

**Board of Selectmen
Regular Session
July 14, 2003
Minutes**

Call to Order

The Board of Selectmen convened at 6:30 p.m. in the Selectmen's Meeting Room of the Town Hall. All members were present.

The Board moved: to enter executive session for the purpose of discussing litigation; further that the Board will return to open session.

The motion passed (3-0), by roll call vote.

The Board reconvened in regular session at 7:45 p.m.

Questions from Town Residents

There were none.

Action by Appointment

Introduction of Firefighters Promoted to Lieutenant

The Board rescheduled this item to August 4.

Property Owners of 948 – 1000 Pleasant Street re: Street Lighting

Mr. Brownsberger reported that the property owners wish to speak with him to attempt to address their concerns without having to involve the entire Board.

*Application of Common Victualler's License—Original
Twin Seafood of Belmont, Inc., 353-355 Trapelo Road*

The Board discussed an application by Twin Seafood of Belmont, Inc. for a common victuallers license.

The Board moved: approve the application by Twin Seafood of Belmont, Inc., for a common victuallers license, conditional upon the applicant meeting all health and building regulations.

The motion passed unanimously (3-0).

O'Neill Properties re: Development of Belmont Uplands

The Board met with Brian O'Neill and Steve Corridan of O'Neill Properties to discuss O'Neill Properties' ideas for the development of the Belmont Uplands for housing.

Mr. Brownsberger commented that a zoning proposal that needs to go to the Town Meeting is a high hurdle, requiring significant consensus. He indicated his belief that this development should be held to the Town's Inclusionary Housing By-Law. He stated he would not be supportive of a proposed development that attempts to get around the Town's new By-Law. He also stated his preference that as much of the development as possible be devoted to senior-targeted housing. He expressed his desire that the project be all rental units if possible, to maximize the Town's affordable housing credits. Finally, he voiced concern that the environmental impact from residential development is greater than from commercial development.

Mr. O'Neill stated that the number of units in the project cannot be reduced and remain economically viable.

Mrs. Mahoney expressed her support for condominium units, rather than rental units, because of their stability. She also supported the plan that 25% of the units be devoted to seniors. She inquired about the development's access to the MBTA train station, noting the importance of such access to potential residents. She also favored taking a cash payment toward an affordable housing fund and spending it to develop units throughout the Town, indicating her preference that affordable units be scattered throughout the community.

Dr. Solomon reiterated the requirement of a 2/3 vote of the Town Meeting and stressed that it is a difficult threshold to achieve.

The Board authorized the Town Administrator and Senior Planner to work with O'Neill Properties to clarify the proposal, specifically with respect to any Memorandum of Agreement between the Town and the developer.

Discussion of Annual Committee/Commission Appointments

The Board discussed and took action on committee appointments.

The Board moved: to make the following appointments to various Town committees, commissions and appointed positions:

Cable Television Advisory Committee

Greg Poulos, 80 Oak Avenue, appointment

Cultural Council

Janet Macy, 47 Leslie Road, appointment

Disability Access Commission

Laurie Graham, 217 Grove Street, appointment (relative)

Susan Burgess, 21 Lawrence Lane, appointment

Permanent Audit Committee

Frank Caruso, 164 Claflin Street, appointment

Youth Commission

Elizabeth Karger, 35A Waverley Street, appointment

Karen Freidberg, 43 Douglas Road, appointment

The motion passed unanimously (3-0).

The Board discussed its appointment of Town Counsel.

Mr. Brownsberger suggested that the Town may gain advantage from an in-house attorney to coordinate the Town's legal services. He suggested this attorney, need not be a paid position, but volunteer.

Dr. Solomon inquired about the availability of a law firm that specializes in municipal law.

Mrs. Mahoney noted her support for Dave Hawkins because of his significant knowledge of Massachusetts law relative to municipal building projects, as well as other municipal expertise. She also expressed concern about the potential additional layer of administration that might be created by an in-house attorney, if he/she is not intended to provide legal services, but merely coordinate.

The Board agreed to continue discussions of this issue at their meeting on August 4.

The Board also agreed to appoint Todd Bloniarz, Maryann Scali, John Verilli, and Dick Norris to an ad hoc committee to explore the potential for the Town to run its own cable public access television station. The Board asked that Mr. Norris develop a formal charge for this committee as well as specify the composition of this committee, so that the Board can make final appointments.

The Board deferred discussion of the Personnel Board until its meeting on August 4.

Action by Writing

Letter from Acorn Street Residents re: Betterment of Road Surface and Sidewalk

The Board considered the request by four residents to overlay the entirety of Acorn Road with new asphalt following the upgrade of the stormdrain system on this road. The residents indicated their willingness to pay \$700 of the \$2,600 total cost.

The Board moved: to approve the request, as outlined in the residents' memo dated July 9, 2003.

The motion passed unanimously (3-0).

Letter from Fire Chief re: Authorization to Promote

The Board considered a request from the Fire Chief to fill a vacant firefighter position created by the retirement of Captain Deeley. The Chief also request permission to make a promotion to Captain and to make a promotion to Lieutenant

The Board moved: to approve the Fire Chief's requests.

The motion passed unanimously (3-0).

Memorandum from Acting Police Chief to Town Administrator re: Request for Appointment of Special Police Officer

The Board considered a request from the Acting Police Chief to designate Lieutenant Bernard Blanchette a Special Police Officer upon his retirement.

The Board moved: to approve the request to designate Lt. Blanchette a Special Police Officer.

The motion passed unanimously (3-0).

Selectmen's Issues List

The Board deferred discussion on this matter.

Minutes (6/30/03)

The Board reviewed the minutes of June 30, 2003.

The Board moved: to approve the minutes of June 30, 2003.

The motion passed unanimously (3-0).

Other

The Town Administrator provided an update on the Town's state aid numbers for FY 2004. He reported that the Town will receive approximately \$10,000 less than it had originally projected.

The Board moved: to enter executive session for the purpose of discussing litigation and collective bargaining; further that the Board will not return to open session.

The regular session adjourned at approximately 10:00 p.m.

Melvin A. Kleckner, Town Administrator
Clerk, Board of Selectmen