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**MINUTES  
TOWN OF BELMONT  
BOARD OF SELECTMEN  
SELECTMEN'S MEETING ROOM  
Monday, December 15, 2014  
7:00 PM**

**CALL TO ORDER**

A regular meeting of the Board was called to order in open session at 7:05 p.m. by Chair Rojas in the Selectmen's Meeting Room. Selectmen Baghdady and Paolillo were present. Town Administrator David Kale and Assistant Town Administrator Marshall were also present.

Chair Rojas began by turning to the first item on the agenda.

**QUESTIONS FROM TOWN RESIDENTS**

Mr. Don Mercier, Pct. 8, raised the issue of the parking spaces in front of Belmont Savings Bank. He expressed concern about the lost parking spots and noted that a number of residents are concerned about the loss of those spots. He suggested that the bid could go out with and without that particular design.

Chair Rojas said that alternate plans will be looked at, but that any alternate plan has to conform to the approved price.

**ACTION BY APPOINTMENT**

**Massachusetts Clean Water Trust Loan Signing**

Mr. Floyd Carman, Town Treasurer, appeared before the Board to request that the Board sign the Massachusetts Clean Water Trust Loan. He noted that the loan for \$2.3M (for sewer work) was approved last year. He read the list of roads that were involved. The temporary loan now needs to be made permanent and the interest rate will be low, he said.

The Board signed the loan note papers.

**Update: Macy's Site**

Mr. Kevin Foley, Locatelli Properties, appeared before the Board to provide an update on the former Macy's site. Mr. Foley reviewed some of the architectural details at this site, noting the elements that will receive an update. The parking lot side of the building will see design updates, as well. Many of the changes are subtle, he said.

Chair Rojas asked about prospective tenants. Mr. Foley said announcements are forthcoming, and that in 18 months he expects the new tenants to be up and running.

## **Benton Library License Renewal**

Mr. Richard Cheek and Ms. Elizabeth Gibson, of the Friends of the Benton Library, appeared before the Board to request a Benton Library license renewal.

[At this time, the Board took a two-minute recess while technical difficulties with the audio were addressed.]

Ms. Gibson read a letter to the Board concerning the license renewal request. The letter noted that the library is a self-sustaining, all-volunteer, lending library – which operates for the community, at no expense to the community. She reviewed the hours of operation, the volunteer hours, and the services offered to the community. She then reviewed the physical repairs and upgrades made to the building.

Chair Rojas expressed the Board's support for the Benton Library. Selectman Baghdady read the amendment to the license agreement.

*The Board moved:* To approve the license renewal request (for the next two years, expiring 12/31/16) for the Benton Library.  
The motion passed unanimously (3-0).

Mr. Charles Smart, of Elizabeth Road, asked if the library was accessible to those on the Minuteman network. Ms. Gibson replied yes, absolutely.

## **Green Communities Designation**

Mr. Gerry Boyle, Facilities Manager, appeared before the Board to discuss the Green Communities Designation.

Chair Rojas said that Belmont is one of 136 Green Communities in the Commonwealth and was recognized at a ceremony at the State House on December 3, 2014. He noted that Belmont has received its first grant for \$151,850.00. Selectman Baghdady thanked all involved who worked on this endeavor.

## **Flanders Road Signage – Blair Pond**

Mr. Glenn Clancy, Director of Community Development, appeared before the Board to discuss the Flanders Road signage. Chair Rojas recused himself, as his company provided design services related to the request.

Mr. Kale reviewed the request for signage, on public property, which alerts residents to the location of the Blair Pond reservation (at the end of Flanders Road). Mr. Clancy explained the details of the sign, noting that the goal is to increase public awareness as to the location of the pond. Mr. Clancy expressed no reservations, providing the sign is properly located.

*The Board moved:* To approve the road signage proposal for Blair Pond at the end of Flanders Road, subject to Mr. Clancy's approval.  
The motion passed unanimously (3-0).

### **Community Path Implementation Advisory Committee (CPIAC) Appointments**

Chair Rojas thanked all 11 applicants who applied to fill the five seats on this committee. He reviewed the overall mission of the committee, including term limits, nature of committee, and a summary of committee duties. The charge, he said, is implementation of the identified routes.

The Board briefly discussed the CPIAC charge, specifically concerning the identification of funding for the feasibility study. Mr. Kale reviewed some of the steps involving the application process.

Chair Rojas noted some of the potential costs associated with this project, e.g., the underpass as it concerns the path, the cost of the design, construction, and the feasibility study.

Selectman Paolillo suggested that the Board have a liaison appointed to this committee, then volunteered to serve as the Board's CPIAC liaison. Selectman Baghdady suggested that the Board continue to review the CPIAC charge.

*The Board moved:* To appoint Mr. Brian Burke to the CPIAC.  
The motion passed unanimously (3-0).

*The Board moved:* To appoint Mr. Michael Cicalese to the CPIAC.  
The motion passed unanimously (3-0).

*The Board moved:* To appoint Mr. Russell Leino to the CPIAC.  
The motion passed unanimously (3-0).

*The Board moved:* To appoint Ms. Heather Ivester to the CPIAC.  
The motion passed unanimously (3-0).

*The Board moved:* To appoint Mr. Vincent Stanton to the CPIAC.  
The motion passed unanimously (3-0).

Regarding next steps, the Board will continue to develop the charge, and the committee will elect a chair.

Mr. Ed Mulloney, of Clark Lane, asked about Mr. Stanton's qualifications for this appointment. Selectman Baghdady provided the Board's rationale for appointing Mr. Stanton.



## **Board of Selectmen Appointments to other vacancies**

### ***Energy Committee***

*The Board moved:* To appoint Mr. Don Mercier to the Energy Committee.  
The motion passed unanimously (3-0).

### ***Housing Trust***

*The Board moved:* To appoint Ms. Tomi Olsen to the Housing Trust.  
The motion passed unanimously (3-0).

### ***Human Rights Commission***

*The Board moved:* To appoint Ms. Marella Duda to the Human Rights Commission.  
The motion passed unanimously (3-0).

### ***Metropolitan Area Planning Council***

*The Board moved:* To appoint Mr. Geoffrey Wheeler, Senior Town Planner to the Metropolitan Area Planning Council.  
The motion passed unanimously (3-0).

### ***Recreation Commission***

*The Board moved:* To appoint Ms. Anne Helgen to the Recreation Commission.  
The motion passed unanimously (3-0).

### ***Retirement Board***

*The Board moved:* To re-appoint Mr. James Sloman to the Retirement Board, for a three-year term.  
The motion passed unanimously (3-0).

### ***Zoning Board of Appeals (ZBA)***

*The Board moved:* To appoint Mr. Faustino Lachauco to the ZBA.  
The motion passed unanimously (3-0).

## **ACTION BY CONSENT**

The following businesses with licenses set to expire on December 31, 2014 have filed applications to renew their licenses for the 2015 calendar year.

### **Food and Drink License Renewals**

#### **Common Victualler's License:**

- Belmont Hill Club, Inc., 825 Concord Ave
- Thyago's Pizza, (Adriano de Medieros) 368 Trapelo Road
- Fiorella's Express Belmont, (Ramon M. Karian) 263 Belmont Street
- Bruegger's Bagels, (Bruegger's Bagels Inc.) 41 Leonard Street
- Golden Garden, (Golden Garden Inc.) 63 Concord Ave
- Vicki Lee's, (Vicki Lee Boyajian) 105 Trapelo Road
- Gen Sushi (HG Asia Inc.), 61 Concord Ave
- McLean Hospital (Sodexo), 115 Mill Street
- Seta's Café (Seta's Mediterranean Food Inc.), 271 Belmont Street
- Gregory's House of Pizza. (G.T. Food Services), 27 – 29 Leonard Street
- Aram's Coffee Café, (Aram Postaljian) 85 Trapelo Road .
- Starbucks Coffee #7538, 112 Trapelo Road
- Bellmont Caffè (Minas Daldalian), 80 Leonard Street
- Belmont Pizza (Jason Alch) 388 Trapelo Road, (Application for Outdoor Dining, Extended Hours Application)
- Subway 50544, 59A Leonard Street
- Dunkin Donuts (Trapelo Donuts), 353 Trapelo Road (Extended Hours Requested)
- Dunkin Donuts (Cushing Donuts), 52 Church Street (Extended Hours and Outdoor Dining Requested)
- Theo's Pizzeria (T & M Belmont Foods Inc.) 389 Trapelo Road
- Michael's Pizza (Paleo Inc.), 191 Belmont Street
- Starbucks Coffee #871, 47 Leonard Street
- Teddy's Kitchen (Teddy Piandes), 462 Common Street.
- Linda's Donuts (John Poloukos), 247 Belmont Street
- My Other Kitchen (Take Away 762 LLC.) 762 Pleasant Street
- Rancatore's Ice Cream (Rancatore's Ice Cream, Inc.), 36 Leonard Street
- Café Burrito (Café Burrito LLC.); 374 Trapelo Road (Outdoor Dining Requested)
- Moozy's (Belmont Ice Cream LLC.); 2 Trapelo Road (Outdoor Dining Requested)
- Kitchen on Common (Emi's Eats Inc.); 442 Common Street
- Belmont Country Club; 181 Winter Street (Extended Hours Requested)
- Shangri-La Inc. (Shangri-La Inc.); 149 Belmont Street
- Sweet Peach Diner. (Dyer's Sweet Peach Diner, Corp.); 628 Trapelo Road
- El Centro (ALRA Corporation); 66 Leonard Street

*The Board moved:* To approve the Common Victualler license renewal requests, as noted above.

The motion passed unanimously (3-0).

**Wine and Beer Restaurant Liquor License and Common Victualler License:**

- Asai (JDJ Inc.); 30 Leonard Street
- Pho & Thai (Pho & Thai Inc.); 63 White Street
- Jeanne Sushi (Shangri-La Inc.); 149 Belmont Street
- Kashish (Rohbaj Enterprises Inc.); 61 Leonard Street
- Patou (Little Lotus Co. Inc.); 69 Leonard Street
- Stonehearth Pizza Co. (Asillem, LLC); 57 Leonard Street
- Comella's (43 LLC); 43 Leonard Street
- Mark & Toni's (Nicholas Markantonis), 121 Trapelo Road

*The Board moved:* To approve the wine and beer Common Victualler license renewal requests, as noted above.

The motion passed unanimously (3-0).

**Liquor Licenses – All Alcohol Restaurant:**

- Savino's Grille (Savino's Grille Inc.); 449 Common Street (Extended Hours Requested 12/31/14)
- Il Casale (Altruista Developments); 50 Leonard Street (Extended Hours Requested 12/31/14)
- El Centro Tres (ALRA Corporation); 66 Leonard Street

*The Board moved:* To approve the all alcohol license renewal requests, as noted above.

The motion passed unanimously (3-0).

**Liquor Licenses - All Alcohol Club License and Common Victualler:**

- Belmont Country Club; 181 Winter Street (Extended Hours Requested)

*The Board moved:* To approve the all alcohol club license and common victualler renewal requests, as noted above.

The motion passed unanimously (3-0).

**Liquor Licenses – Wine and Beer Retail:**

- Vintages, Adventures in Wine (Artichoq Inc.); 32 Leonard Street
- Craft Beer Cellar (Craft Beer Initiative); 51 Leonard Street

*The Board moved:* To approve the license renewal request, as noted above.  
The motion passed unanimously (3-0).

***Liquor Licenses – All Alcohol Retail:***

- The Spirited Gourmet (The Spirited Gourmet of Belmont LTD.); 448 Common Street

*The Board moved:* To approve the license renewal request, as noted above.  
The motion passed unanimously (3-0).

- The Loading Dock (Nicholas Market and Deli); 11 Brighton Street

The Board discussed the license application of The Loading Dock, inquiring about the owner's compliance of the conditions on the application of his license and to confirm that the current fee will be paid.

*The Board moved:* To approve the license renewal request subject to the applicant's compliance with the conditions and the payment of the license fees by 1/1/15.  
The motion passed unanimously (3-0).

***Liquor Licenses – All Alcohol Club License:***

- VFW Waverley Post 1272, 310 Trapelo Road

*The Board moved:* To approve the license renewal request, as noted above.  
The motion passed unanimously (3-0).

**Automotive License Renewals**

***Class II License to Buy and Sell Motor Vehicles:***

- Pleasant Street Shell, (El-Lakkis Corporation) 337 Pleasant Street
- Waverley Auto Exchange, (Frank Basile) 134 Waverley Street
- Superior Trading Corp, (Daniel Wagner) 81 Richardson Road
- Grigorian Brothers Corp, (Armen Grigorian) 500 Common Street
- PR Automotive Imports, Inc., (Patrick Roussel) 1000 Pleasant Street, Suite 8
- Belmont Car Care Inc., (Marcel Georges) 27 Lexington Street
- Brother's Auto Service, (Yerghie Aroyian) 337 Mill Street

*The Board moved:* To approve the Class II license renewal requests, as noted above.  
The motion passed unanimously (3-0).

### ***Livery:***

- Advantage Limo, (Harry Mikaelian) 294 Fitzmaurice Circle
- Penguin, (Ozgur Demirtas) 14 Grove Street
- Pete's Livery Service, (Bedros Papazian) 17 Dalton Road
- Lee Transport, (Theodore Lee) 463 Belmont Street
- Boston Executive Coach, (Armen Grigorian) 500 Common Street
- Marashio Livery, (Mark Marashio) 325 Trapelo Road
- ArmLux, (Yervand Atshemyan) 140 Slade Street
- Bowtie Limousine; (Scott Brown) 59 Bay State Rd

*The Board moved:* To approve the Livery license renewal requests, as noted above.

The motion passed unanimously (3-0).

Mr. Kale noted that some businesses will need to pay outstanding bills and some have outstanding code violations:

*The Board moved:* To approve the common Victualler Nick's Place II ... (A&R Family Enterprises Inc.) 6 Channing Rd

The Board briefly discussed the issues and made a motion to approve the following language from Town Counsel that gives the Town Administrator to approve any outstanding licenses which were not ready for approval at this meeting:

From Town Counsel:

*The Board moved:* To renew those licenses previously issued by the Board pursuant to Chapter 140 of the General Laws to all of those licensees to whom the Town Clerk sent renewal notices for the year 2015, as listed by the Clerk, with the issuance of a license to each such licensee being subject to the determination of the Town Administrator, made on or before December 31, 2014, that

- (1) a complete renewal application from the licensee has been received; and
- (2) the departmental review of each licensee's application indicates no outstanding violations, or unpaid taxes or municipal charges, that would be an impediment to the renewal of the license"

The motion passed unanimously (3-0)

### **Town Administrator's Report**

Mr. Kale reported on the following items:

- A review of the available budget amounts for FY16 will be deferred.



## **ACTION BY WRITING**

### **Approval of BOS meeting dates for January – June 2015**

*The Board moved:* To approve the BOS meeting dates for January – June 2015.  
The motion passed unanimously (3-0).

### **Approval of Meeting Minutes**

#### ***October 17, 2014***

*The Board moved:* To approve the meeting minutes of 10/17/14.  
The motion passed unanimously (3-0).

#### ***October 27, 2014***

*The Board moved:* To approve the meeting minutes of 10/27/14.  
The motion passed unanimously (3-0).

#### ***December 1, 2014***

*The Board moved:* To approve the meeting minutes of 12/1/14.  
The motion passed unanimously (3-0).

## **NEXT MEETINGS**

Monday, January 5, 2015 at 7:00 pm  
Monday, January 26, 2015 at 8:00 am

## **ACTION BY APPOINTMENT**

### **Executive Session**

*The Board moved:* To enter into executive session at 9:12 p.m. to consider the purchase, exchange, lease or value of real property if an open meeting may have a detrimental effect on the negotiating position of the public body and the Chair so declares. The Board will not return to open session.

A roll call vote was taken: Chair Rojas said aye, Selectman Baghdady and Paolillo also said aye and the motion passed unanimously (3-0).

The Board moved to adjourn the meeting at 9:30 p.m.



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Mr. David Kale, Town Administrator

