The Pension Trust Fund is as of December 31, 2023.

See notes to basic financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying basic financial statements of the Town of Belmont, Massachusetts have been prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). The Governmental Accounting Standards Board (GASB) is the recognized standard-setting body for establishing governmental accounting and financial reporting principles. The significant Town accounting policies are described herein.

A. Reporting Entity

The Town of Belmont, Massachusetts (Town) is a municipal corporation that is governed by a Town-wide elected three member Select Board with staggered three-year terms. The Select Board manages the general direction and affairs of the Town in all matters not otherwise provided by federal, state or local laws and regulations. They are assisted by a Town Administrator who is responsible for general supervision over certain general government operating departments and provides coordination with other Town-wide elected positions (e.g. including, but not limited to the Town Clerk and the School Committee) and all other Officials, Boards, Commissions, and Committees. One principal duty of the Administrator and Town Management is Town-wide coordination of the annual fiscal budget. The legislative body of the Town is a representative Town Meeting which consists of 288 precinct elected members with staggered three-year terms in addition to certain ex-officio members. Town Meeting assembles annually to legislate policy and budgets for the local government.

For financial reporting purposes, the Town has included all funds, organizations, agencies, boards, commissions and institutions. The Town has also considered all potential component units for which it is financially accountable as well as other organizations for which the nature and significance of their relationship with the Town are such that exclusion would cause the basic financial statements to be misleading or incomplete. As required by GAAP, these basic financial statements present the Town (the primary government) and its component units. One entity has been included as a component unit in the reporting entity because of the significance of its operational and/or financial relationship.

Component Unit Presented as a Fiduciary Fund – The following component unit is presented as a fiduciary fund of the primary government due to the nature and significance of the relationship between the Town and the component unit.

In the Fiduciary Funds:

(1) The Belmont Contributory Retirement System (System) was established to provide retirement benefits to Town employees, Belmont Housing Authority employees, and their beneficiaries. The System is governed by a five-member board comprised of the Town Accountant (ex-officio), two members elected by the System's participants, one member appointed by the Select Board and one member appointed by the Board members. The System is presented using the accrual basis of accounting and is reported as a pension trust fund in the fiduciary fund financial statements.

The System issues a publicly available audited financial report in accordance with guidelines established by the Commonwealth of Massachusetts' (Commonwealth) Public Employee Retirement Administration Commission (PERAC). That report may be obtained by contacting the System located at 90 Concord Ave, 3rd Floor, Suite 3, Belmont, MA 02478.

B. Government-Wide and Fund Financial Statements

Government-Wide Financial Statements

The government-wide financial statements (i.e., statement of net position and statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. *Governmental activities*, which are primarily supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which are supported primarily by user fees and charges.

Fund Financial Statements

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though fiduciary funds are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. Non-major funds are aggregated and displayed in a single column.

Major Fund Criteria

Major funds must be reported if the following criteria are met:

- If the total assets and deferred outflows, liabilities and deferred inflows, revenues, or expenditures/expenses of an individual governmental or enterprise fund are at least 10 percent of the corresponding element (assets and deferred outflows, liabilities and deferred inflows, etc.) for all funds of that category or type (total governmental or total enterprise funds), *and*

- If the total assets and deferred outflows, liabilities and deferred inflows, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5 percent of the corresponding element for all governmental and enterprise funds combined.

Additionally, any other governmental or enterprise fund that management believes is particularly significant to the basic financial statements may be reported as a major fund.

Internal service funds and fiduciary funds are reported by fund type.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded when the liabilities are incurred regardless of the timing of the related cash flows. Real estate and personal property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The statement of activities demonstrates the degree to which the direct expenses of a particular function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include the following:

- Charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment.

- Grants and contributions that are restricted to meeting the operational requirements of a particular function or segment.

- Grants and contributions that are restricted to meeting the capital requirements of a particular function or segment.

Taxes and other items not identifiable as program revenues are reported as general revenues. For the most part, the effect of interfund activity has been removed from the government-wide financial statements. However, the effect of interfund services provided and used between functions is not eliminated as the elimination of these charges would distort the direct costs and program revenues reported for the functions affected.

Fund Financial Statements

Governmental fund financial statements are reported using the flow of current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., measurable and available). Measurable means the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on general long-term debt which is recognized when due, and certain compensated absences and claims and judgments which are recognized when the obligations are expected to be liquidated with current expendable available resources.

Real estate and personal property tax revenues are considered available if they are collected within 60 days after year-end. Investment income is susceptible to accrual. Other receipts and tax revenues become measurable and available when the cash is received and are recognized as revenue at that time.

Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria is met. Expenditure driven grants recognize revenue when the qualifying expenditures are incurred, and all other grant requirements are met.

The following major governmental funds are reported:

The *general fund* is the primary operating fund. It is used to account for all financial resources, except those that are required to be accounted for in another fund.

The *skating rink construction fund* accounts for activity related to the construction of the municipal skating rink.

The *library construction fund* accounts for activity related to the construction of the municipal library.

The nonmajor governmental funds consist of other special revenue, capital project, and permanent funds that are aggregated and presented in the *nonmajor governmental funds* column on the governmental funds financial statements. The following describes the general use of these fund types:

The s*pecial revenue fund* is used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than permanent funds or capital projects.

The c*apital projects fund* is used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets of the governmental funds.

The *permanent fund* is used to account for and report financial resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the governmental programs.

Proprietary fund financial statements are reported using the flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded when the liabilities are incurred regardless of the timing of the related cash flows.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the proprietary funds principle ongoing operations. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The following major proprietary funds are reported:

The *water enterprise fund* is used to account for the water activities.

The *sewer enterprise fund* is used to account for the sewer activities.

The *electric light enterprise fund* is used to account for the electric light department activities.

The *internal service fund* is used to account for the financing of services provided by one department to other departments or governmental units. This fund is used to account for risk financing activities related to the self-insured employee health program.

Fiduciary fund financial statements are reported using the flow of economic resources measurement focus and use the accrual basis of accounting. Fiduciary funds are used to account for assets held in a trustee capacity by the Town for others that cannot be used to support the governmental programs.

The following fiduciary fund types are reported:

The *pension trust fund* is used to account for the activities of the System, which accumulates resources to provide pension benefits to eligible retirees and their beneficiaries.

The *other postemployment benefit trust fund* is a fund established under special legislation to accumulate resources to provide funding for future OPEB (other postemployment benefits) liabilities.

The *private-purpose trust fund* is used to account for trust arrangements that exclusively benefit individuals, private organizations, or other governments. Some of these trusts have donor restrictions and trustee policies that do not allow the endowment portion and any unrealized appreciation to be spent. The donor restrictions and trustee policies only allow the trustees to authorize spending of the realized investment earnings. The Town's educational scholarship trusts are accounted for in this fund.

D. Cash and Investments

Government-Wide and Fund Financial Statements

Cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with an original maturity of three months or less from the date of acquisition. Investments are carried at fair value.

E. Fair Value Measurements

The Town reports required types of financial instruments in accordance with the fair value standards. These standards require an entity to maximize the use of observable inputs (such as quoted prices in active markets) and minimize the use of unobservable inputs (such as appraisals or valuation techniques) to determine fair value. Fair value standards also require the government to classify these financial

instruments into a three-level hierarchy, based on the priority of inputs to the valuation technique or in accordance with net asset value practical expedient rules, which allow for either Level 2 or Level 3 depending on lock up and notice periods associated with the underlying funds.

Instruments measured and reported at fair value are classified and disclosed in one of the following categories:

Level 1 – Quoted prices are available in active markets for identical instruments as of the reporting date. Instruments, which are generally included in this category, include actively traded equity and debt securities, mutual funds and certain U.S. government obligations with quoted market prices in active markets.

Level 2 – Pricing inputs are other than quoted in active markets, which are either directly or indirectly observable as of the reporting date, and fair value is determined through the use of models or other valuation methodologies. Certain U.S. government obligations and fixed income securities, primarily corporate bonds, are classified as Level 2 because fair values are estimated using pricing models, matrix pricing, or discounted cash flows.

Level 3 – Pricing inputs are unobservable for the instrument and include situations where there is little, if any, market activity for the instrument. The inputs into the determination of fair value require significant management judgment or estimation.

In some instances, the inputs used to measure fair value may fall into different levels of the fair value hierarchy and is based on the lowest level of input that is significant to the fair value measurement. For more information on the fair value of the Town's financial instruments, see Note 2 for further details.

F. Accounts Receivable

Government-Wide and Fund Financial Statements

The recognition of revenue related to accounts receivable reported in the government-wide financial statements and the proprietary funds and fiduciary funds financial statements are reported under the accrual basis of accounting. The recognition of revenue related to accounts receivable reported in the governmental funds financial statements are reported under the modified accrual basis of accounting.

Real Estate, Personal Property Taxes and Tax Liens

Real estate and personal property taxes are levied and based on values assessed on January 1st of every year. Assessed values are established by the Board of Assessor's for 100% of the estimated fair market value. Taxes are due on August 1st, November 1st, February 1st, and May 1st and are subject to penalties and interest if they are not paid by the respective due date. Real estate and personal property taxes levied are recorded as receivables in the year of the levy.

Real estate tax liens are processed during the year on delinquent properties and are recorded as receivables in the year they are processed.

Real estate receivables are secured via the tax lien process and are considered 100% collectible. Accordingly, an allowance for uncollectibles is not reported.

Personal property taxes cannot be secured through the lien process. The allowance of uncollectibles is estimated based on historical trends and specific account analysis.

Motor Vehicle Excise

Motor vehicle excise taxes are assessed annually for each vehicle registered in the Town and are recorded as receivables in the year of the levy. The Commonwealth is responsible for reporting the number of vehicles registered and the fair values of those vehicles. The tax calculation is the fair value of the vehicle multiplied by $25 per $1,000 of value.

The allowance for uncollectibles is estimated based on historical trends and specific account analysis.

Water and Sewer

User fees are levied quarterly based on individual meter readings and are subject to penalties and interest if they are not paid by the respective due date. Water and Sewer liens are processed every year and included as a lien on the property owner's tax bill. Water and Sewer charges and liens are recorded as receivables in the year of the levy.

Since the receivables are secured via the lien process, they are considered 100% collectible and therefore do not report an allowance for uncollectibles.

Departmental and Other

Departmental and other receivables are recorded as receivables in the year accrued. The allowance for uncollectibles is estimated based on historical trends and specific account analysis.

Intergovernmental

Various federal and state grants for operating and capital purposes are applied for and received annually. For non-expenditure driven grants, receivables are recorded as soon as all eligibility requirements imposed by the provider have been met. For expenditure driven grants, receivables are recorded when the qualifying expenditures are incurred, and all other grant requirements are met.

These receivables are considered 100% collectible and therefore do not report an allowance for uncollectibles.

Sale of Electricity

Revenues from the sale of electricity are recorded on the basis of bills rendered from monthly readings taken on a cycle basis. The revenues are based on rates established by Belmont Light which are applied to customers' consumption of electricity.

Belmont's rates contain an adjustable component pursuant to which increased power costs (power costs in excess of amounts recovered through base rates) are billable to customers.

The allowance for uncollectibles is estimated based on a history of past write-offs and collections and current credit conditions.

G. Inventories

Government-Wide and Fund Financial Statements

Inventories are recorded as expenditures at the time of purchase in the fund financial statements. Such inventories are capitalized in the government-wide financial statements and carried at cost. Inventories of the light fund are carried at average cost.

H. Capital Assets

Government-Wide and Proprietary Fund Financial Statements

Capital assets, which include land, construction in progress, land improvements, buildings, machinery and equipment, vehicles and infrastructure (e.g., roads, water mains, sewer mains, and similar items), are reported in the applicable governmental or business-type activity column of the government-wide financial statements and in the proprietary fund financial statements. Capital assets are recorded at historical cost, or at estimated historical cost, if actual historical cost is not available. Donated capital assets, donated works of art, historical treasures and similar assets, and capital assets received in service concession arrangements are recorded at acquisition value.

All purchases and construction costs in excess of $25,000 are capitalized at the date of acquisition or construction, respectively, with expected useful lives of greater than one year.

The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend asset lives are not capitalized and are treated as expenses when incurred. Improvements are capitalized.

Management reviews capital assets annually to determine if any assets are impaired. No impairment losses were recognized in fiscal year 2024.

Capital assets (excluding land) are depreciated on a straight-line basis. The estimated useful lives of capital assets are as follows:

Capital Asset Type	Estimated Useful Life (in years)
Land improvements	20
Buildings	40-50
Machinery and equipment	5-20
Vehicles	5-15
Infrastructure	15-100

The fixed assets of the municipal light enterprise fund are capitalized upon purchase and depreciated at 3% of the cost of plant in service at the beginning of the calendar year, exclusive of land and land rights. The municipal light enterprise fund charges maintenance to expense when incurred. Replacements and betterments are charged to fixed assets.

Governmental Fund Financial Statements

Capital asset costs are recorded as expenditures in the acquiring fund in the year of the purchase.

I. Deferred Outflows/Inflows of Resources

Government-Wide Financial Statements (Net Position)

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The Town has reported deferred outflows of resources related to pensions and postemployment benefits.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The Town has reported deferred inflows of resources related to taxes paid in advance, pensions, postemployment benefits, contribution in aid of construction, and rate stabilization reserve.

Governmental Fund Financial Statements

In addition to liabilities, the governmental funds balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents assets that have been recorded in the governmental fund financial statements, but

the revenue is not available and so will not be recognized as an inflow of resources (revenue) until it becomes available. The Town has reported taxes paid in advance and unavailable revenue as deferred inflows of resources in the governmental funds balance sheet.

J. Unavailable Revenue

Unavailable revenue at the governmental fund financial statement level represents billed receivables that do not meet the availability criterion in accordance with the current financial resources measurement focus and the modified accrual basis of accounting. Unavailable revenue is recognized as revenue in the conversion to the entity-wide (full accrual) financial statements.

K. Interfund Receivables and Payables

During the course of operations, transactions occur between and within individual funds that may result in amounts owed between funds.

Government-Wide Financial Statements

Transactions of a buyer/seller nature between and within governmental funds and internal service funds are eliminated from the governmental activities in the statement of net position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the statement of net position as “internal balances”.

Fund Financial Statements

Transactions of a buyer/seller nature between and within funds are not eliminated from the individual fund statements. Receivables and payables resulting from these transactions are classified as “Due from other funds” or “Due to other funds” on the balance sheet.

L. Interfund Transfers

During the course of operations, resources are permanently reallocated between and within funds. These transactions are reported as transfers in and transfers out.

Government-Wide Financial Statements

Transfers between and within governmental funds and internal service funds are eliminated from the governmental activities in the statement of net position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the statement of activities as “Transfers, net”.

Fund Financial Statements

Transfers between and within funds are not eliminated from the individual fund statements and are reported as transfers in and transfers out.

M. Net Position and Fund Equity

Government-Wide Financial Statements (Net position)

Net position reported as "net investment in capital assets" includes capital assets, net of accumulated depreciation, less the principal balance of outstanding debt used to acquire capital assets. Unspent proceeds of capital related debt are not considered to be capital assets.

Net position is reported as restricted when amounts are not available for appropriation or are legally restricted by outside parties for a specific future use.

Net position has been "restricted for" the following:

"Depreciation" – represents amounts restricted in the Electric Light Fund for the statutory reserve for funded depreciation.

"Permanent funds – expendable" represents the amount of realized and unrealized investment earnings of donor restricted trusts. The donor restrictions and trustee policies only allow the trustees to approve spending of the realized investment earnings that support governmental programs.

"Permanent funds – nonexpendable" represents the endowment portion of donor restricted trusts that support governmental programs.

"Gifts and Grants" represents restrictions placed on assets from outside parties.

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Financial Statements (Fund Balances)

Governmental fund balances are classified as nonspendable, restricted, committed, assigned, or unassigned based on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The governmental fund balance classifications are as follows:

"Nonspendable" fund balance includes amounts that cannot be spent because they are either not in spendable form or they are legally or contractually required to be maintained intact.

"Restricted" fund balance includes amounts subject to constraints placed on the use of resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or that are imposed by law through constitutional provisions or enabling legislation.

"Committed" fund balance includes amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority. Town meeting is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

"Assigned" fund balance includes amounts that are constrained by the Town's intent to be used for specific purposes but are neither restricted nor committed. The Select Board has by resolution authorized the Town Accountant to assign fund balance. The Board may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's budget. Unlike commitments, assignments generally only exist temporarily. An additional action does not normally have to be taken for the removal of an assignment.

"Unassigned" fund balance includes the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund.

Sometimes the Town will fund outlays for a particular purpose from different components of fund balance. In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balances in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. When different components of fund balance can be used for the same purpose, it is the Town's policy to consider restricted fund balance to have been depleted first, followed by committed fund balance, and assigned fund balance. Unassigned fund balance is applied last.

N. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of both the Belmont Contributory Retirement System and the Massachusetts Teachers' Retirement System and additions to/deductions from the Systems' fiduciary net position have been determined on the same basis as they are reported by the Systems. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

O. Long-term debt

Government-Wide and Proprietary Fund Financial Statements

Long-term debt is reported as liabilities in the government-wide and proprietary fund statements of net position. Material bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

Governmental Fund Financial Statements

The face amount of governmental funds long-term debt issued is reported as other financing sources. Bond premiums and discounts, as well as issuance costs, are recognized in the current period. Bond premiums are reported as other financing sources and bond discounts are reported as other financing uses. Issuance costs, whether or not withheld from the actual bond proceeds received, are reported as general government expenditures.

P. Investment Income

Excluding the permanent funds, investment income derived from major and nonmajor governmental funds is legally assigned to the general fund unless otherwise directed by Massachusetts General Law (MGL).

Investment income from proprietary funds, trust funds, and internal service funds is retained within the respective fund.

Q. Compensated Absences

Employees are granted vacation and sick leave in varying amounts based on collective bargaining agreements, state laws, and executive policies.

Government-Wide and Proprietary Fund Financial Statements

Vested or accumulated vacation and sick leave are reported as liabilities and expensed as incurred. Sick leave though accrued is expensed as incurred. There is no obligation to pay for sick time upon termination of employment.

Governmental Fund Financial Statements

Vested or accumulated vacation and sick leave, which will be liquidated with expendable available financial resources, are reported as expenditures and fund liabilities upon maturity of the liability.

R. Use of Estimates

Government-Wide and Fund Financial Statements

The preparation of basic financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure for contingent assets and liabilities at the date of the basic financial statements and the reported amounts of the revenues and expenditures/expenses during the year. Actual results could vary from estimates that were used.

S. Total Column

Government-Wide Financial Statements

The total column presented on the government-wide financial statements represents consolidated financial information.

Fund Financial Statements

The total column on the fund financial statements is presented only to facilitate financial analysis. Data in this column is not the equivalent of consolidated financial information.

NOTE 2 – CASH AND INVESTMENTS

A cash and investment pool is maintained that is available for use by all funds. Each fund type's portion of this pool is displayed on the combined balance sheet as "Cash and Cash Equivalents". The deposits and investments of the trust funds are held separately from those of other funds.

Statutes authorize the investment in obligations of the U.S. Treasury, agencies and instrumentalities, certificates of deposit, repurchase agreements, money market accounts, bank deposits, and the State Treasurer's Investment Pool (Pool). The Treasurer may also invest trust funds in securities, other than mortgages or collateral loans, which are legal for the investment of funds of savings banks under the laws of the Commonwealth.

MMDT, which is an external investment pool that is overseen by the Treasurer of the Commonwealth of Massachusetts, meets the criteria established by GASB 79, "Certain External Investment Pools and Pool Participants", to report its investments at amortized cost; therefore, investments in MMDT are reported at amortized cost which approximates the net asset value of $1.00 per share. MMDT has a maturity of less than 1 year and is not rated.

Custodial Credit Risk - Deposits

In the case of deposits, this is the risk that in the event of a bank failure, the Town's deposits may not be returned to it. The Town does not have a formal policy for custodial credit risk, however the Treasurer periodically reviews the Veribanc ratings and overall performance of each financial institution. At year-end, the carrying amount of deposits totaled $95,684,462 and the bank balance totaled $98,960,902. Of the bank balance, $2,500,000 was covered by Federal Depository Insurance, $6,614,382 was covered by the Depositor's Insurance Fund, $58,420,208 was covered by an Insured Cash Sweep, $27,907,883 was collateralized, and $3,518,429 was exposed to custodial credit risk because it was uninsured and uncollateralized.

At December 31, 2023, the carrying amount of the Retirement System's deposits totaled $2,131,057 and the bank balance totaled $2,198,138. The bank balance was fully insured by Federal Depository Insurance.

Investments

As of June 30, 2024, the Town had the following investments and maturities:

		Maturities		
Investment Type	**Fair value**	**Under 1 Year**	**1-5 Years**	**Quality Rating**
Debt securities:				
U.S. treasury bonds	$ 17,072,928	$ 17,072,928	$ -	AAA
Government sponsored enterprises	401,030	-	401,030	AA+
Total debt securities	17,473,958	$ 17,072,928	$ 401,030	
Other investments:				
Equity securities	12,685,713			
Equity mutual funds	3,116,837			
Negotiable Certificates of Deposit	2,131,311			
MMDT - Cash portfolio	22,992,802			
Total investments	$ 58,400,621			

As of December 31, 2023, the Retirement System had the following investments and maturities:

Investment Type	Fair value	Maturities 6-10 Years	Quality Rating
Debt securities:			
Loomis Sayles Multisector Fund	$ 12,018,145	$ 12,018,145	BBB
Carillon Reams Core Plus Bond Fund	12,749,355	12,749,355	AA
Total debt securities	24,767,500	$ 24,767,500	
Other investments:			
AEW Core Property Trust	4,260,629		
Equity securities	10,170,440		
PIMCO All Asset Fund	13,977,109		
Equity Commingled Funds	30,180,146		
Private Equity	20,041,059		
PRIT Hedge Fund Account	8,594,732		
PRIT Real Estate Fund	11,001,621		
PRIT International Equity Fund	21,377,937		
PRIT Emerging Markets	9,696,163		
PRIT Fund	3,742,831		
Total investments	$ 157,810,167		

Custodial Credit Risk – Investments

For an investment, this is the risk that, in the event of a failure by the counterparty, the Town will not be able to recover the value of its investments or collateral security that are in possession of an outside party. Investments in external investment pools and in open-end mutual funds are not exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form. The Town's investments in U.S. Treasury bonds, government sponsored enterprises and equity securities have custodial credit risk exposure of $30,159,671 because the related securities are uninsured, unregistered and held by the counterparty.

The Town's investment policy states that before conducting any business with a brokerage house, the Town must obtain a copy of their latest audited financial statement, proof of National Association of Security Dealers certification and proof of credit worthiness, which the Town defines as at least five years in operation and minimum capital of $10 million.

The Retirement System has custodial credit risk exposure of $10,170,440 because the related equity securities are uninsured, unregistered and held by the counterparty. The Retirement System limits its custodial credit risk by utilizing an institutional custodial bank, currently M&T Bank. Assets held in commingled fund accounts are also held in a similar fashion, with individual fund securities held in the

fund's name at their custodian bank. A small percentage of the Retirement System's assets (typically less than 5%) may be held from time to time in commingled cash equivalent vehicles where the assets are subject to counterparty risk.

Interest Rate Risk

The Town's investment policy states that safety of principal is the foremost objective, followed by liquidity and then yield. Investments shall be made to achieve the best rate of return, considering safety and liquidity constraints, as well as legal requirements while not explicitly limiting the maturities of allowable investments.

The Retirement System's fixed income assets are held in professionally managed, institutional commingled funds. The Retirement System limits its effective exposure to interest rate risk by benchmarking its commingled fixed income investment accounts to an intermediate duration benchmark (LB Aggregate) with a duration of 4-5 years. Further, the Retirement System's current fixed income investments are diversified by sector (corporate, government, asset-backed, mortgage, non-US dollar) to provide additional protection in various interest rate environments.

The Town invests in the MMDT cash portfolio, which had a weighted average maturity of 43 days as of June 30, 2024.

The System participates in PRIT. The effective weighted duration rate for PRIT investments ranged from 2.98 to 14.57 years.

Credit Risk

The Town's investment policy seeks to minimize credit risk associated with certain types of investments through diversification and prudent selection of investments in line with MGL CH 44 Sec. 55B.

The Retirement System has a policy that states no more than 20% of the fixed income assets may be invested in below investment grade securities (rated BBB by Standard & Poor's) and the average duration of the fixed income portfolio cannot be more than 20% higher than the market as measured by the Barclay's Capital Aggregate Bond Index.

Concentration of Credit Risk

The Town places a limit of 10% on the amount that may be invested in any one issuer. The Town does not have more than 10% of its investments with any one issuer as of June 30, 2024. For the Retirement System, no fixed income security, except issues of the U. S. Government, can comprise more than 5% of the Retirement System's assets, measured at market; and no individual portfolio can hold more than 5% of its assets in securities of any single entity, except issues of the U. S. Government, mutual funds, external investments pools or other pooled funds. Further, no equity security can comprise more than 5% of the equity portfolio measured at book value. The Retirement System does not maintain individual investments that exceed 5% of the System's total investments.

Foreign Currency Risk

The Retirement System's exposure to foreign currency risk is attributable to its investments in individual commingled mutual funds and trusts that are invested in diversified (by country and security) portfolios on international stocks and bonds that are denominated in foreign currencies. The Retirement System's combined policy target allocation to all non-U.S. securities is currently 15% of the System's total assets (12% international equities and 3% international bonds).

Fair Value of Investments

Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants, as of the measurement date. The Town holds investments that are measured at fair value on a recurring basis. Because investing is not a core part of the Town's mission, the Town determines that the disclosures related to these investments only need to be disaggregated by major type. The Town chooses a tabular format for disclosing the levels within the fair value hierarchy.

The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The Town has the following recurring fair value measurements as of June 30, 2024:

		Fair Value Measurements Using		
Investment Type	June 30, 2024	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments measured at fair value:				
Debt securities:				
U.S. treasury bonds	$ 17,072,928	$ -	$ 17,072,928	$ -
Government sponsored enterprises	401,030	-	401,030	-
Total debt securities	17,473,958	-	17,473,958	-
Other investments:				
Equity securities	12,685,713	12,685,713	-	-
Equity mutual funds	3,116,837	3,116,837	-	-
Negotiable Certificates of Deposit	2,131,311	2,131,311	-	-
Total other investments	17,933,861	17,933,861	-	-
Total investments measured at fair value	35,407,819	$ 17,933,861	$ 17,473,958	$ -
Investments measured at amortized cost:				
MMDT - Cash portfolio	22,992,802			
Total investments	$ 58,400,621			

Equity securities, equity mutual funds and negotiable certificates of deposit classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. U.S. Treasury bonds and government sponsored enterprises classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on their relationship to benchmark quoted prices.

MMDT investments are valued at amortized cost. Under the amortized cost method, an investment is valued initially at its cost and adjusted for the amount of interest income accrued each day over the term of the investment to account for any difference between the initial cost and the amount payable at its maturity. If amortized cost is determined not to approximate fair value, the value of the portfolio securities will be determined under procedures established by the Advisor.

The Retirement System holds significant amounts of investments that are measured at fair value on a recurring basis. Because investing is a key part of the Retirement System's activities, it shows greater disaggregation in its disclosures. The Retirement System chooses a tabular format for disclosing the levels within the fair value hierarchy. The Retirement System categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles.

The Retirement System has the following recurring fair value measurements as of December 31, 2023:

		Fair Value Measurements Using		
Investment Type	December 31, 2023	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Investments measured at fair value:				
Debt securities:				
Loomis Sayles Multisector Bond Fund	$ 12,018,145	$ 12,018,145	$ -	$ -
Carillon Reams Core Plus Bond Fund	12,749,355	12,749,355	-	-
Total debt securities	24,767,500	24,767,500	-	-
Other investments:				
Equity securities	10,170,440	10,170,440	-	-
PIMCO All Asset Fund	13,977,109	13,977,109	-	-
Equity commingled funds	30,180,146	30,180,146	-	-
Private equity	20,041,059	-	-	20,041,059
AEW Core Property Trust	4,260,629	-	-	4,260,629
Total other investments	78,629,383	54,327,695	-	24,301,688
Total investments measured at fair value	103,396,883	$ 79,095,195	$ -	$ 24,301,688
Investments measured at net asset value:				
Pension Reserve Investment Trust (PRIT)	54,413,284			
Total investments	$ 157,810,167			

Bond mutual funds, equity securities, PIMCO all asset fund, and equity commingled funds classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Real estate property trusts and private equity investments classified in Level 3 are valued using either a discounted cash flow or market comparable companies' technique.

PRIT Investments are valued using the net asset value (NAV) method as a practical expedient. The practical expedient is not used when the investment would be expected to sell at a value different than the NAV. This investment pool was established by the Treasurer of the Commonwealth of Massachusetts, who serves as Trustee. PRIT is administered by the Pension Reserves Investment Management Board (PRIM). The fair values of the positions in each investment Pool are the same as the value of each Pool's shares. The System does not have the ability to control any of the investment decisions relative to its funds in PRIT.

NOTE 3 – RECEIVABLES

Receivables as of June 30, 2024, for the individual major and nonmajor governmental funds, including the applicable allowances for uncollectible accounts, are as follows:

	Gross Amount	Allowance for Uncollectibles	Net Amount
Receivables:			
Real estate and personal property taxes	$ 1,472,792	$ (4,045)	$ 1,468,747
Tax liens	1,274,359	-	1,274,359
Motor vehicle and other excise taxes	586,071	(340,045)	246,026
Departmental and other	605,091	-	605,091
Intergovernmental	1,162,447	-	1,162,447
Community preservation state share	255,000	-	255,000
Total	$ 5,355,760	$ (344,090)	$ 5,011,670

Receivables for the enterprise funds as of June 30, 2024, consist of the following:

	Gross Amount	Allowance for Uncollectibles	Net Amount
Receivables:			
Water liens - user charges	$ 21,855	$ -	$ 21,855
Water user charges	1,521,010	-	1,521,010
Sewer liens - user charges	26,540	-	26,540
Sewer user charges	1,998,346	-	1,998,346
Electric light user charges	2,239,120	(198,766)	2,040,354
Total	$ 5,806,871	$ (198,766)	$ 5,608,105

Governmental funds report unavailable revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. At the end of the current year, the various components of unavailable revenue reported in the governmental funds were as follows:

	General Fund	Other Governmental Funds	Total
Receivables:			
Real estate and personal property taxes	$ 1,029,637	$ 13,194	$ 1,042,831
Tax liens	1,274,359	-	1,274,359
Motor vehicle and other excise taxes	246,026	-	246,026
Departmental and other	424,406	180,685	605,091
Intergovernmental	-	694,318	694,318
Community preservation state share	-	255,000	255,000
Total	$ 2,974,428	$ 1,143,197	$ 4,117,625

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2024, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital assets not being depreciated:				
Land	$ 16,221,456	$ -	$ -	$ 16,221,456
Construction in progress	157,071	11,150,093	(67,171)	11,239,993
Total capital assets not being depreciated	16,378,527	11,150,093	(67,171)	27,461,449
Capital assets being depreciated:				
Land improvements	18,518,638	1,426,499	-	19,945,137
Buildings	442,926,253	12,301,537	-	455,227,790
Machinery and equipment	17,944,028	67,418	-	18,011,446
Vehicles	9,449,723	126,135	-	9,575,858
Infrastructure	56,088,881	2,079,460	-	58,168,341
Total capital assets being depreciated	544,927,523	16,001,049	-	560,928,572
Less accumulated depreciation for:				
Land improvements	(7,352,790)	(735,296)	-	(8,088,086)
Buildings	(66,268,533)	(9,072,090)	-	(75,340,623)
Machinery and equipment	(16,428,486)	(315,837)	-	(16,744,323)
Vehicles	(6,705,093)	(370,066)	-	(7,075,159)
Infrastructure	(19,455,898)	(1,139,335)	-	(20,595,233)
Total accumulated depreciation	(116,210,800)	(11,632,624)	-	(127,843,424)
Total capital assets being depreciated, net	428,716,723	4,368,425	-	433,085,148
Total governmental activities capital assets, net	$ 445,095,250	$ 15,518,518	$ (67,171)	$ 460,546,597

	Beginning Balance	Increases	Decreases	Ending Balance
Water:				
Capital assets not being depreciated:				
Land	$ 3,138	$ -	$ -	$ 3,138
Construction in progress	530,018	497,583	(530,018)	497,583
Total capital assets not being depreciated	533,156	497,583	(530,018)	500,721
Capital assets being depreciated:				
Buildings	846,856	-	-	846,856
Machinery and equipment	2,806,773	595,000	-	3,401,773
Vehicles	1,563,909	-	-	1,563,909
Infrastructure	41,104,367	106,247	-	41,210,614
Total capital assets being depreciated	46,321,905	701,247	-	47,023,152
Less accumulated depreciation for:				
Buildings	(264,627)	(9,053)	-	(273,680)
Machinery and equipment	(2,697,533)	(164,972)	-	(2,862,505)
Vehicles	(1,114,102)	(86,877)	-	(1,200,979)
Infrastructure	(21,277,980)	(269,969)	-	(21,547,949)
Total accumulated depreciation	(25,354,242)	(530,871)	-	(25,885,113)
Total capital assets being depreciated, net	20,967,663	170,376	-	21,138,039
Total water activities capital assets, net	$ 21,500,819	$ 667,959	$ (530,018)	$ 21,638,760

	Beginning Balance	Increases	Decreases	Ending Balance
Sewer:				
Capital assets being depreciated:				
Machinery and equipment	$ 2,672,604	$ -	$ -	$ 2,672,604
Vehicles	1,687,740	142,521	-	1,830,261
Infrastructure	32,986,905	745,489	-	33,732,394
Total capital assets being depreciated	37,347,249	888,010	-	38,235,259
Less accumulated depreciation for:				
Machinery and equipment	(2,130,550)	(198,088)	-	(2,328,638)
Vehicles	(1,636,924)	(36,593)	-	(1,673,517)
Infrastructure	(6,705,352)	(350,454)	-	(7,055,806)
Total accumulated depreciation	(10,472,826)	(585,135)	-	(11,057,961)
Total sewer activities capital assets, net	$ 26,874,423	$ 302,875	$ -	$ 27,177,298

	Beginning Balance	Increases	Decreases	Ending Balance
Municipal Light:				
Capital assets not being depreciated:				
Land	$ 1,586,597	$ -	$ -	$ 1,586,597
Construction in progress	184,853	3,269,305	(2,632,739)	821,419
Total capital assets not being depreciated	1,771,450	3,269,305	(2,632,739)	2,408,016
Capital assets being depreciated:				
Distribution Plant	44,654,563	3,350,906	(389,074)	47,616,395
General Plant	10,007,713	539,261	(78,228)	10,468,746
Total capital assets being depreciated	54,662,276	3,890,167	(467,302)	58,085,141
Less accumulated depreciation for:				
Distribution Plant	(19,944,173)	(1,339,637)	389,074	(20,894,736)
General Plant	(7,830,558)	(300,231)	78,228	(8,052,561)
Total accumulated depreciation	(27,774,731)	(1,639,868)	467,302	(28,947,297)
Total capital assets being depreciated, net	26,887,545	2,250,299	-	29,137,844
Total municipal light activities capital assets, net	$ 28,658,995	$ 5,519,604	$ (2,632,739)	$ 31,545,860

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental Activities:	
General government	$ 946,632
Public safety	960,499
Education	8,189,142
Public works	1,009,855
Health and human services	23,236
Culture and recreation	503,260
Total depreciation expense - governmental activities	$ 11,632,624
Business-Type Activities:	
Water	$ 530,871
Sewer	585,135
Municipal Light	1,639,868
Total depreciation expense - business-type activities	$ 2,755,874

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The Town's interfund receivables and payables totaled $2,082,814 as of June 30, 2024, and consisted of amounts due to the general fund from the Chapter 90 and high school construction nonmajor governmental funds. The outstanding balances resulted from timing differences between when reimbursable expenditures were incurred and when reimbursements were received.

Interfund transfers for the year ended June 30, 2024, are summarized as follows:

	Transfers In:					
Transfers Out:	General fund	Skating Rink Construction fund	Library Construction fund	Nonmajor governmental funds	Total	
General fund	$ -	$ 1,500,000	$ 850,000	$ 3,581,816	$ 5,931,816	(1)
Nonmajor governmental funds	235,667	-	-	1,487,335	1,723,002	(2)
Light Enterprise fund	450,000	-	-	-	450,000	(3)
Total	$ 685,667	$ 1,500,000	$ 850,000	$ 5,069,151	$ 8,104,818	

(1) Represents budgeted transfers to fund various capital projects and the special education reserve.

(2) Represents budgeted transfers from receipts reserved for appropriation to fund the operating budget, transfers from nonmajor capital project and grant funds to the general fund, and transfers to reallocate resources between nonmajor funds.

(3) Represents budgeted payments in lieu of taxes from the light enterprise fund.

NOTE 6 – SHORT-TERM FINANCING

Short-term debt may be authorized and issued to fund the following:

- Current operating costs prior to the collection of revenues through issuance of revenue or tax anticipation notes (RANs or TANs).
- Capital project costs and other approved expenditures incurred prior to obtaining permanent financing through issuance of bond anticipation notes (BANs) or grant anticipation notes (GANs).

Short-term loans are general obligations and carry maturity dates that are limited by statute. Interest expenditures and expenses for short-term borrowings are accounted for in the general fund and enterprise funds.

Details related to the Town's short-term debt activity for the year ended June 30, 2024, are as follows:

Type	Purpose	Rate (%)	Due Date	Balance at June 30, 2023	Renewed/ Issued	Retired/ Redeemed	Balance at June 30, 2024	
Governmental Funds:								
BAN	High School	4.50%	11/14/24	$ -	$ 5,200,000	$ (3,130,000)	$ 2,070,000	(1)
BAN	Public Library	4.50%	11/14/24	-	8,220,000	(8,220,000)	-	(1)
BAN	Rink and Sports Facility	4.50%	11/14/24	-	22,260,000	(22,260,000)	-	(1)
	Total Governmental Funds			$ -	$ 35,680,000	$ (33,610,000)	$ 2,070,000	

(1) On September 26, 2024, $33,610,000 of outstanding BANs were retired with bond proceeds totaling $33,470,900 and bond premiums totaling $139,100. These bond proceeds and premiums have been recognized in the Town's financial statements and are reported as long-term debt as of June 30, 2024. On September 27, 2024, the remaining BANs were retired from the issuance of new BANs with an interest rate of 4.00% and maturity date of September 26, 2025.

NOTE 7 – LONG-TERM DEBT

Under the provisions of Chapter 44, Section 10, Municipal Law authorizes indebtedness up to a limit of 5% of the equalized valuation. Debt issued in accordance with this section of the law is designated as being "inside the debt limit". In addition, however, debt may be authorized in excess of that limit for specific purposes. Such debt, when issued, is designated as being "outside the debt limit".

Details related to the outstanding indebtedness at June 30, 2024, and the debt service requirements are presented on the following pages.

Bonds Payable Schedule – Governmental Funds

Project	Maturities Through	Original Loan Amount	Interest Rate (%)	Outstanding at June 30, 2024
General Obligation Bonds Payable:				
Town Center	2025	$ 1,450,000	3.00	$ 145,000
Underwood Pool	2030	2,790,000	2.00-3.00	1,110,000
Fire Station	2026	979,900	2.00-3.00	189,900
Land	2025	350,150	3.00	35,000
Public Safety Radio Equipment	2026	1,086,000	2.00-4.00	200,000
Modular Classrooms	2028	2,426,000	3.00-5.00	1,106,000
High School	2049	94,428,000	3.00-5.00	85,395,000
DPW/ Police Station	2049	6,988,000	3.00-5.00	6,320,000
2019 Debt Refunding	2035	19,650,000	3.00-4.00	14,165,000
High School	2050	93,927,500	2.00-5.00	86,460,000
DPW Building & Police Station	2050	3,287,500	2.00-5.00	3,025,000
High School	2052	12,765,000	3.75-5.00	12,325,000
High School	2054	2,990,900	3.88-5.00	2,990,900
Public Library	2055	8,220,000	3.88-5.00	8,220,000
Rink and Sports Facility	2055	22,260,000	3.88-5.00	22,260,000
Total Bonds Payable				243,946,800
Add: Unamortized premium on bonds				10,613,905
Total Governmental Bonds Payable, net				$ 254,560,705

Debt service requirements for principal and interest for governmental bonds payable in future years are as follows:

Year	Principal	Interest	Total
2025	$ 6,615,000	$ 7,167,803	$ 13,782,803
2026	6,722,800	8,950,698	15,673,498
2027	7,237,800	7,952,307	15,190,107
2028	7,573,200	7,602,307	15,175,507
2029	7,626,500	7,249,185	14,875,685
2030	7,970,200	6,908,289	14,878,489
2031	8,129,600	6,551,792	14,681,392
2032	8,474,500	6,212,913	14,687,413
2033	8,829,500	5,859,811	14,689,311
2034	9,160,800	5,557,828	14,718,628
2035	9,426,400	5,293,308	14,719,708
2036	8,137,000	5,019,828	13,156,828
2037	8,367,600	4,784,687	13,152,287
2038	8,625,100	4,533,439	13,158,539
2039	8,867,000	4,276,677	13,143,677
2040 - 2043	38,247,200	14,289,020	52,536,220
2044 - 2047	43,589,900	8,860,781	52,450,681
2048 - 2051	33,458,000	3,007,621	36,465,621
2052 - 2055	6,888,700	453,148	7,341,848
Total	$ 243,946,800	$ 120,531,442	$ 364,478,242

Bonds Payable Schedule – Enterprise Funds

Project	Maturities Through	Original Loan Amount	Interest Rate (%)	Outstanding at June 30, 2024
General Obligation Bonds Payable:				
General Obligation Bonds of 2015	2034	$ 482,000	2.75- 4.00	$ 230,000
General Obligation Bonds of 2016	2035	269,602	2.00-3.25	130,000
General Obligation Bonds of 2018	2038	2,054,000	3.00-5.00	1,419,000
General Obligation Bonds of 2019	2029	614,000	4.00-5.00	300,000
Subtotal General Obligation Water Bonds				2,079,000
Direct Borrowings Payable				
MWRA Water	2025	500,000	0	50,000
MWRA Water	2026	500,000	0	100,000
MWRA Water	2028	477,000	0	190,800
MWRA Water	2029	1,000,000	0	500,000
MWRA Water	2030	50,000	0	300,000
MWRA Water	2031	500,000	0	350,000
MWRA Water	2032	500,000	0	400,000
MWRA Water	2033	500,000	0	450,000
MWRA Water	2034	500,000	0	500,000
Subtotal Direct Borrowing Water Bonds				2,840,800
Add: Unamortized premium on bonds				65,941
Total Water Bonds Payable				4,985,741
General Obligation Bonds Payable:				
2016 Debt Refunding	2027	1,259,950	2.00-3.00	330,100
Direct Borrowings Payable				
MCWT Sewer	2031	7,226,667	2.00	2,863,712
MCWT Sewer	2033	1,579,600	2.00	795,158
MCWT Sewer	2035	2,300,000	2.00	1,386,057
MWRA Sewer	2025	245,850	0.00	49,170
MWRA Sewer	2030	212,000	0.00	127,200
MWRA Sewer	2031	212,000	0.00	148,400
Subtotal Direct Borrowing Sewer Bonds				5,369,697
Total Sewer Bonds Payable				5,699,797
Light Plant Construction	2032	14,000,000	2.75-5.00	8,165,000
Light Plant Construction	2034	12,100,000	2.75-5.00	7,740,000
Subtotal light bonds				15,905,000
Add: Unamortized premium on bonds				908,820
Total Light Bonds Payable				16,813,820
Total Enterprise Bonds Payable, net				$ 27,499,358

Debt service requirements for principal and interest for enterprise fund bonds payable in future years are as follows:

	General Obligation Bonds			Direct Borrowings Payable		
Year	Principal	Interest	Total	Principal	Interest	Total
2025	$ 1,690,000	$ 637,243	$ 2,327,243	$ 1,168,085	$ 96,240	$ 1,264,325
2026	1,750,100	570,343	2,320,443	1,080,904	84,568	1,165,472
2027	1,775,000	517,285	2,292,285	1,043,144	72,654	1,115,798
2028	1,724,000	453,137	2,177,137	1,055,635	60,493	1,116,128
2029	1,775,000	390,963	2,165,963	1,020,688	48,082	1,068,770
2030	1,760,000	326,063	2,086,063	933,703	35,412	969,115
2031	1,815,000	253,413	2,068,413	875,791	22,482	898,273
2032	1,885,000	180,287	2,065,287	375,331	13,709	389,040
2033	1,955,000	112,351	2,067,351	330,229	9,183	339,412
2034	935,000	82,875	1,017,875	187,005	5,540	192,545
2035	950,000	46,551	996,551	139,982	2,800	142,782
2036	100,000	9,625	109,625	-	-	-
2037	100,000	6,500	106,500	-	-	-
2038	100,000	3,250	103,250	-	-	-
Total	$ 18,314,100	$ 3,589,886	$ 21,903,986	$ 8,210,497	$ 451,163	$ 8,661,660

The Town is subject to various debt limits by statute and may issue additional general obligation debt under the normal debt limit.

At June 30, 2024, the Town had the following authorized and unissued debt:

Purpose	Amount
Belmont High School	$ 2,800,932
Water Main	352,000
Fire Pumper Truck	785,000
Belmont Public Library	26,280,000
Belmont Rink and Sports Facility	6,393,032
Sewer Drain System Improvements	260,000
Total	$ 36,870,964

Changes in Long-Term Liabilities

During the year ended June 30, 2024, the following changes occurred in long-term liabilities:

	Beginning Balance	Bonds and Notes Issued	Bonds and Notes Redeemed	Other Increases	Other Decreases	Ending Balance	Due Within One Year
Governmental Activities:							
Long-term bonds payable	$ 217,505,900	$ 33,470,900	$ (7,030,000)	$ -	$ -	$ 243,946,800	$ 6,615,000
Add: Unamortized premium on bonds	11,617,992	-	-	333,556	(1,337,643)	10,613,905	962,087
Total bonds payable	229,123,892	33,470,900	(7,030,000)	333,556	(1,337,643)	254,560,705	7,577,087
Landfill closure	6,503,000	-	-	355,000	(65,000)	6,793,000	68,000
Compensated absences	1,935,051	-	-	149,542	(96,753)	1,987,840	99,392
Net pension liability	56,627,132	-	-	3,147,560	(9,885,431)	49,889,261	-
Net other postemployment benefits liability	96,793,470	-	-	7,789,051	(4,822,862)	99,759,659	-
Total governmental activity long-term liabilities	$ 390,982,545	$ 33,470,900	$ (7,030,000)	$ 11,774,709	$ (16,207,689)	$ 412,990,465	$ 7,744,479
Business-Type Activities:							
Long-term bonds payable	$ 28,820,934	$ 500,000	$ (2,796,337)	$ -	$ -	$ 26,524,597	$ 2,858,085
Add: Unamortized premium on bonds	1,085,612	-	-	-	(110,851)	974,761	109,909
Total bonds payable	29,906,546	500,000	(2,796,337)	-	(110,851)	27,499,358	2,967,994
Compensated absences	496,993	-	-	30,507	(24,850)	502,650	25,132
Net pension liability	7,560,058	-	-	2,212,853	(435,234)	9,337,677	-
Net other postemployment benefits liability	5,706,184	-	-	145,100	(113,962)	5,737,322	-
Total business-type activity long-term liabilities	$ 43,669,781	$ 500,000	$ (2,796,337)	$ 2,388,460	$ (684,897)	$ 43,077,007	$ 2,993,126

The governmental activities long-term liabilities are generally liquidated by the general fund and the business-type activities long-term liabilities are generally liquidated by the applicable enterprise fund.

NOTE 8 – GOVERNMENTAL FUND BALANCE CLASSIFICATIONS

The Town classifies fund balance according to constraints imposed on the uses of those resources. GASB 54 provides for two major types of fund balances, which are nonspendable and spendable. Nonspendable fund balances are balances that cannot be spent because they are not expected to be converted to cash or they are legally or contractually required to remain intact. Examples of this classification are prepaid items, inventories, and principal (corpus) of an endowment fund. The Town has reported principal portions of endowment funds as nonspendable.

In addition to the nonspendable fund balance, GASB 54 has provided a hierarchy of spendable fund balances, based on a hierarchy of spending constraints.

- Restricted: fund balances that are constrained by external parties, constitutional provisions, or enabling legislation.
- Committed: fund balances that contain self-imposed constraints of the government from its highest level of decision-making authority.
- Assigned: fund balances that contain self-imposed constraints of the government to be used for a particular purpose.
- Unassigned: fund balance of the general fund that is not constrained for any particular purpose.

The Town has classified its fund balances with the following hierarchy:

	General	Skating Rink Construction Fund	Library Construction Fund	Nonmajor Governmental Funds	Total Governmental Funds
Fund Balances:					
Nonspendable:					
Permanent fund principal	$ -	$ -	$ -	$ 3,768,254	$ 3,768,254
Restricted for:					
Skating Rink Construction Fund	-	19,844,934	-	-	19,844,934
Library Construction Fund	-	-	5,414,566	-	5,414,566
Nonmajor governmental funds	-	-	-	33,333,089	33,333,089
Committed to:					
Ash Landfill Stabilization Fund	2,994,189	-	-	-	2,994,189
Assigned to:					
Encumbrances:					
General government	173,208	-	-	-	173,208
Public safety	190,925	-	-	-	190,925
Education	380,698	-	-	-	380,698
Public works	628,472	-	-	-	628,472
Human services	4,206	-	-	-	4,206
Culture and recreation	141,883	-	-	-	141,883
Free Cash used for 2024 Appropriations	7,189,075	-	-	-	7,189,075
Free Cash used for 2024 OPEB contribution	440,364	-	-	-	440,364
Unassigned	17,082,731	-	-	(3,684,685)	13,398,046
Total Fund Balances	$ 29,225,751	$ 19,844,934	$ 5,414,566	$ 33,416,658	$ 87,901,909

Massachusetts General Law Ch.40 §5B allows for the establishment of stabilization funds for one or more different purposes. The creation of a fund requires a two-thirds vote of the legislative body and must clearly define the purpose of the fund. Any change to the purpose of the fund along with any additions to or appropriations from the fund requires a two-thirds vote of the legislative body.

At year end, the balances of the general stabilization fund and capital stabilization fund are $3,743,655 and $781,718, respectively, and are reported as unassigned fund balance within the general fund. The balance of the Ash Landfill stabilization fund is $2,994,189 and is reported as committed fund balance within the general fund.

NOTE 9 – LANDFILL CLOSURE

State and federal laws and regulations require the Town to close its old landfill site when it stops accepting waste and to perform certain maintenance and monitoring functions at the site after closure. The Town operated a solid waste landfill that ceased operations in 1973. The Town has reflected $6.8 million as the estimate of the landfill closure liability at June 30, 2024. This amount is based on estimates of what it would cost to perform all future closure and post closure care.

Actual costs may be higher due to inflation, deflation, changes in technology, or changes in regulations. Town meeting has voted a special purpose stabilization fund for this liability, which had a balance of $3.0 million at year end.

NOTE 10 – RISK FINANCING

The Town is self-insured for its health insurance activities. The health insurance activities are accounted for in the internal service fund where revenues are recorded when earned and expenses are recorded when the liability is incurred.

Liabilities are reported when it is probable that a loss has occurred, and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported (IBNR). The result of the process to estimate the claims liability is not an exact amount as it depends on many factors. Accordingly, claims are reevaluated periodically to consider the effects of inflation, recent claims settlement trends, and other economic and social factors.

Health Insurance

The Town estimates Incurred But Not Reported (IBNR) claims based on an approximate two month claims paid average. The Town purchases individual stop loss insurance for claims in excess of the $100,000 coverage provided by the Town. At June 30, 2024, the amount of the liability for health insurance claims totaled $1.0 million. Changes in the reported liability since July 1, 2022, are as follows:

	Balance at Beginning of Year	Current Year Claims and Changes in Estimate	Claims Payments	Balance at Year-End
2023……	$ 830,000	$ 18,191,101	$ (18,227,101)	$ 794,000
2024……	794,000	19,030,166	(18,824,166)	1,000,000

Insurance

The Town is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the Town carries commercial insurance.

Workers' Compensation

The Town participates in a premium based workers' compensation insurance plan for its employees, except for police officers and firefighters for which the Town is self-insured. The Town's liability related to incurred but not reported claims for police officers and/or firefighters workers compensation is not material at June 30, 2024, and is therefore not reported.

General Liability

The Town is self-insured for its general liability insurance. MGL Chapter 258 limits the liability to a maximum of $100,000 per claim in all matters except actions relating to federal/civil rights, eminent domain and breach of contract.

NOTE 11 – PENSION PLAN

The Town and the Belmont Municipal Light Plant report their figures on different year ends and as a result, there will always be a variance between the figures reported in the footnotes and the required supplementary information to the actual amounts reported in the financial statements.

*Plan Description*s

The Town is a member of the Belmont Contributory Retirement System (BCRS), a cost-sharing multiple-employer defined benefit pension plan covering eligible employees of the 2 member units. The BCRS is administered by five board members (Board) on behalf of all current employees and retirees except for current teachers and retired teachers. Chapter 32 of the MGL assigns authority to establish and amend benefit provisions of the plan. The BCRS is a component unit and is reported as a pension trust fund in the fiduciary fund financial statements.

The Town is a member of the Massachusetts Teachers' Retirement System (MTRS), a cost-sharing multi-employer defined benefit plan. MTRS is managed by the Commonwealth of Massachusetts (Commonwealth) on behalf of municipal teachers and municipal teacher retirees. The Commonwealth is a nonemployer contributor and is responsible for 100% of the contributions and future benefit requirements of the MTRS. The MTRS covers certified teachers in cities (except Boston), towns, regional school districts, charter schools, educational collaboratives and Quincy College. The MTRS is part of the Commonwealth's reporting entity, and the audited financial report may be obtained by visiting http://www.mtrs.state.ma.us/service/financial-reports/.

Special Funding Situation

The Commonwealth is a nonemployer contributor and is required by statute to make 100% of all actuarially determined employer contributions on behalf of the Town to the MTRS. Therefore, the Town is considered to be in a special funding situation as defined by GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* and the Commonwealth is a nonemployer contributor in MTRS. Since the Town does not contribute directly to MTRS, there is no net pension liability to recognize. The total of the Commonwealth provided contributions have been allocated based on each employer's covered payroll to the total covered payroll of employers in MTRS as of the measurement date of June 30, 2023. The Town's portion of the collective pension expense, contributed by the Commonwealth, of $11,319,482 is reported in the general fund as intergovernmental revenue and pension benefits in the current fiscal year. The portion of the Commonwealth's collective net pension liability associated with the Town is $121,232,366 as of the measurement date.

Benefits Provided

Both Systems provide retirement, disability, survivor and death benefits to plan members and beneficiaries. Massachusetts Contributory Retirement System benefits are, with certain minor exceptions, uniform from system to system. The Systems provide retirement allowance benefits up to a maximum of 80% of a member's highest three-year average annual rate of regular compensation. For

persons who became members on or after April 2, 2012, average salary is the average annual rate of regular compensation received during the five consecutive years that produce the highest average, or, if greater, during the last five years (whether or not consecutive) preceding retirement. Benefit payments are based upon a member's age, length of creditable service, level of compensation, and group classification. Members become vested after ten years of creditable service.

Employees who resign from service and who are not eligible to receive a retirement allowance or are under the age of 55 are entitled to request a refund of their accumulated total deductions. Survivor benefits are extended to eligible beneficiaries of members whose death occurs prior to or following retirement.

Cost-of-living adjustments granted between 1981 and 1997 and any increase in other benefits imposed by the Commonwealth's state law during those years are borne by the Commonwealth and are deposited into the pension fund. Cost-of-living adjustments granted after 1997 must be approved by the Board and are borne by the System.

At December 31, 2023, the BCRS membership consists of the following:

Active members	478
Inactive members	377
Retirees and beneficiaries currently receiving benefits	365
Total	1,220

Contributions

Chapter 32 of the MGL governs the contributions of plan members and member units. Active plan members are required to contribute at rates ranging from 5% to 9% of gross regular compensation with an additional 2% contribution required for compensation exceeding $30,000. The percentage rate is keyed to the date upon which an employee's membership commences. The member units are required to pay into the System a legislatively mandated actuarially determined contribution that, when combined with plan member contributions, is expected to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The total member units' contribution for the year ended December 31, 2023, was $11,765,178, or 36.91% of covered payroll, actuarially determined as an amount that, when combined with plan member contributions, is expected to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The Town's proportionate share of the required contribution was $10,320,665. The Electric Light Plant's proportionate share of the required contribution was $1,328,464.

Pension Liabilities

The components of the net pension liability of the participating member units at June 30, 2024, were as follows:

Total pension liability.....	$ 224,538,632
Total pension plan's fiduciary net position.....	(165,162,764)
Total net pension liability.....	$ 59,375,868
The pension plan's fiduciary net position as a percentage of the total pension liability.....	73.56%

The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2024, for the Town and January 1, 2022, for the Electric Light Plant. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of contributions to the pension plan relative to the projected contributions of all participating members. At December 31, 2023 (inclusive of the Electric Light Plant), the Town's proportion was 99.01%, which increased from its proportion of 98.63% measured at December 31, 2022.

At June 30, 2024, the Town reported a liability of $52.1 million for its proportionate share of the net pension liability measured as of December 31, 2023. At December 31, 2023, the Electric Light Plant reported a liability of $7.1 million for its proportionate share of the net pension liability measured as of December 31, 2022.

Pension Expense

For the year ended June 30, 2024, the Town recognized pension expense of $5,924,227. At June 30, 2024, the Town reported deferred outflows of resources related to pensions of $7,909,138 and deferred inflows of resources related to pensions of $4,263,973.

For the year ended December 31, 2023, the Electric Light Plant recognized pension expense of $1,005,253. At December 31, 2023, the Electric Light Plant reported deferred outflows of resources related to pensions of $2,800,900 and deferred inflows of resources related to pensions of $403,660.

The balances of deferred outflows and inflows of resources related to pensions at June 30, 2024, for the Town (exclusive of the Electric Light Plant), and at December 31, 2023, for the Electric Light Plant, are presented on the following page.

Town Deferred Category	Deferred Outflows of Resources	Deferred Inflows of Resources	Total
Differences between expected and actual experience	$ 595,427	$ (2,219,453)	$ (1,624,026)
Difference between projected and actual earnings, net	5,033,250	-	5,033,250
Changes in assumptions	513,829	-	513,829
Changes in proportion and proportionate share of contributions	1,766,632	(2,044,520)	(277,888)
Total deferred outflows/(inflows) of resources	$ 7,909,138	$ (4,263,973)	$ 3,645,165

Electric Light Plant Deferred Category	Deferred Outflows of Resources	Deferred Inflows of Resources	Total
Differences between expected and actual experience	$ 14,100	$ -	$ 14,100
Difference between projected and actual earnings, net	578,803	-	578,803
Changes in assumptions	199,296	-	199,296
Changes in proportion and proportionate share of contributions	680,327	(403,660)	276,667
Contributions made subsequent to the measurement date	1,328,464	-	1,328,464
Total deferred outflows/(inflows) of resources	$ 2,800,990	$ (403,660)	$ 2,397,330

The deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:	
2025	$ 119,375
2026	783,952
2027	4,052,729
2028	(242,025)
	$ 4,714,031

The remaining balance of net deferred inflows/outflows for the Light Plant of $1,328,464 will be an adjustment to the Net Pension Liability in their calendar year 2024 financial statements.

Actuarial Assumptions

The total pension liability in the January 1, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods in the measurement that was rolled back to December 31, 2023:

Valuation date	January 1, 2024
Actuarial cost method	Individual Entry Age Normal Cost Method.
Amortization method	Payments increasing 4.50% for the 2003 ERI liability; remaining liability amortized so that the actuarially determined contribution increases 0% for fiscal 2024 and fiscal 2025 and then 2.50% per year thereafter.
Remaining amortization period	As of July 1, 2022, 3 years for the 2003 ERI liability and 9 years for the remaining unfunded liability.
Asset valuation method	Market value of assets less unrecognized returns in each of the last five years. Unrecognized return is equal to the difference between the actual market return and the expected return on the actuarial value, recognized over a five-year period, further adjusted, if necessary, to be within 20% of the market value.
Investment rate of return	7.00%
Discount rate	7.00%
Inflation rate	3.00% per year
Projected salary increases	Varies by length of service with ultimate rates of 3.75% for Groups 1 and 2 and 4.25% for Group 4.
Cost of living adjustments	5% of the first $13,000 for fiscal 2023 and 3% of the first $13,000 thereafter.
Mortality rates	*Pre-Retirement:* RP-2014 Blue Collar Employee Mortality Table set forward one year for females and projected generationally with Scale MP-2021. *Healthy Retiree:* RP-2014 Blue Collar Healthy Annuitant Table set forward one year for females and projected generationally with Scale MP-2021. *Disabled Retiree:* RP-2014 Blue Collar Healthy Annuitant Table set forward one year and projected generationally with Scale MP-2021.

Investment policy

The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the Board. Plan assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the pension plan.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of December 31, 2023, are summarized in the following table:

Asset Class	Long-Term Expected Asset Allocation	Long-Term Expected Real Rate of Return
Domestic equity	23.00%	6.29%
International developed markets equity	13.00%	6.39%
International emerging markets equity	7.00%	7.63%
Core fixed income	8.00%	1.72%
High-yield fixed income	8.00%	3.43%
Real estate	12.00%	3.24%
Commodities	10.00%	3.72%
Hedge fund, GTAA, risk parity	7.00%	2.87%
Private equity	7.00%	9.43%
Private credit	5.00%	5.91%
Total	100.00%	

Rate of return

For the year ended December 31, 2023, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expense, was 11.20%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Discount rate

The discount rate used to measure the total pension liability was 7.00% at December 31, 2023, and December 31, 2022. The projection of cash flows used to determine the discount rate assumed plan member contributions will be made at the current contribution rate and that contributions will be made at rates equal to the actuarially determined contribution rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability, calculated using the discount rate of 7.00%, as well as what the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

	December 31, 2023 Measurement Date		
	1% Decrease (6.00%)	Current Discount (7.00%)	1% Increase (8.00%)
The Town's proportionate share of the net pension liability.....	$ 73,276,605	$ 52,085,777	$ 34,206,466

	December 31, 2022 Measurement Date		
	1% Decrease (6.00%)	Current Discount (7.00%)	1% Increase (8.00%)
The Electric Light Plant's proportionate share of the net pension liability.....	$ 9,619,309	$ 7,141,161	$ 5,054,485

Change of Assumptions

None.

Changes in Plan Provisions

Pursuant to Chapter 269 of the Acts of 2022, the Board approved a one-time increase in the COLA from 3% to 5% effective July 1, 2022.

NOTE 12 – POSTEMPLOYMENT BENEFITS OTHER THAN PENSIONS

The GASB #75 liability on pages 71 and 72 for the Town and the Electric Light Plant, combined equal the total OPEB liability reported of $105,496,981, on page 17 on the Statement of Net Position.

Plan Description

The Town of Belmont administers a single-employer defined benefit healthcare plan ("the Plan"). The Plan provides lifetime healthcare and life insurance for eligible retirees and their spouses through the Town's group health and life insurance plans, which cover both active and retired members. Chapter 32B of the MGL assigns authority to establish and amend benefit provisions of the plan. Benefit provisions are negotiated between the Town and the unions representing Town employees and are renegotiated each bargaining period. The Retiree Health Plan does not issue a publicly available financial report.

Funding Policy

Contribution requirements are also negotiated between the Town and union representatives. The required contribution is based on a pay-as-you-go financing requirement. Retired plan members and beneficiaries currently receiving benefits are required to contribute 20% of the costs of benefits for the HMO and 50% of cost of benefits for the PPO plans if they are not participating in the Medicare Plan. Medicare eligible retirees and their spouses contribute 50% of the cost of the Medicare Enhance Supplement plan and the Tufts Medicare Preferred plan. For the year ended June 30, 2024, the Town's contribution to the plan totaled $5.0 million.

During 2024, the Town pre-funded future OPEB liabilities totaling $593,000 by contributing funds to the Other Postemployment Benefit Fund in excess of the pay-as-you-go required contribution. These funds are reported within the Fiduciary Funds financial statements. As of June 30, 2024, the restricted net position balance of this fund totaled $9.1 million.

Investment policy

The OPEB plan's assets are managed on a total return basis with a long-term objective of achieving and maintaining a fully funded status for the benefits provided through the OPEB plan. The long-term real rate of return on OPEB investments was determined using the Town's investment policy. The Town's policy is to fund contributions of a minimum of $250,000 per year to the OPEB Trust through 2031 and the Town's intention is to redirect some or all of the amounts paid to the Retirement System (approximately $12 million annually) towards the unfunded OPEB liability beginning in 2032 when the Retirement System is projected to be fully funded.

Employees Covered by Benefit Terms

The following tables represent the Plan's membership as of June 30, 2023, for the Town and the Electric Light Plant:

Town	
Active members	558
Inactive members currently receiving benefits	633
Total	1,191

Electric Light Plant	
Active members	26
Inactive members currently receiving benefits	23
Total	49

Components of OPEB Liability

The following table represents the components of the Town's OPEB liability as of June 30, 2024:

Total OPEB liability	$ 110,618,941
Less: OPEB plan's fiduciary net position	(8,501,992)
Net OPEB liability	$ 102,116,949
The OPEB plan's fiduciary net position as a percentage of the total OPEB liability	7.69%

The following table represents the components of the Electric Light Plant's OPEB liability as of December 31, 2023:

Total OPEB liability	$ 3,906,740
Less: OPEB plan's fiduciary net position	(526,708)
Net OPEB liability	$ 3,380,032
The OPEB plan's fiduciary net position as a percentage of the total OPEB liability	13.48%

Significant Actuarial Methods and Assumptions

The total OPEB liability in the June 30, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified, to be in accordance with GASB #75:

Valuation date	June 30, 2023
Actuarial cost method	Entry Age Normal - Level Percentage of Payroll
Amortization method	Level percentage of payroll - payments increasing 3.00% per year
Remaining amortization period	24 years from July 1, 2023
Asset valuation method	Fair value
Wage inflation	3.00%
Investment rate of return	6.25% as of December 31, 2023 and December 31, 2022
Discount rate	Town - 6.18% as of June 30, 2024 and 6.02% as of June 30, 2023 Electric Light - 6.15% as of December 31, 2023 and 6.00% as of December 31, 2022
Salary increases	Groups 1/2 (excluding teachers): 6.00% decreasing over 9 years to an ultimate of 3.75%. Group 4: 7.00% decreasing over 8 years to an ultimate of 4.25%. Teachers: 7.50% decreasing over 20 years to an ultimate of 4.00%.
Health care trend rates	Medical (Non-Medicare): 7.00% decreasing by 0.25% each year to an ultimate level of 4.50% per year. Medical (Medicare): 6.00% decreasing by 0.25% each year to an ultimate level of 4.50% per year. Prescription Drug (Non-Medicare): 10.00% decreasing by 0.50% each year to an ultimate level of 4.50% per year. Prescription Drug (Medicare): 22.40%, 18.60%, 9.20%, then 8.50% decreasing by 0.50% each year to an ultimate level of 4.50% per year. Medicare Advantage: 9.60%, 12.30%, 7.40%, then 5.25% decreasing by 0.25% each year to an ultimate level of 4.50% per year. Administrative Expenses: 3.00% per year Contributions: Retiree contributions are expected to increase with blended medical trend.
Mortality rates	Pre-Retirement (non-Teachers): RP-2014 Blue Collar Employee Mortality Table set forward one year for females and projected generationally with Scale MP-2021. Healthy (non-Teachers): RP-2014 Blue Collar Healthy Annuitant Mortality Table set forward one year for females and projected generationally with Scale MP-2021. Disabled (non-Teachers): RP-2014 Blue Collar Health Annuitant Mortality Table set forward one year and projected generationally with Scale MP-2021. Pre-Retirement (Teachers): Pub-2010 Teacher Employee Mortality Table (headcount weighted) projected generationally with Scale MP-2021. Healthy (Teachers): Pub-2010 Teacher Retiree Morality Table (headcount weighted) projected generationally with Scale MP-2021. Disabled (Teachers): Pub-2010 Teacher Retiree Mortality Table (headcount weighted) projected generationally with Scale MP-2021.

Rate of Return

For the year ended June 30, 2024, the annual money-weighted rate of return on OPEB plan investments was 9.55% for the Town and 4.11% for the Light Plant. The money-weighted rate of return expresses investment performance, net of OPEB plan investment expense, adjusted for the changing amounts actually invested.

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which expected future rates of return (expected returns, net of inflation) are developed for each major asset class. These returns are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target asset allocations and projected arithmetic real rates of return for each major asset class, after deducting inflation, but before investment expenses, used in the derivation of the long-term expected investment rate of return assumption as of June 30, 2024, are summarized in the following table:

Asset Class	Long-Term Expected Asset Allocation	Long-Term Expected Real Rate of Return
Domestic equity.....	70.00%	6.29%
Core fixed income.....	30.00%	1.72%
Total.....	100.00%	

Discount Rate

The discount rate used to measure the Town's total OPEB liability was 6.18% as of June 30, 2024, and 6.02% as of the June 30, 2023. The discount rate used to measure the Electric Light Plant's total OPEB liability was 6.15% as of December 31, 2023, and 6.00% as of December 31, 2022.

The discount rates are a blend of the long-term expected rate of return on OPEB Trust assets (6.25%) and a yield or index rate for 20-year, tax exempt general obligation municipal bonds with an average rating of AA/Aa or higher (3.93% as of June 30, 2024, and 3.26% as of December 31, 2023). The blending is based on the sufficiency of projected assets to make projected benefit payments. Since assets are partially sufficient to cover projected benefit payments, the blended discount rate used to measure the total OPEB liability was 6.18% as of June 30, 2024 for the Town, and 6.15% as of December 31, 2023, for the Electric Light Plant.

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following tables present the net OPEB liability, calculated using the current discount rates 6.18% for the Town and 6.15% for the Electric Light Plant), as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.18% and 5.15%) or 1-percentage-point higher (7.18% and 7.15%) than the current rates.

Town	1% Decrease (5.18%)	Current Discount Rate (6.18%)	1% Increase (7.18%)
Net OPEB liability.....	$ 116,917,331	$ 102,116,949	$ 89,894,834

Electric Light Plant	1% Decrease (5.15%)	Current Discount Rate (6.15%)	1% Increase (7.15%)
Net OPEB liability.....	$ 3,935,852	$ 3,380,032	$ 2,924,763

Sensitivity of the Net OPEB Liability to Changes in the Healthcare Trend

The following tables present the net OPEB liability, calculated using the current healthcare trend rate, as well as what the net OPEB liability would be if it were calculated using a healthcare trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current rates.

Town	1% Decrease 5.00%	Current Trend 6.00%	1% Increase 7.00%
Net OPEB liability.....	$ 87,455,365	$ 102,116,949	$ 120,472,196

Electric Light Plant	1% Decrease 5.00%	Current Trend 6.00%	1% Increase 7.00%
Net OPEB liability.....	$ 2,862,063	$ 3,380,032	$ 4,035,974

Changes in the Net OPEB Liability

Town	Increase (Decrease) Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances at June 30, 2023	$ 106,283,860	$ 7,203,190	$ 99,080,670
Changes for the year:			
Service cost	3,582,618	-	3,582,618
Interest	6,484,403	-	6,484,403
Contributions - employer	-	4,936,825	(4,936,825)
Net investment income	-	730,095	(730,095)
Differences between expected and actual experience	(7,604,657)	-	(7,604,657)
Changes in assumptions and other inputs	6,240,835	-	6,240,835
Benefit payments	(4,368,118)	(4,368,118)	-
Net change	4,335,081	1,298,802	3,036,279
Balances at June 30, 2024	$ 110,618,941	$ 8,501,992	$ 102,116,949

Electric Light Plant	Increase (Decrease) Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances at December 31, 2022	$ 3,908,307	$ 489,323	$ 3,418,984
Changes for the year:			
Service cost	146,950	-	146,950
Interest	238,909	-	238,909
Contributions - employer	-	166,035	(166,035)
Net investment income	-	20,385	(20,385)
Differences between expected and actual experience	(421,617)	-	(421,617)
Changes in assumptions and other inputs	183,226	-	183,226
Benefit payments	(149,035)	(149,035)	-
Net change	(1,567)	37,385	(38,952)
Balances at December 31, 2023	$ 3,906,740	$ 526,708	$ 3,380,032

OPEB Expense and Deferred Outflows and Inflows of Resources Related to OPEB

For the year ended June 30, 2024, the Town recognized OPEB expense of $5,702,123. For the year ended December 31, 2023, the Electric Light Plant recognized OPEB expense of ($21,881).

At June 30, 2024, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Town Deferred Category	Deferred Outflows of Resources	Deferred Inflows of Resources	Total
Differences between expected and actual experience……	$ -	$ (7,586,716)	$ (7,586,716)
Difference between projected and actual earnings, net……	-	(370,667)	(370,667)
Changes in assumptions……	5,200,695	(9,101,685)	(3,900,990)
Total deferred outflows/(inflows) of resources……	$ 5,200,695	$ (17,059,068)	$ (11,858,373)

At December 31, 2023, the Electric Light Plant reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

Electric Light Plant Deferred Category	Deferred Outflows of Resources	Deferred Inflows of Resources	Total
Differences between expected and actual experience……	$ -	$ (660,986)	$ (660,986)
Difference between projected and actual earnings, net……	25,856	-	25,856
Changes in assumptions……	157,090	(256,691)	(99,601)
Total deferred outflows/(inflows) of resources……	$ 182,946	$ (917,677)	$ (734,731)

Amounts reported as deferred outflows of resources and deferred (inflows) of resources related to OPEB will be recognized in OPEB expense as follows:

Measurement date year ended June 30:	
2025……	$ (4,251,461)
2026……	(3,959,863)
2027……	(3,711,133)
2028……	(443,343)
2029……	(227,304)
	$ (12,593,104)

Changes of Assumptions – Town & Light

- The per capita health costs and contributions were updated to reflect current experience.
- The actuarial factors used to estimate individual retiree and spouse costs by age and gender were updated.

- The per capita health cost trend assumptions were revised to reflect an estimate for the impact of the Inflation Reduction Act, current experience and future expectations.
- The mortality projection scale assumptions were updated.
- The life insurance coverage election for future retirees with medical coverage was updated.
- The Town's discount rate was increased from 6.02% as of June 30, 2023, to 6.18% as of June 30, 2024.
- The Light Plant's discount rate was increased from 6.00% as of December 31, 2022, to 6.15% as of December 31, 2023.

Changes in Plan Provisions – Town & Light

- None.

NOTE 13 – FINANCIAL STATEMENTS FOR INDIVIDUAL PENSION AND OTHER POSTEMPLOYMENT BENEFITS TRUST FUNDS

GAAP requires that all Pension and Other Postemployment Trust Funds be combined and presented in one column in the Fiduciary Funds financial statements and that the individual financial statements for each trust fund plan are reported in the notes to the financial statements.

Following are the individual financial statements for the pension and OPEB plans that are included in the Fiduciary Funds as Pension and Other Postemployment Benefit Trust Funds.

	Pension Trust Fund (as of December 31, 2023)	Other Postemployment Benefit Trust Fund	Total Pension and Other Postemployment Benefit Trust Funds
ASSETS			
Cash and cash equivalents	$ 2,131,057	$ 47,709	$ 2,178,766
Investments:			
Investments in Pension Reserve Investment Trust	54,413,284	-	54,413,284
U.S. treasuries	-	2,282,256	2,282,256
Government sponsored enterprises	-	401,030	401,030
Equity securities	10,170,440	6,356,511	16,526,951
Equity mutual funds	30,180,146	-	30,180,146
Fixed income mutual funds	24,767,500	-	24,767,500
Real estate and alternative investments	38,278,797	-	38,278,797
Receivables, net of allowance for uncollectibles:			
Intergovernmental	5,219,707	-	5,219,707
Interest and dividends	1,833	-	1,833
TOTAL ASSETS	165,162,764	9,087,506	174,250,270
NET POSITION			
Restricted for pensions	165,162,764	-	165,162,764
Restricted for other postemployment benefits	-	9,087,506	9,087,506
TOTAL NET POSITION	$ 165,162,764	$ 9,087,506	$ 174,250,270

	Pension Trust Fund (as of December 31, 2023)	Other Postemployment Benefit Trust Fund	Total Pension and Other Postemployment Benefit Trust Funds
ADDITIONS:			
Contributions:			
Employer contributions	$ 11,765,178	$ 593,020	$ 12,358,198
Employer contributions for other postemployment benefit payments	-	4,368,118	4,368,118
Member contributions	3,387,081	-	3,387,081
Transfers from other systems	251,111	-	251,111
3(8)c contributions from other systems	398,155	-	398,155
Workers compensation settlements	16,000	-	16,000
Intergovernmental	189,034	-	189,034
Total contributions	16,006,559	4,961,138	20,967,697
Net investment income:			
Investment income	15,959,189	810,141	16,769,330
Less: investment expense	(910,871)	(27,174)	(938,045)
Net investment income	15,048,318	782,967	15,831,285
TOTAL ADDITIONS	31,054,877	5,744,105	36,798,982
DEDUCTIONS:			
Administration	504,097	-	504,097
Transfers to other systems	868,799	-	868,799
Retirement benefits and refunds	14,167,143	-	14,167,143
Other postemployment benefit payments	-	4,368,118	4,368,118
TOTAL DEDUCTIONS	15,540,039	4,368,118	19,908,157
NET INCREASE IN NET POSITION	15,514,838	1,375,987	16,890,825
NET POSITION AT BEGINNING OF YEAR	149,647,926	7,711,519	157,359,445
NET POSITION AT END OF YEAR	$ 165,162,764	$ 9,087,506	$ 174,250,270

NOTE 14 – COMMITMENTS

The Town has entered into, or is planning to enter into, contracts totaling approximately $36.9 million related to the Belmont high school project, library and rink projects, and various water and sewer infrastructure upgrades.

The Light Plant has entered into various power contracts totaling approximately $83.6 million through Energy New England (ENE), as their acting agent. These power contracts began in 2009 and go through the year 2050.

NOTE 15 – CONTINGENCIES

The Town participates in a number of federal award programs. Although the grant programs have been audited in accordance with the provisions of the Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,* these programs are still subject to financial and compliance audits. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although it is expected that such amounts, if any, to be immaterial.

Various legal actions as well as claims, judgements and assessments are pending. Litigation and the settlement of claims, judgements and assessments is subject to many uncertainties, and the outcome of individual matters is not always predictable. Although the amount of liability, if any, at June 30, 2024, cannot be ascertained, management believes any resulting liability should not materially affect the financial position at June 30, 2024.

NOTE 16 – CHANGE WITHIN REPORTING ENTITY

During the fiscal year ended June 30, 2024, the Town reviewed its fund classifications against the major fund reporting criteria established by Governmental Accounting Standards Board (GASB) Statement #34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments.*

The Town made the following determinations:

- The skating rink construction fund (previously classified as a nonmajor governmental fund) meets the quantitative criteria for required major fund reporting in 2024.
- The library construction fund (previously classified as a nonmajor governmental fund) does not meet the quantitative criteria for required major fund reporting in 2024. The Town has elected to present this fund as a major fund in 2024 due to its qualitative significance to the basic financial statements.
- The Belmont High School construction fund, community preservation fund, and American Rescue Plan Act (ARPA) fund (previously reported as major governmental funds) do not meet the quantitative criteria for required major fund reporting in 2024; these funds have been reclassified as nonmajor governmental funds.

The effects of these reclassifications are reflected in the accompanying financial statements for the year ended June 30, 2024, in accordance with GASB Statement #100, *Accounting Changes and Error Corrections*.

The reclassifications did not impact the total net position or change in net position of the Town. The beginning fund balance of the American Rescue Plan Act (ARPA) fund was zero, therefore beginning fund balance adjustment was not necessary for this fund.

The impact of the fund reclassifications are as follows:

	Reporting Units Impacted by Adjustment to Beginning Fund Balances				
	Skating Rink Construction Fund	Library Construction Fund	High School Construction Fund	Community Preservation Fund	Nonmajor Governmental Funds
June 30, 2023, as previously reported….....	$ -	$ -	$ (520,759)	$ 7,258,845	$ 29,293,334
Adjustment - change from nonmajor fund to major fund…..	118,000	1,884,240	-	-	(2,002,240)
Adjustment - change from major fund to nonmajor fund…..	-	-	520,759	(7,258,845)	6,738,086
June 30, 2023, as adjusted….....	$ 118,000	$ 1,884,240	$ -	$ -	$ 34,029,180

NOTE 17 – SUBSEQUENT EVENTS

Management has evaluated subsequent events through March 24, 2025, which is the date the financial statements were available to be issued.

NOTE 18 – IMPLEMENTATION OF NEW GASB PRONOUNCEMENTS

During 2024, the following GASB pronouncement was implemented:

- GASB Statement #100, *Accounting Changes and Error Corrections*. The basic financial statements and related notes were updated to be in compliance with this pronouncement.

The following GASB pronouncements will be implemented in the future:

- The GASB issued Statement #101, *Compensated Absences,* which is required to be implemented in 2025.
- The GASB issued Statement #102, *Certain Risk Disclosures,* which is required to be implemented in 2025.
- The GASB issued Statement #103, *Financial Reporting Model Improvements,* which is required to be implemented in 2026.
- The GASB issued Statement #104, *Disclosure of Certain Capital Assets,* which is required to be implemented in 2026.

Management is currently assessing the impact the implementation of these pronouncements will have on the basic financial statements.

Required Supplementary Information

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General Fund Budgetary Comparison Schedule

The General Fund is the general operating fund of the Town. It is used to account for all of the Town's financial resources, except those required to be accounted for in another fund.

Town of Belmont, Massachusetts

General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual

Year Ended June 30, 2024

	Budgeted Amounts						
	Amounts Carried Forward From Prior Year	Current Year Initial Budget	Original Budget	Final Budget	Actual Budgetary Amounts	Amounts Carried Forward To Next Year	Variance to Final Budget
REVENUES:							
Real estate and personal property taxes, net of tax refunds	$ -	$ 118,638,544	$ 118,638,544	$ 118,559,284	$ 118,451,562	$ -	$ (107,722)
Tax liens	-	-	-	-	214,554	-	214,554
Motor vehicle and other excise taxes	-	3,850,000	3,850,000	3,975,000	4,241,239	-	266,239
Charges for services	-	2,666,279	2,666,279	3,411,327	3,725,819	-	314,492
Penalties and interest on taxes	-	330,000	330,000	330,000	328,243	-	(1,757)
Licenses and permits	-	1,307,859	1,307,859	1,353,632	1,559,161	-	205,529
Fines and forfeitures	-	199,324	199,324	199,324	287,619	-	88,295
Intergovernmental	-	14,571,551	14,571,551	14,608,481	14,621,478	-	12,997
Investment income	-	250,000	250,000	1,250,000	2,256,449	-	1,006,449
TOTAL REVENUES	-	141,813,557	141,813,557	143,687,048	145,686,124	-	1,999,076
EXPENDITURES:							
Current:							
General government	137,989	5,219,752	5,357,741	5,403,139	5,000,820	173,208	229,111
Public safety	83,664	14,160,201	14,243,865	14,363,674	13,939,060	190,925	233,689
Education	156,595	74,477,717	74,634,312	74,034,312	72,546,398	380,698	1,107,216
Public works	781,818	16,569,075	17,350,893	17,365,635	16,080,674	628,472	656,489
Human services	30	1,002,965	1,002,995	1,002,995	903,042	4,206	95,747
Culture and recreation	14,591	3,872,823	3,887,414	3,912,679	3,688,289	141,883	82,507
Pension benefits	-	10,041,821	10,041,821	10,041,821	10,033,563	-	8,258
Employee benefits	-	7,100,960	7,100,960	6,897,018	6,338,542	-	558,476
State and county charges	-	2,295,055	2,295,055	2,284,535	2,220,669	-	63,866
Debt service:							
Principal	-	7,030,000	7,030,000	7,039,625	7,039,625	-	-
Interest	-	7,612,053	7,612,053	7,602,428	7,587,154	-	15,274
TOTAL EXPENDITURES	1,174,687	149,382,422	150,557,109	149,947,861	145,377,836	1,519,392	3,050,633
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(1,174,687)	(7,568,865)	(8,743,552)	(6,260,813)	308,288	(1,519,392)	5,049,709
OTHER FINANCING SOURCES (USES):							
Transfers in	-	1,176,516	1,176,516	1,176,516	1,178,154	-	1,638
Transfers out	-	(3,831,816)	(3,831,816)	(7,386,816)	(7,386,816)	-	-
TOTAL OTHER FINANCING SOURCES (USES)	-	(2,655,300)	(2,655,300)	(6,210,300)	(6,208,662)	-	1,638
NET CHANGE IN FUND BALANCE	(1,174,687)	(10,224,165)	(11,398,852)	(12,471,113)	(5,900,374)	(1,519,392)	5,051,347
BUDGETARY FUND BALANCE, Beginning of year	-	26,319,020	26,319,020	26,319,020	26,319,020	-	-
BUDGETARY FUND BALANCE, End of year	$ (1,174,687)	$ 16,094,855	$ 14,920,168	$ 13,847,907	$ 20,418,646	$ (1,519,392)	$ 5,051,347

See notes to required supplementary information.

Pension Plan Schedules
Retirement System

The Pension Plan's Schedule of Changes in the Net Pension Liability presents multi-year trend information on the net pension liability and related ratios.

The Pension Plan's Schedule of Contributions presents multi-year trend information on the required and actual contributions to the pension plan and related ratios.

The Pension Plan's Schedule of Investment Return presents multi-year trend information on the money-weighted investment return on retirement assets, net of investment expense.

Town of Belmont, Massachusetts

Schedule of Changes in the Net Pension Liability and Related Ratios

Belmont Contributory Retirement System

	December 31, 2014	December 31, 2015	December 31, 2016	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023
Total pension liability:										
Service cost	$ 3,290,948	$ 3,422,586	$ 3,677,753	$ 3,793,768	$ 4,035,938	$ 4,163,252	$ 4,915,533	$ 5,070,223	$ 4,933,263	$ 5,088,512
Interest	11,576,179	11,975,171	12,311,049	12,689,446	13,409,913	13,847,855	14,267,460	14,753,149	14,595,490	15,035,199
Changes in benefit terms	-	-	-	770,006	-	-	-	-	-	900,681
Differences between expected and actual experience	-	(2,308,867)	-	2,782,900	-	662,852	-	(6,325,237)	-	905,021
Changes in assumptions	-	6,683,815	-	3,287,108	-	4,976,068	-	1,464,364	-	-
Benefit payments	(9,665,616)	(10,035,365)	(10,762,409)	(11,356,645)	(11,729,280)	(11,580,799)	(12,400,376)	(12,689,282)	(12,623,272)	(14,181,642)
Net change in total pension liability	5,201,511	9,737,340	5,226,393	11,966,583	5,716,571	12,069,228	6,782,617	2,273,217	6,905,481	7,747,771
Total pension liability - beginning	150,911,920	156,113,431	165,850,771	171,077,164	183,043,747	188,760,318	200,829,546	207,612,163	209,885,380	216,790,861
Total pension liability - ending (a)	$ 156,113,431	$ 165,850,771	$ 171,077,164	$ 183,043,747	$ 188,760,318	$ 200,829,546	$ 207,612,163	$ 209,885,380	$ 216,790,861	$ 224,538,632
Plan fiduciary net position:										
Employer contributions	$ 7,364,523	$ 7,877,960	$ 8,432,117	$ 9,014,711	$ 9,643,193	$ 10,197,676	$ 10,784,043	$ 11,263,933	$ 11,765,178	$ 11,765,178
Member contributions	2,378,296	2,460,974	2,582,816	2,665,509	2,770,687	3,005,384	2,907,915	2,881,865	3,053,327	3,387,081
Net investment income (loss)	5,521,768	934,243	7,021,503	13,204,734	(3,325,333)	16,768,138	12,965,031	22,732,996	(14,021,937)	14,955,817
Administrative expenses	(182,627)	(154,097)	(321,612)	(323,187)	(314,673)	(315,261)	(349,365)	(335,823)	(369,588)	(411,596)
Retirement benefits and refunds	(9,665,616)	(10,035,365)	(10,762,409)	(11,356,645)	(11,729,280)	(11,580,799)	(12,400,376)	(12,689,282)	(12,623,272)	(14,181,642)
Net increase (decrease) in fiduciary net position	5,416,344	1,083,715	6,952,415	13,205,122	(2,955,406)	18,075,138	13,907,248	23,853,689	(12,196,292)	15,514,838
Fiduciary net position - beginning of year	82,305,953	87,722,297	88,806,012	95,758,427	108,963,549	106,008,143	124,083,281	137,990,529	161,844,218	149,647,926
Fiduciary net position - end of year (b)	$ 87,722,297	$ 88,806,012	$ 95,758,427	$ 108,963,549	$ 106,008,143	$ 124,083,281	$ 137,990,529	$ 161,844,218	$ 149,647,926	$ 165,162,764
Net pension liability - ending (a)-(b)	$ 68,391,134	$ 77,044,759	$ 75,318,737	$ 74,080,198	$ 82,752,175	$ 76,746,265	$ 69,621,634	$ 48,041,162	$ 67,142,935	$ 59,375,868
Plan fiduciary net position as a percentage of the total pension liability	56.19%	53.55%	55.97%	59.53%	56.16%	61.79%	66.47%	77.11%	69.03%	73.56%
Covered payroll	$ 25,142,886	$ 25,031,508	$ 26,016,467	$ 26,395,332	$ 27,455,996	$ 29,659,286	$ 30,859,703	$ 28,593,922	$ 29,750,684	$ 31,876,466
Net pension liability as a percentage of covered payroll	272.01%	307.79%	289.50%	280.66%	301.40%	258.76%	225.61%	168.01%	225.69%	186.27%

See notes to required supplementary information.

Town of Belmont, Massachusetts

Schedule of Contributions

Belmont Contributory Retirement System

Year	Actuarially determined contribution	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	Covered-payroll	Contributions as a percentage of covered-payroll
December 31, 2023.....	$ 11,765,178	$ (11,765,178)	$ -	$ 31,876,466	36.91%
December 31, 2022.....	11,765,178	(11,765,178)	-	29,750,684	39.55%
December 31, 2021.....	11,263,933	(11,263,933)	-	28,593,922	39.39%
December 31, 2020.....	10,784,043	(10,784,043)	-	30,859,703	34.95%
December 31, 2019.....	10,197,676	(10,197,676)	-	29,659,286	34.38%
December 31, 2018.....	9,643,193	(9,643,193)	-	27,455,996	35.12%
December 31, 2017.....	9,014,711	(9,014,711)	-	26,395,332	34.15%
December 31, 2016.....	8,427,189	(8,432,117)	(4,928)	26,016,467	32.41%
December 31, 2015.....	7,877,960	(7,877,960)	-	25,031,508	31.47%
December 31, 2014.....	7,364,523	(7,364,523)	-	25,142,886	29.29%

See notes to required supplementary information.

Town of Belmont, Massachusetts

Schedule of Investment Returns

Belmont Contributory Retirement System

Year	Annual money-weighted rate of return, net of investment expense
December 31, 2023……	11.20%
December 31, 2022……	-8.32%
December 31, 2021……	17.37%
December 31, 2020……	11.30%
December 31, 2019……	16.85%
December 31, 2018……	-2.69%
December 31, 2017……	14.50%
December 31, 2016……	8.89%
December 31, 2015……	1.32%
December 31, 2014……	6.69%

See notes to required supplementary information.

Pension Plan Schedules
Town & Electric Light Plant

The Schedule of the Town's Proportionate Share of the Net Pension Liability presents multi-year trend information on the Town's net pension liability and related ratios.

The Schedule of the Electric Light Plant's Proportionate Share of the Net Pension Liability presents multi-year trend information on the Light Plant's net pension liability and related ratios.

The Schedule of Town's Contributions presents multi-year trend information on the Town's required and actual contributions to the pension plan and related ratios.

The Schedule of the Special Funding Amounts of the Net Pension Liability for the Massachusetts Teachers Contributory Retirement System presents multi-year trend information on the liability and expense assumed by the Commonwealth of Massachusetts on behalf of the Town along with related ratios.

These schedules are intended to present information for ten years. Until a ten-year trend is compiled, information is presented for those years for which information is available.

Town of Belmont, Massachusetts

Schedule of the Town's Proportionate Share of the Net Pension Liability

Belmont Contributory Retirement System

Year	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered-payroll	Net pension liability as a percentage of covered-payroll	Plan fiduciary net position as a percentage of the total pension liability
June 30, 2024….....	87.72%	$ 52,085,777	$ 27,968,027	186.23%	73.56%
June 30, 2023….....	87.99%	59,077,630	26,071,677	226.60%	69.03%
June 30, 2022….....	87.99%	42,270,375	25,064,711	168.64%	77.11%
June 30, 2021….....	88.55%	61,652,145	27,126,753	227.27%	66.47%
June 30, 2020….....	88.55%	67,961,737	26,078,850	260.60%	61.79%
June 30, 2019….....	89.08%	73,711,413	24,303,047	303.30%	56.16%
June 30, 2018….....	88.85%	65,819,280	23,359,304	281.77%	59.53%
June 30, 2017….....	89.70%	67,554,485	23,154,141	291.76%	55.97%
June 30, 2016….....	89.68%	69,090,194	23,496,527	294.04%	53.55%
June 30, 2015….....	89.19%	61,000,401	22,592,814	270.00%	56.19%

See notes to required supplementary information.

Town of Belmont, Massachusetts

Schedule of the Electric Light Department's Proportionate Share of the Net Pension Liability

Belmont Contributory Retirement System

Last Nine Fiscal Years

Year	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered-employee payroll	Net pension liability as a percentage of covered-employee payroll	Plan fiduciary net position as a percentage of the total pension liability
December 31, 2023.....	10.64%	$ 7,141,161	$ 3,399,032	210.09%	69.03%
December 31, 2022.....	10.64%	5,109,560	3,257,218	156.87%	77.11%
December 31, 2021.....	10.26%	7,140,786	3,320,565	215.05%	66.47%
December 31, 2020.....	10.26%	7,870,726	3,181,228	247.41%	61.79%
December 31, 2019.....	9.44%	7,814,033	2,834,630	275.66%	56.16%
December 31, 2018.....	9.42%	6,975,686	2,730,334	255.49%	59.53%
December 31, 2017.....	8.59%	6,466,318	2,485,260	260.19%	55.97%
December 31, 2016.....	8.58%	6,611,771	2,384,359	277.30%	53.55%
December 31, 2015.....	8.87%	6,236,954	2,193,362	284.36%	56.19%

Note: this schedule is intended to present information for 10 years.
Until a 10-year trend is compiled, information is presented for those years for which information is available.

See notes to required supplementary information.

Town of Belmont, Massachusetts

Schedule of Town's Contributions

Belmont Contributory Retirement System

Year	Actuarially determined contribution	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	Covered-employee payroll	Contributions as a percentage of covered-employee payroll
June 30, 2024….....	$ 10,320,665	$ (10,320,665)	$ -	$ 27,968,027	36.90%
June 30, 2023….....	10,351,928	(10,351,928)	-	26,071,677	39.71%
June 30, 2022….....	9,910,890	(9,910,890)	-	25,064,711	39.54%
June 30, 2021….....	9,549,609	(9,549,609)	-	27,126,753	35.20%
June 30, 2020….....	9,030,430	(9,030,430)	-	26,078,850	34.63%
June 30, 2019….....	8,589,664	(8,589,664)	-	24,303,047	35.34%
June 30, 2018….....	8,009,452	(8,009,452)	-	23,359,304	34.29%
June 30, 2017….....	7,558,470	(7,563,398)	(4,928)	23,154,141	32.67%
June 30, 2016….....	7,740,657	(7,740,657)	-	23,496,527	32.94%
June 30, 2015….....	7,222,270	(7,222,270)	-	22,592,814	31.97%

See notes to required supplementary information.

Town of Belmont, Massachusetts

Schedule of Special Funding Amounts of the Net Pension Liability

Massachusetts Teachers' Retirement System

The Commonwealth of Massachusetts is a nonemployer contributor and is required by statute to make all actuarially determined employer contributions on behalf of the member employers which creates a special funding situation. Therefore, there is no net pension liability to recognize. This schedule discloses the Commonwealth's 100% share of the associated collective net pension liability; the portion of the collective pension expense as both a revenue and pension expense recognized; and the Plan's fiduciary net position as a percentage of the total liability.

Year	Commonwealth's 100% Share of the Associated Net Pension Liability	Expense and Revenue Recognized for the Commonwealth's Support	Plan Fiduciary Net Position as a Percentage of the Total Liability
2024	$ 121,232,366	$ 11,319,482	58.48%
2023	113,637,225	9,347,771	57.75%
2022	101,398,692	8,136,823	62.03%
2021	126,150,097	15,581,344	50.67%
2020	110,844,863	13,441,864	53.95%
2019	102,925,762	10,430,036	54.84%
2018	95,442,966	9,961,660	54.25%
2017	91,342,059	9,317,489	52.73%
2016	82,041,160	6,654,268	55.38%
2015	64,046,291	4,449,603	61.64%

See notes to required supplementary information.

Other Postemployment Benefit Plan Schedules –Town and Electric Light Plant

The Schedule of Changes in the Town's Net Other Postemployment Benefit Liability and Related Ratios presents multi-year trend information on changes in the Plan's total OPEB liability, changes in the Plan's net position, and ending net OPEB liability. It also demonstrates the Plan's net position as a percentage of the total liability and the Plan's net other postemployment benefit liability as a percentage of covered employee payroll.

The Schedule of Changes in the Electric Light's Net Other Postemployment Benefit Liability and Related Ratios presents multi-year trend information on changes in the Plan's total OPEB liability, changes in the Plan's net position, and ending net OPEB liability. It also demonstrates the Plan's net position as a percentage of the total liability and the Plan's net other postemployment benefit liability as a percentage of covered employee payroll.

The Schedule of the Town's Contributions presents multi-year trend information on the Town's actual contributions to the other postemployment benefit plan and related ratios.

The Schedule of the Electric Light's Contributions presents multi-year trend information on the Electric Light's actual contributions to the other postemployment benefit plan and related ratios.

The Schedule of Investment Return presents multi-year trend information on the money-weighted investment return on the Plan's other postemployment assets, net of investment expense.

These schedules are intended to present information for ten years. Until a ten-year trend is compiled, information is presented for those years for which information is available.

Town of Belmont, Massachusetts

Schedule of Changes in the Town's Net OPEB Liability and Related Ratios

Other Postemployment Benefit Plan

Last Eight Fiscal Years

	June 30, 2017	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021	June 30, 2022	June 30, 2023	June 30, 2024
Total OPEB Liability								
Service Cost	$ 3,783,584	$ 3,396,620	$ 3,450,335	$ 3,631,066	$ 4,230,703	$ 4,354,082	$ 3,598,214	$ 3,582,618
Interest	8,496,483	5,725,306	6,033,987	6,309,506	6,481,594	6,841,439	6,172,333	6,484,403
Changes of benefit terms	-	-	-	(925,315)	-	(259,818)	-	-
Differences between expected and actual experience	-	-	-	(304,905)	-	(2,397,365)	-	(7,604,657)
Changes of assumptions	(40,435,528)	(724,799)	1,012,397	(805,773)	(139,085)	(16,897,398)	(708,492)	6,240,835
Plan amendments	(18,722,360)	-	-	-	-	-	-	-
Benefit payments	(3,856,996)	(4,101,700)	(4,400,269)	(4,764,669)	(4,950,666)	(4,513,468)	(4,723,918)	(4,368,118)
Net change in total OPEB liability	(50,734,817)	4,295,427	6,096,450	3,139,910	5,622,546	(12,872,528)	4,338,137	4,335,081
Total OPEB liability - beginning	146,398,735	95,663,918	99,959,345	106,055,795	109,195,705	114,818,251	101,945,723	106,283,860
Total OPEB liability - ending (a)	$ 95,663,918	$ 99,959,345	$ 106,055,795	$ 109,195,705	$ 114,818,251	$ 101,945,723	$ 106,283,860	$ 110,618,941
Plan fiduciary net position								
Employer contributions	$ 4,186,243	$ 4,470,248	$ 4,951,361	$ 5,333,376	$ 5,011,768	$ 4,575,468	$ 5,315,193	$ 4,936,825
Net investment income	172,888	5,442	380,423	70,680	901,865	179,628	598,523	730,095
Benefit payments	(3,856,996)	(4,101,700)	(4,400,269)	(4,764,669)	(4,950,666)	(4,513,468)	(4,723,918)	(4,368,118)
Net change in plan fiduciary net position	502,135	373,990	931,515	639,387	962,967	241,628	1,189,798	1,298,802
Plan fiduciary net position - beginning of year	2,361,770	2,863,905	3,237,895	4,169,410	4,808,797	5,771,764	6,013,392	7,203,190
Plan fiduciary net position - end of year (b)	$ 2,863,905	$ 3,237,895	$ 4,169,410	$ 4,808,797	$ 5,771,764	$ 6,013,392	$ 7,203,190	$ 8,501,992
Net OPEB liability - ending (a)-(b)	$ 92,800,013	$ 96,721,450	$ 101,886,385	$ 104,386,908	$ 109,046,487	$ 95,932,331	$ 99,080,670	$ 102,116,949
Plan fiduciary net position as a percentage of the total OPEB liability	2.99%	3.24%	3.93%	4.40%	5.03%	5.90%	6.78%	7.69%
Covered-employee payroll	$ 59,585,846	$ 62,323,993	$ 65,123,251	$ 69,447,567	$ 70,836,518	$ 72,253,249	$ 81,864,365	$ 83,411,912
Net OPEB liability as a percentage of covered-employee payroll	155.74%	155.19%	156.45%	150.31%	153.94%	132.77%	121.03%	122.42%

Note: this schedule is intended to present information for 10 years.
Until a 10-year trend is compiled, information is presented for those years for which information is available.

See notes to required supplementary information.

Town of Belmont, Massachusetts

Schedule of Changes in the Electric Light's Net OPEB Liability and Related Ratios

Other Postemployment Benefit Plan

Last Seven Fiscal Years

	December 31, 2017	December 31, 2018	December 31, 2019	December 31, 2020	December 31, 2021	December 31, 2022	December 31, 2023
Total OPEB Liability							
Service Cost	$ 171,763	$ 176,967	$ 179,506	$ 225,753	$ 230,747	$ 148,623	$ 146,950
Interest	239,224	258,321	275,449	268,577	284,403	224,399	238,909
Changes of benefit terms	-	-	(12,924)	-	(6,176)	-	-
Differences between expected and actual experience	-	-	(152,821)	-	(770,905)	-	(421,617)
Changes of assumptions	33,732	(70,456)	(151,620)	52,550	(516,048)	(83,784)	183,226
Benefit payments	(135,832)	(140,506)	(227,280)	(252,121)	(151,855)	(173,477)	(149,035)
Net change in total OPEB liability	308,887	224,326	(89,690)	294,759	(929,834)	115,761	(1,567)
Total OPEB liability - beginning	3,984,098	4,292,985	4,517,311	4,427,621	4,722,380	3,792,546	3,908,307
Total OPEB liability - ending (a)	$ 4,292,985	$ 4,517,311	$ 4,427,621	$ 4,722,380	$ 3,792,546	$ 3,908,307	$ 3,906,740
Plan fiduciary net position							
Employer contributions	$ 151,990	$ 161,151	$ 251,593	$ 268,979	$ 168,855	$ 190,477	$ 166,035
Net investment income	24,792	(4,697)	44,023	21,048	64,191	1,919	20,385
Benefit payments	(135,832)	(140,506)	(227,280)	(252,121)	(151,855)	(173,477)	(149,035)
Net change in plan fiduciary net position	40,950	15,948	68,336	37,906	81,191	18,919	37,385
Plan fiduciary net position - beginning of year	226,073	267,023	282,971	351,307	389,213	470,404	489,323
Plan fiduciary net position - end of year (b)	$ 267,023	$ 282,971	$ 351,307	$ 389,213	$ 470,404	$ 489,323	$ 526,708
Net OPEB liability - ending (a)-(b)	$ 4,025,962	$ 4,234,340	$ 4,076,314	$ 4,333,167	$ 3,322,142	$ 3,418,984	$ 3,380,032
Plan fiduciary net position as a percentage of the total OPEB liability	6.22%	6.26%	7.93%	8.24%	12.40%	12.52%	13.48%
Covered-employee payroll	$ 3,147,743	$ 3,320,698	$ 3,581,997	$ 3,392,464	$ 3,542,073	$ 3,747,337	$ 3,868,229
Net OPEB liability as a percentage of covered-employee payroll	127.90%	127.51%	113.80%	127.73%	93.79%	91.24%	87.38%

Note: this schedule is intended to present information for 10 years.
Until a 10-year trend is compiled, information is presented for those years for which information is available.

See notes to required supplementary information.

Town of Belmont, Massachusetts

Schedule of Town Contributions

Other Postemployment Benefit Plan

Last Eight Fiscal Years

Year	Actuarially determined contribution	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	Covered-employee payroll	Contributions as a percentage of covered-employee payroll
June 30, 2024	$ 9,715,837	$ (4,936,825)	$ 4,779,012	$ 83,411,912	5.92%
June 30, 2023	8,876,096	(5,315,193)	3,560,903	81,864,365	6.49%
June 30, 2022	8,398,448	(4,575,468)	3,822,980	72,253,249	6.33%
June 30, 2021	9,247,744	(5,011,768)	4,235,976	70,836,518	7.08%
June 30, 2020	8,756,304	(5,333,376)	3,422,928	69,447,567	7.68%
June 30, 2019	8,469,671	(4,951,361)	3,518,310	65,123,251	7.60%
June 30, 2018	8,029,300	(4,470,248)	3,559,052	62,323,993	7.17%
June 30, 2017	18,361,449	(4,186,243)	14,175,206	59,585,746	7.03%

Note: this schedule is intended to present information for 10 years.
Until a 10-year trend is compiled, information is presented for those years for which information is available.

See notes to required supplementary information.

Town of Belmont, Massachusetts

Schedule of the Electric Light's Contributions

Other Postemployment Benefit Plan

Last Eight Fiscal Years

Year	Actuarially determined contribution	Contributions in relation to the actuarially determined contribution	Contribution deficiency (excess)	Covered-employee payroll	Contributions as a percentage of covered-employee payroll
December 31, 2023….....	$ 325,715	$ (166,035)	$ 159,680	$ 3,868,229	4.29%
December 31, 2022…....	329,624	(190,477)	139,147	3,747,337	5.08%
December 31, 2021…....	312,318	(168,855)	143,463	3,542,073	4.77%
December 31, 2020…....	416,940	(268,979)	147,961	3,392,464	7.93%
December 31, 2019…....	404,501	(251,593)	152,908	3,581,997	7.02%
December 31, 2018……	194,521	(161,151)	33,370	3,320,698	4.85%
December 31, 2017……	759,438	(151,990)	607,448	3,147,743	4.83%
December 31, 2016……	759,438	(203,933)	555,505	2,737,637	7.45%

Note: this schedule is intended to present information for 10 years.
Until a 10-year trend is compiled, information is presented for those years for which information is available.

See notes to required supplementary information.

Town of Belmont, Massachusetts

Schedule of Investment Returns

Other Postemployment Benefit Plan

Last Eight Fiscal Years

Year	Annual money-weighted rate of return, net of investment expense
Town:	
June 30, 2024	9.55%
June 30, 2023	9.22%
June 30, 2022	3.08%
June 30, 2021	18.54%
June 30, 2020	1.51%
June 30, 2019	10.16%
June 30, 2018	0.17%
June 30, 2017	6.50%

Last Seven Fiscal Years

Light:	
December 31, 2023	4.11%
December 31, 2022	0.42%
December 31, 2021	16.58%
December 31, 2020	5.56%
December 31, 2019	15.24%
December 31, 2018	-1.75%
December 31, 2017	4.67%

Note: this schedule is intended to present information for 10 years. Until a 10-year trend is compiled, information is presented for those years for which information is available.

See notes to required supplementary information.

Town of Belmont, Massachusetts

Notes to Required Supplementary Information

NOTE A – STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. Budgetary Information

Municipal Law requires the adoption of a balanced budget that is approved by the Select Board (the "Board"). The Board presents an annual budget to the representative Town meeting, which includes estimates of revenues and other financing sources and recommendations of expenditures and other financing uses. The representative town meeting, which has full authority to amend and/or reject the budget or any line item, adopts the expenditure budget by majority vote.

Increases or transfers between voted functions subsequent to the approval of the annual budget require a vote at a special Town meeting.

The majority of appropriations are non-continuing which lapse at the end of each year. Others are continuing appropriations for which the governing body has authorized that an unspent balance from a prior year be carried forward and made available for spending in the current year. These carry forwards are included as part of the subsequent year's original budget.

Generally, expenditures may not exceed the legal level of spending (salaries, expenses, and capital) authorized for an appropriation account. However, the payment of debt service is statutorily required, regardless of whether such amounts are appropriated. Additionally, expenditures for disasters, natural or otherwise, and final judgments may exceed the level of spending authorized by two-thirds majority vote of the Town meeting.

An annual budget is adopted for the general fund in conformity with the guidelines described above. The original year 2024 approved budget authorized approximately $154.4 million in appropriations and amounts carried forward from the prior year. There was an increase of $2.9 million between the original and final adopted budgets as a result of supplemental appropriations voted during the year.

The Town Accountant's office has the responsibility to ensure that budgetary control is maintained. Budgetary control is exercised through the accounting system.

B. Budgetary - GAAP Reconciliation

For budgetary financial reporting purposes, the Uniform Municipal Accounting System basis of accounting (established by the Commonwealth) is followed, which differs from the GAAP basis of accounting. A reconciliation of budgetary-basis to GAAP-basis results for the general fund for the year ended June 30, 2024, is presented on the following page.

Net change in fund balance - budgetary basis……	$	(5,900,374)
Perspective differences:		
Activity of the stabilization fund recorded in the general fund for GAAP……		1,780,190
Basis of accounting differences:		
Net change in recording tax refunds payable……		(77,123)
Net change in recording 60 day receipts……		134,427
Recognition of revenue for on-behalf payments……		11,319,482
Recognition of expenditures for on-behalf payments…		(11,319,482)
Net change in fund balance - GAAP basis……	$	(4,062,880)

NOTE B – PENSION PLAN

Pension Plan Schedules – Retirement System

A. Schedule of Changes in the Net Pension Liability and Related Ratios

The Schedule of Changes in the Net Pension Liability and Related Ratios includes the detailed changes in the system's total pension liability, changes in the system's net position, and the ending net pension liability. It also demonstrates the plan's net position as a percentage of the total pension liability and the net pension liability as a percentage of covered payroll.

B. Schedule of Contributions

Governmental employers are required to pay an annual appropriation as established by PERAC. The total appropriation includes the amounts to pay the pension portion of each member's retirement allowance, an amount to amortize the actuarially determined unfunded liability to zero in accordance with the system's funding schedule, and additional appropriations in accordance with adopted early retirement incentive programs. The total appropriations are payable on July 1 and January 1. Employers may choose to pay the entire appropriation in July at a discounted rate. Accordingly, actual employer contributions may be less than the "total appropriation". The pension fund appropriations are allocated amongst employers based on covered payroll.

C. Schedule of Investment Return

The money-weighted rate of return is calculated as the internal rate of return on pension plan investments, net of pension plan investment expense. A money weighted rate of return expresses investment performance, net of pension plan investment expense, adjusted for the changing amounts actually invested. Inputs to the money weighted rate of return calculation are determined monthly.

Town of Belmont, Massachusetts

Notes to Required Supplementary Information

Pension Plan Schedules – Town and Electric Light

A. Schedules of the Town's and Electric Light's Proportionate Share of the Net Pension Liability

The Schedules of the Town's and Electric Light's Proportionate Share of the Net Pension Liability detail the allocated percentage of the net pension liability (asset), the proportionate share of the net pension liability, and the covered employee payroll. It also demonstrates the net position as a percentage of the pension liability and the net pension liability as a percentage of covered payroll.

B. Schedules of Town's and Electric Light's Contributions

Governmental employers are required to pay an annual appropriation as established by PERAC. The appropriation includes the amounts to pay the pension portion of each member's retirement allowance, an amount to amortize the actuarially determined unfunded liability to zero in accordance with the system's funding schedule, and additional appropriations in accordance with adopted early retirement incentive programs. The appropriations are payable on July 1 and January 1. The Town may choose to pay the entire appropriation in July at a discounted rate. Accordingly, actual contributions may be less than the "total appropriation". The pension fund appropriation is allocated to the Town and Electric Light Department based on covered payroll.

C. Schedule of the Special Funding Amounts of the Net Pension Liabilities

The Commonwealth of Massachusetts is a nonemployer contributor and is required by statute to make all actuarially determined employer contributions on behalf of the member employers which creates a special funding situation. Since the Town does not contribute directly to MTRS, there is no net pension liability to recognize. This schedule discloses the Commonwealth's 100% share of the collective net pension liability that is associated with the Town; the portion of the collective pension expense as both revenue and pension expense recognized by the Town; and the Plan's fiduciary net position as a percentage of the total liability.

D. Changes in Assumptions

- None.

E. Changes in Plan Provisions

- Pursuant to Chapter 269 of the Acts of 2022, the Board approved a one-time increase in the COLA from 3% to 5% effective July 1, 2022.

NOTE C – OTHER POSTEMPLOYMENT BENEFITS

The Town administers a single-employer defined benefit healthcare plan ("The Retiree Health Plan"). The plan provides lifetime healthcare and life insurance for eligible retirees and their spouses through the Town's group health and life insurance plans, which cover both active and retired members.

The Other Postemployment Benefit Plan

Schedule of Changes in the Town's Net Other Postemployment Benefit Liability and Related Ratios

The Schedule of Changes in the Town's Net Other Postemployment Benefit Liability and Related Ratios presents multi-year trend information on changes in the Plan's total OPEB liability, changes in the Plan's net position, and ending net OPEB liability. It also demonstrates the Plan's net position as a percentage of the total liability and the Plan's net other postemployment benefit liability as a percentage of covered employee payroll.

Schedule of Changes in the Electric Light's Net Other Postemployment Benefit Liability and Related Ratios

The Schedule of Changes in the Electric Light's Net Other Postemployment Benefit Liability and Related Ratios presents multi-year trend information on changes in the Plan's total OPEB liability, changes in the Plan's net position, and ending net OPEB liability. It also demonstrates the Plan's net position as a percentage of the total liability and the Plan's net other postemployment benefit liability as a percentage of covered employee payroll.

Schedule of the Town's Contributions

The Schedule of the Town's Contributions includes the Town's annual required contribution to the Plan, along with the contribution made in relation to the actuarially determined contribution and the covered employee payroll. The Town is not required to fully fund this contribution. It also demonstrates the contributions as a percentage of covered payroll.

Schedule of the Electric Light's Contributions

The Schedule of the Electric Light's Contributions includes the Light's annual required contribution to the Plan, along with the contribution made in relation to the actuarially determined contribution and the covered employee payroll. The Light Plant is not required to fully fund this contribution. It also demonstrates the contributions as a percentage of covered payroll.

Town of Belmont, Massachusetts

Notes to Required Supplementary Information

Significant Actuarial Methods and Assumptions

Valuation date	June 30, 2023
Actuarial cost method	Entry Age Normal - Level Percentage of Payroll
Amortization method	Level percentage of payroll - payments increasing 3.00% per year
Remaining amortization period	24 years from July 1, 2023
Asset valuation method	Fair value
Wage inflation	3.00%
Investment rate of return	6.25% as of December 31, 2023 and December 31, 2022
Discount rate	Town - 6.18% as of June 30, 2024 and 6.02% as of June 30, 2023 Electric Light - 6.15% as of December 31, 2023 and 6.00% as of December 31, 2022
Salary increases	Groups 1/2 (excluding teachers): 6.00% decreasing over 9 years to an ultimate of 3.75%. Group 4: 7.00% decreasing over 8 years to an ultimate of 4.25%. Teachers: 7.50% decreasing over 20 years to an ultimate of 4.00%.
Health care trend rates	Medical (Non-Medicare): 7.00% decreasing by 0.25% each year to an ultimate level of 4.50% per year. Medical (Medicare): 6.00% decreasing by 0.25% each year to an ultimate level of 4.50% per year. Prescription Drug (Non-Medicare): 10.00% decreasing by 0.50% each year to an ultimate level of 4.50% per year. Prescription Drug (Medicare): 22.40%, 18.60%, 9.20%, then 8.50% decreasing by 0.50% each year to an ultimate level of 4.50% per year. Medicare Advantage: 9.60%, 12.30%, 7.40%, then 5.25% decreasing by 0.25% each year to an ultimate level of 4.50% per year. Administrative Expenses: 3.00% per year Contributions: Retiree contributions are expected to increase with blended medical trend.
Mortality rates	Pre-Retirement (non-Teachers): RP-2014 Blue Collar Employee Mortality Table set forward one year for females and projected generationally with Scale MP-2021. Healthy (non-Teachers): RP-2014 Blue Collar Healthy Annuitant Mortality Table set forward one year for females and projected generationally with Scale MP-2021. Disabled (non-Teachers): RP-2014 Blue Collar Health Annuitant Mortality Table set forward one year and projected generationally with Scale MP-2021. Pre-Retirement (Teachers): Pub-2010 Teacher Employee Mortality Table (headcount weighted) projected generationally with Scale MP-2021. Healthy (Teachers): Pub-2010 Teacher Retiree Morality Table (headcount weighted) projected generationally with Scale MP-2021. Disabled (Teachers): Pub-2010 Teacher Retiree Mortality Table (headcount weighted) projected generationally with Scale MP-2021.

Town of Belmont, Massachusetts

Notes to Required Supplementary Information

Schedule of Investment Return

The Schedule of Investment Return includes the money-weighted investment return on the Plan's other postemployment assets, net of investment expense.

Changes of Assumptions – Town & Light

- The per capita health costs and contributions were updated to reflect current experience.
- The actuarial factors used to estimate individual retiree and spouse costs by age and gender were updated.
- The per capita health cost trend assumptions were revised to reflect an estimate for the impact of the Inflation Reduction Act, current experience and future expectations.
- The mortality projection scale assumptions were updated.
- The life insurance coverage election for future retirees with medical coverage was updated.
- The Town's discount rate was increased from 6.02% as of June 30, 2023, to 6.18% as of June 30, 2024.
- The Light Plant's discount rate was increased from 6.00% as of December 31, 2022, to 6.15% as of December 31, 2023.

Changes in Plan Provisions – Town & Light

- None