



MODERATOR'S MESSAGE ON TOWN MEETING PROCEDURES

Belmont's town meetings are conducted in accordance with the Massachusetts General Laws, our Representative Town Meeting statute, the General By-Laws, and traditional customs and practices that we have followed for many years, with guidance provided by the principles and rules of conduct in *Town Meeting Time, a Handbook of Parliamentary Law*. Several matters of procedure are summarized below.

- An **article** in the Warrant provides notice to the Town Meeting of a matter to be considered. The article itself is not a specific proposal for action. A **motion** is a proposal for action by the Town Meeting and must be within the scope of the notice provided by an article in the Warrant. An article may not be amended but a motion may be amended by vote of the Town Meeting.
- Formal seconding will not be required on **main motions** under articles in the warrant. Seconding will be required on all other motions.
- All **main motions and proposed amendments** involving the expenditure of money must be in writing. All other motions and proposed amendments must also be in writing unless they are so brief and simple as to be easily understood when stated orally.
- All substantive amendments and motions to be offered under an article in the Warrant must be submitted to the Town Clerk in writing not later than the close of business on the third (3rd) business day before the commencement of the session at which the Article is considered, in order to provide the sufficient time for review by Town Counsel and the Moderator and to be made available for distribution to the Town Meeting Members before the commencement of such session. The Moderator may allow exceptions to the advance filing requirement in case of motions that are easy to understand, but such exceptions are within the exclusive discretion of the Moderator.
- Except for motions involving the expenditure of money or by-law amendments, the Moderator will first recognize the maker of the motion, if he or she wishes to speak.
- Before commencing discussion on motions involving the expenditure of money or by-law amendments, the Moderator will first call for committee reports as follows:
 - **Expenditure of Money** – Warrant Committee,
 - **Capital Improvements** – Warrant Committee, then Capital Budget Committee,
 - **General By-Law amendments** – By-Law Review Committee,
 - **Zoning By-Law amendments** – Planning Board.
- Town Meeting Members wishing to speak should stand and request recognition by the Moderator. When recognized, a Town Meeting Member should come to a microphone and state his or her name and precinct number before commencing.
- Registered voters of the Town who are not Town Meeting Members may speak at the Town Meeting, but first must either arrange in advance with the Moderator for recognition or arrange to be introduced by a Town Meeting Member.

- Persons who are not Town Meeting Members may be admitted to the floor by invitation **but may not vote**.
- All discussion must be relevant to a motion before the town meeting. All speakers must address the Moderator; questions may be asked only through the Moderator. A Town Meeting Member who wishes to make a motion that is debatable must first make the motion and, after it is seconded, if required, the Moderator will recognize the maker of the motion to speak to it. The Moderator will not recognize a motion made at the conclusion of a speech. This, by definition, includes a motion that would terminate debate, such as a motion for the previous question.
- The Moderator will try to recognize Town Meeting Members in the order in which they seek recognition. Unless the Town Meeting consents no person may speak more than twice upon any question, except to correct an error or to make an explanation of a previous statement. No person may speak for more than five minutes when speaking for the second time and should not seek recognition to speak for a second time until others who have not yet spoken have had an opportunity to be recognized.
- While our General By-Laws do not set a time limit for Town Meeting Members when speaking for the first time, all remarks should be concise, to the point and not excessively repetitious. Experience has shown that minds are rarely changed after the first **five minutes** of a speech.
- Section 2.7.6 of our General By-Laws provides that **all votes shall be taken in the first instance by a “yes” or “no” voice vote**. If the Moderator is in doubt as to the vote, or if any Town Meeting Member doubts the vote, the Moderator will call for a **standing vote**. Any Town Meeting Member may also request a **roll call vote**; the request must be concurred in by 34 or more additional Town Meeting Members; and the request must be made in connection with **final action** under an article in the warrant.
- Our By-Laws require that a Town Meeting Member who wishes to speak on an issue in which he or she or a member of his or her family has a direct financial interest or in which he or she is engaged as an attorney or consultant must first disclose this interest to the Town Meeting.
- A **motion to reconsider** a vote adopted at one session of a Town Meeting may not be made at an adjourned session of the same Town Meeting unless the mover has given notice of his or her intention either at the session at which the vote was passed or by written notice delivered to the Town Clerk by 12 o'clock noon on the first business day following the commencement of the session at which the vote sought to be reconsidered was passed. A two-thirds vote is required for reconsideration; no vote may be reconsidered more than once.
- Action on our general budget article, will not be considered final so as to require a two-thirds vote for reconsideration, or any other procedures relating to reconsideration, until all action under that Article has been completed.

Any citizen who has questions about Town Meeting procedures is encouraged to call me at (617) 489-1822 or to see me before the start of Town Meeting.

Michael J. Widmer
Moderator



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- The Moderator will try to recognize Town Meeting Members in the order in which they come to the microphones. While our General Bylaws do not set a time limit for Town Meeting Members when speaking for the first time, the Moderator has established a limit of five minutes. Unless the Town Meeting consents no person may speak more than twice upon any question, except to correct an error or to make an explanation of a previous statement. No person should seek recognition to speak for a second time until others who have not yet spoken have had an opportunity to be recognized. The five-minute limit also applies to those speaking for a second time.
- Section 30-115 of our General Bylaws provides that all votes shall be taken in the first instance by a “yes” or “no” voice vote. If the Moderator is in doubt as to the vote, or if any Town Meeting Member doubts the vote, the Moderator will call for an electronic vote. Any Town Meeting Member may also request a roll call vote; the request must be concurred in by 34 or more additional Town Meeting Members; and the request must be made in connection with final action under an article in the Warrant.
- Our Bylaws require that a Town Meeting Member who wishes to speak on an issue in which he or she or a member of his or her family has a direct financial interest, or in which he or she is engaged as an attorney or consultant, must first disclose this interest to the Town Meeting.
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- Action on our general budget article will not be considered final so as to require a two-thirds vote for reconsideration, or any other procedures relating to reconsideration, until all action under that Article has been completed.

Any citizen who has questions about Town Meeting procedures is encouraged to email me at mike.j.widmer@gmail.com.

Michael J. Widmer
Moderator



*Office of the Board of Selectmen
Town of Belmont
Massachusetts*

selectmen@belmont-ma.gov

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BOARD OF SELECTMEN
SAMI S. BAGHDADY, Chair
MARK A. PAOLILLO, Vice-Chair
JAMES R. WILLIAMS, Selectman

TOWN ADMINISTRATOR
DAVID J. KALE

ASSISTANT TOWN ADMINISTRATOR
PHYLLIS L. MARSHALL

April 13, 2015

Dear Town Meeting Members:

Enclosed please find the Warrant for the **Annual Town Meeting** scheduled for 7:00 p.m. on **Monday, May 4, 2015** at the Belmont High School Auditorium.

Should the business of the Annual Town Meeting not conclude on May 4th, the meeting will be continued to 7:00 p.m. on the following dates, as required:

- Wednesday, May 6, 11, 13th at the Belmont High School Auditorium
- Monday, June 1, 3, 8, 10th at the Chenery Middle School Auditorium

As you will see from the attached materials, the Annual Town Meeting Warrant includes twenty-four (24) articles. The non-financial articles are described below. Information on the financial articles contained in Segment B will be distributed prior to June 1, 2015.

SEGMENT A – May 2015

- Article 1:** Reports - Board of Selectman, Board, Committees and Other Town Officials.
- Article 2:** Authorization to Represent the Town's Legal Interest - This article is traditional and authorizes the Board of Selectmen to represent the Town's legal interests. This authority is clearly identified in the Massachusetts General Laws and the General Bylaws of the Town of Belmont.
- Article 3:** Amend General Bylaws for "Stormwater Management and Erosion Control"
§ 60-325 - This article seeks to amend the General Bylaw to allow uniform application of the most recent rainfall data published by the Northeast Regional Climate Center to the design of Stormwater management systems throughout the Town of Belmont.
- Article 4:** Amend General Bylaws; Authority for Town Clerk to Assign Appropriate Alphanumeric References - This article seeks to allow the Town Clerk, in consultation with Bylaw Review Committee, to renumber the General Bylaws.
- Article 5:** Amend General Bylaws to Correct Typographical Clerical Errors - This article seeks to correct typographical clerical errors in the General Bylaws.

- Article 6:** **Citizens' Petition – One Year Moratorium in a Portion of the Single Residence C Zoning District on the Construction of Oversized Single-Family Dwelling Units –** This article is submitted in the exact form as provided by the Citizens.
- Article 7:** **Amend Zoning Bylaw: Amend General Residence Zoning Districts Zoning By-law for Single Dwellings as an Alternate to a Two-Family Dwelling -** This amendment allows the option of two single-family dwelling units instead of one two-family dwelling unit provided that certain thresholds are met. The amendment aids in controlling density and preserving the character of the surrounding neighborhoods by including limitations on the size of the single-family dwelling units.
- Article 8:** **FY15 Community Preservation Committee Budget & Projects -** This article 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. The total amount for these six CPA projects are \$1,021,723.24.
- Article 9:** **Citizens' Petition – Non-Binding Resolution: Solar Policy -** This article is submitted in the exact form as provided by the Citizens.

Please be reminded that the Warrant and any additional information can be found in the Town Meeting section of the Town Clerk's web page at www.Belmont-ma.gov.

The customary Warrant Discussion Night, co-sponsored by the League of Women Voters and the Warrant Committee is scheduled for Monday, April 27, 2015 at 7:30 pm at the Beech Street Center.

We look forward to a productive Annual Town Meeting, and thank you for your continued involvement and participation in our Town's legislative process.

Sincerely,

Sami S. Baghdady, Chair
Mark A. Paolillo, Vice-Chair
James R. Williams, Selectman

BOARD OF SELECTMEN



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BOARD OF SELECTMEN
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JAMES R. WILLIAMS, Selectman

TOWN ADMINISTRATOR
DAVID J. KALE

ASSISTANT TOWN ADMINISTRATOR
PHYLLIS L. MARSHALL

April 13, 2015

Dear Town Meeting Members:

The Stormwater Management and Erosion Control Bylaw was adopted at the Annual Town Meeting in 2013. The Bylaw directs the Board of Selectmen to “adopt ... rules and regulations relating to the requirements, procedures, administration and enforcement” of the Bylaw.

In the course of adopting these regulations, the Board of Selectmen and Office of Community Development were urged to require the use of up-to-date precipitation data in the design of stormwater management systems in order to help mitigate flooding in extreme weather events. The state’s Stormwater Management Standards specify the use of National Weather Service data that was published in 1961; several jurisdictions are now moving toward the use of the more contemporary rainfall data compiled by the Northeast Regional Climate Center (NRCC), reflecting a recent trend of larger and more frequent major precipitation events in eastern Massachusetts. The Board agrees that adoption of these standards is desirable to help minimize property damage from major storms.

The Board has been advised that amendments to the Bylaw are necessary to ensure that the standards based on more current rainfall data are applied fairly and uniformly to all the projects large enough to be covered by the Bylaw, including those projects that require Conservation Commission approval (and which under the current bylaw do not need a permit from OCD). The amendments would (1) explicitly authorize the Selectmen to require the use of more contemporary rainfall data in designing stormwater management systems, and (2) authorize the Conservation Commission to apply the same standards in its review and approval of projects that fall under its jurisdiction. The amendments also seek to clarify that projects approved by the Conservation Commission are exempt from the permit requirements of the Bylaw only if approval of the stormwater management systems are included in the Commission’s review. These changes will ensure that all projects are governed by the same set of rules.

Sincerely,

David J. Kale
Town Administrator

ATTACHMENT A
2015 ANNUAL TOWN MEETING
ARTICLE 3
Proposed Amendments to Stormwater Management and Erosion Control Bylaw
Shown in Context (“Redlined”)
Please refer to Sections C(3) and (4), F(2)(d) and F(4)(a)

§ 60-325. Stormwater management and erosion control. [Added 5-8-2013 ATM, approved 10-9-2013 (Art. 34 of the 1981 Bylaws)]

A. Purposes. The purposes of this bylaw are:

- (1) To prevent pollutants from entering the Town of Belmont’s Municipal Separate Storm Sewer System (MS4);
- (2) To prohibit illicit connections and unauthorized discharges to the MS4 and to require the removal of all such illicit connections;
- (3) To comply with state and federal statutes and regulations relating to stormwater discharges;
- (4) To establish the legal authority to ensure compliance with the provisions of this bylaw through permitting, inspection, monitoring, and enforcement;
- (5) To control runoff and prevent soil erosion and sedimentation resulting from construction site stormwater runoff;
- (6) To promote infiltration and the recharge of groundwater;
- (7) To protect, maintain and enhance the public safety, environment, health, and general welfare by establishing minimum requirements and procedures to manage stormwater runoff; and
- (8) To ensure that soil erosion and sedimentation control measures and stormwater runoff control practices are incorporated into the site planning and design process and are implemented and maintained.

B. Definitions. For the purposes of this bylaw, the following definitions shall apply:

ALTERATION- Any activity that will change the ability of a ground surface area to absorb water or will change existing surface drainage patterns. Examples include, but are not limited to, construction of new structures, earthmoving, paving, and modification of existing vegetation.

BEST MANAGEMENT PRACTICES (BMPs) - Structural, nonstructural, and managerial techniques that are recognized to be the most effective and practical means to prevent or minimize increases in stormwater volumes and flows, reduce point source

and nonpoint source pollution, and promote stormwater quality and protection of the environment.

CLEAN WATER ACT- The Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.) as it may hereafter be amended.

CONSTRUCTION SITE - Any site where activity is proposed or occurs that involves the alteration of more than 2,500 square feet of land.

DEVELOPMENT - The alteration of land to accommodate a new use or an expansion or modification of an existing use.

HAZARDOUS MATERIAL- Any material that, because of its quantity, concentration, chemical, corrosive, flammable, reactive, toxic, infectious or radioactive characteristics, either separately or in combination with any substance or substances, constitutes a present or potential threat to human health, safety, welfare, or to the environment. Hazardous materials include any synthetic organic chemical, petroleum product, heavy metal, radioactive or infectious material, acid and alkali, and any substance defined as toxic or hazardous under MGL c. 21C and c. 21E, or the regulations at 310 CMR 30.000 or 310 CMR 40.0000.

ILLCIT CONNECTION- A surface or subsurface drain or conveyance that allows an illicit discharge into the MS4, including any connection from an indoor drain, sinks, toilet, or laundry facility, regardless of whether the connection was previously allowed, permitted, or approved before the effective date of this bylaw.

ILLCIT DISCHARGE - Any direct or indirect discharge to the MS4 or the waters of the commonwealth that is not composed entirely of stormwater, including, without limitation, any discharge of a pollutant, sewage, process wastewater, or wash water, except as exempted in Subsection E(3). The term does not include a discharge in compliance with an NPDES stormwater discharge permit or a surface water discharge permit.

IMPERVIOUS SURFACE- Any material or structure on, above or below the ground that prevents water from infiltrating through to the underlying soil. Impervious surfaces may include, without limitation, paved surfaces, parking lots, sidewalks, driveways, rooftops and swimming pools.

MS4 (MUNICIPAL SEPARATE STORM SEWER SYSTEM) - The system of conveyances, owned or operated by the Town of Belmont, that is designed or used for collecting or conveying stormwater, including any road with a drainage system, street, gutter, curb, inlet, piped storm drain, pumping facility, retention or detention basin, natural or man-made or altered drainage channel, swale, culvert, channel, catch basin, outfall, outlet, reservoir, or other drainage structure.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER DISCHARGE PERMIT - A permit issued by the United States Environmental Protection Agency or jointly with the state that authorizes the discharge of stormwater containing pollutants into waters of the United States.

NONPOINT SOURCE POLLUTION - Any water pollution having a source that is not a point source.

NONSTORMWATER DISCHARGE- A discharge into the MS4 that is not composed entirely of stormwater.

OCD- Town of Belmont Office of Community Development.

OPERATION AND MAINTENANCE PLAN- A plan setting the functional, financial and organizational mechanisms for the ongoing operation and maintenance of a stormwater management system to ensure that it continues to function as designed.

PERSON - An individual, partnership, association, firm, company, trust, corporation, agency, authority, department or political subdivision of the Commonwealth of Massachusetts or the federal government, to the extent permitted by law, and any officer, employee, or agent of such person.

POINT SOURCE - Any discernible, confined and discrete conveyance, including, without limitation, any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. The term does not include agricultural stormwater discharges and return flows from irrigated agriculture.

POLLUTANT - Any element or characteristic of sewage, agricultural, industrial or commercial waste, runoff, leachate, heated effluent, or other matter, whether originating at a point or nonpoint source, that is or may be introduced into Belmont's MS4 or waters of the commonwealth. Pollutants shall include, but are not limited to:

- (1) Paints, varnishes, and solvents;
- (2) Oil and other automotive fluids;
- (3) Nonhazardous liquid and solid wastes and yard wastes;
- (4) Refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordinance, accumulations and floatables;
- (5) Excess pesticides, herbicides, and fertilizers;
- (6) Hazardous materials and wastes;
- (7) Sewage, fecal coliform and pathogens;

- (8) Dissolved and particulate metals;
- (9) Animal wastes;
- (10) Rock, sand, salt, silt, soils;
- (11) Construction wastes and residues; and
- (12) Noxious or offensive matter of any kind.

RECHARGE- The process by which groundwater is replenished by precipitation.

RUNOFF - The water from rain, snowmelt or irrigation that flows over the land surface and is not absorbed into the ground, instead flowing into the MS4 or streams or other surface waters or land depressions.

SANITARY SEWER SYSTEM - A separate underground conveyance system specifically for transporting sanitary waste operated separately and independently from the MS4, to which storm, surface, and ground waters are not lawfully admitted.

STORMWATER- Stormwater runoff, snowmelt runoff, and surface water runoff and drainage.

STORMWATER MANAGEMENT- The use of structural or nonstructural practices that are designed to reduce and control stormwater runoff pollutant loads, discharge volumes or peak flow discharge rates. “Stormwater management” includes the use of low-impact development (LID) management practices.

STORMWATER MANAGEMENT AND EROSION CONTROL PERMIT- A permit issued by the Town of Belmont Office of Community Development approving a system that is designed to protect the environment of the Town from the deleterious effects of uncontrolled and untreated stormwater runoff.

STORMWATER MANAGEMENT STANDARDS - The Stormwater Management Standards and accompanying Stormwater Handbook(s) issued by the Massachusetts Department of Environmental Protection or any successor agency, as such standards and handbooks may be hereafter superseded or amended.

SUBSTANTIAL DEMOLITION - The demolition of at least 50% of an existing principal structure, measured by the area of the footprint of the structure on the lot. **[Added 5-29-2013 ATM, approved 10-8-2013]**

WATERS OF THE COMMONWEALTH- All waters within the jurisdiction of the commonwealth, including, without limitation, rivers, streams, lakes, ponds, springs, impoundments, estuaries, wetlands, coastal waters, and groundwater.

C. Administration.

(1) The Board of Selectmen shall adopt, and may periodically amend, rules and regulations relating to the requirements, procedures, administration and enforcement of this bylaw, after conducting a public hearing to receive comments on any proposed rules and regulations.

(2) The OCD shall be responsible for the day-to-day administration of this bylaw and shall be the stormwater management and erosion control permit granting authority.

~~(2)~~(3) The Conservation Commission is hereby authorized, in conjunction with its administration of the Wetlands Protection Act, to impose such conditions regarding stormwater management and erosion control as are necessary to meet the design standards established by the Board of Selectmen pursuant to this Section, to the extent that those design standards are more stringent than required under the Wetlands Protection Act.

~~(3)~~(4) The OCD shall have the authority to investigate suspected illicit discharges and to require the elimination of illicit discharges.

D. Permit process.

(1) A completed application for a stormwater management and erosion control permit shall be filed with the OCD. A permit shall be obtained prior to the commencement of any work regulated by this bylaw.

(2) Some permit applications may require the OCD to secure the services of a licensed professional engineer with expertise in stormwater management and erosion control to assist with the administration of this bylaw. These services shall be paid for by the applicant prior to the issuance of the stormwater management and erosion control permit.

(3) The OCD shall take final action on an application for a stormwater management and erosion control permit within 30 days from the receipt of a complete application. The OCD may approve the application; approve the application with conditions; or disapprove the application. Failure by the OCD to take final action on an application within 30 days following the receipt of a complete application shall be deemed to be approval of the application, unless this time frame is extended by mutual agreement of the OCD and applicant.

(4) The applicant, or an agent thereof, shall obtain the approval of the OCD prior to any change or modification of an activity authorized in a stormwater management and erosion control permit. The OCD may approve the request if it determines that the change or modification is consistent with the regulations promulgated pursuant to Subsection E of this bylaw, the Stormwater Management Standards and best management practices. The OCD has the right to amend the existing permit and require additional stormwater runoff and erosion control measures prior to approval of the change or modification.

E. Illicit connection detection and elimination.

- (1) Prohibited activities.
 - (a) Illicit discharges. No person shall cause or allow an illicit discharge into the MS4 or into the waters of the commonwealth. Nothing in this section shall be construed to exempt stormwater discharges from regulation under the National Pollutant Discharge Elimination System (NPDES) stormwater program where applicable.
 - (b) Illicit connections. No person shall construct, use, allow, maintain or continue any illicit connection, regardless of whether the connection was permissible under applicable law, regulation or custom at the time of connection.
 - (c) Obstruction of municipal storm drain system. No person shall obstruct or interfere with the normal flow of stormwater into or out of the MS4 without prior written approval from the OCD.

- (2) Regulated activities. No person shall connect a pipe or other appurtenance to the Town of Belmont sanitary sewer system or the MS4, or otherwise perform any modification, repair, rehabilitation, or replacement work on either system, without a stormwater management and erosion control permit.

- (3) Exemptions. The following nonstormwater discharges are exempt from the requirements of Subsections D and E of this bylaw except if the OCD determines, after notice and an opportunity for hearing, that the source is a significant contributor of a pollutant to the MS4:
 - (a) Waterline flushing;
 - (b) Landscape irrigation;
 - (c) Diverted stream flows;
 - (d) Rising groundwaters;
 - (e) Uncontaminated groundwater infiltration [as defined at 40 CFR 35.2005(20)];
 - (f) Uncontaminated pumped groundwater;
 - (g) Discharges from potable water sources;
 - (h) Foundation drains;
 - (i) Air conditioning condensation;
 - (j) Irrigation water and springs;
 - (k) Water from crawl space pumps;

- (l) Footing drains;
- (m) Lawn watering;
- (n) Car washing undertaken by individual residents at their homes;
- (o) Flows from wetland resource areas;
- (p) Dechlorinated swimming pool discharges;
- (q) Street wash water and residential building wash waters, without detergents;
- (r) Discharges or flows from fire-fighting activities;
- (s) Dye testing, if written approval is given by the OCD prior to the time of the test;
- (t) Nonstormwater discharges permitted under an NPDES permit, waiver, or waste discharge order administered under the authority of the U.S. Environmental Protection Agency, provided that the discharge is in full compliance with the requirements of the permit, waiver, or order and applicable laws and regulations; and
- (u) Discharges necessary to protect public health, safety, welfare or the environment, for which advanced written approval is received from the OCD.

(4) Emergency suspension of storm drain system access. The OCD may suspend MS4 access to any person or property without prior written notice when such suspension is determined to be necessary to prevent or terminate a threatened or actual discharge of pollutants that presents imminent risk of harm to the public health, safety, welfare or the environment. In the event that any person fails to comply with an emergency suspension order issued pursuant to this subsection, the OCD may take all reasonable steps to prevent or minimize harm to the public health, safety, welfare or the environment.

F. Stormwater management and erosion control.

- (1) Regulated activities. A stormwater management and erosion control permit shall be required prior to undertaking any land disturbance that involves:
 - (a) An alteration that will result in land disturbances of 2,500 square feet of total area or more, or that is part of a common plan for development that will disturb 2,500 square feet or more;
 - (b) An alternation that will increase the amount of a lot's impervious surface area to more than 25% of the lot's total area; or

- (c) Storage or permanent placement of more than 100 cubic yards of excavated material, fill, snow or ice.
- (2) Exempt activities. Alterations on lots with one, two or three dwelling units existing as of the effective date of this section shall be exempt from Subsections D and F, except for alterations associated with the substantial demolition of such dwelling unit(s) and alteration thereafter on the same lot. In addition, the following activities shall be exempt from Subsection F: **[Amended 5-29-2013 ATM, approved 10-8-2013]**
- (a) Any work or projects for which all necessary approvals and permits have been issued before the effective date of this bylaw;
 - (b) Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture, or the use, expansion, or reconstruction of existing structures for the primary purpose of agriculture, horticulture, floriculture, or viticulture, to the extent protected under the Zoning Act, MGL c. 40A, § 3;
 - (c) Customary cemetery management;
 - (d) ~~Stormwater discharges that are authorized by~~ Alterations for which all stormwater management has been reviewed and approved as part of an order of conditions issued by the Conservation Commission;
 - (e) Customary landscaping, gardening, and lawn care activities;
 - (f) Activities not expressly regulated by Subsection F(1).
 - (g) Normal maintenance of Town-owned public land, ways, public utilities and appurtenances; and
 - (h) Emergency activities necessary to protect public health or safety.
- (3) General requirements.
- (a) An operation and maintenance plan shall be submitted to the OCD for approval prior to the issuance of a stormwater management and erosion control permit. The operation and maintenance plan shall be designed to ensure compliance with the stormwater management and erosion control permit, this bylaw, and the Massachusetts Surface Water Quality Standards, 314 CMR 4.00, in all seasons and throughout the life of the system.
 - (b) As-built drawings showing all stormwater management systems shall be submitted to the OCD at the completion of a project.

- (c) The OCD may require the applicant to contribute to the cost of design, construction, and maintenance of a public or shared stormwater facility in lieu of an on-site stormwater facility where the OCD determines that there are not sufficient site conditions for on-site best management practices that will satisfy the design criteria set forth in Subsection F(4) of this bylaw and the performance standards set forth in the regulations promulgated under this bylaw. Funds so contributed may be used to design, construct, and maintain stormwater projects that will improve the quality and quantity of surface waters in Belmont by treating and recharging stormwater from existing impervious surfaces that is now discharged to said waters with inadequate treatment or recharge. The amount of any required contribution to the fund shall be determined by the OCD pursuant to standards established in the regulations adopted pursuant to this bylaw.
 - (4) Design criteria. All development shall satisfy the following design criteria:
 - (a) Compliance with all applicable provisions of the Stormwater Management Standards, regardless of the proximity of the development to resource areas or their buffer zones, as defined by the Wetlands Protection Act, MGL c. 131, § 40, and its implementing regulations. [The Board of Selectmen is hereby authorized to require, by regulation, that the design storms specified in the Stormwater Management Standards by determined using \(1\) the relevant rainfall distribution from a data set compiled by the Northeast Regional Climate Center, or \(2\) the relevant rainfall distribution from a data set adopted by a United States federal agency or a Massachusetts state agency.](#)
 - (b) Erosion and sediment controls must be implemented to prevent adverse impacts during disturbance and construction activities.
 - (c) There shall be no change to the existing conditions of abutting properties from any increase in volume of stormwater runoff or from erosion, silting, flooding, sedimentation or impacts to wetlands, groundwater levels or wells.
 - (d) When any proposed discharge may have an impact upon streams, wetlands and/or storm sewers, the OCD may require minimization or elimination of this impact based on site conditions and existing stormwater system capacity.
- G. Severability. If any provision of this section shall be found invalid for any reason in a court of competent jurisdiction, such invalidity shall be construed as narrowly as possible, and the balance of the section shall be deemed to be amended to the minimum extent necessary, so as to secure the purposes thereof, as set forth in Subsection A.

H. Enforcement. The OCD shall enforce this bylaw, and any regulations, orders, violation notices, and enforcement orders made pursuant to this bylaw, and may pursue all civil and criminal remedies for such violations.

- (1) The OCD may issue a written order to enforce the provisions of this bylaw or the regulations thereunder, which may include (but are not limited to) an order to:
 - (a) Eliminate illicit connections or discharges to the MS4;
 - (b) Perform monitoring, analyses, and reporting;
 - (c) Cease and desist unlawful discharges, practices, or operations; and
 - (d) Remediate contamination in connection therewith.
- (2) If the OCD determines that abatement or remediation of contamination is required, the order shall set forth a deadline by which such abatement or remediation must be completed. Said order shall further advise that, should the violator or property owner fail to abate or perform remediation within the specified deadline, the OCD may, at its option, authorize such work, and the expenses thereof shall be charged to the violator in an amount not exceeding the penalty specified in Subsection H(5).
- (3) If the OCD performs the work described in Subsection H(2), the violator and the property owner shall be notified of the costs incurred by the OCD, including administrative costs, within 30 days after completing all measures necessary for the abatement or remediation. Within 30 days of receipt of such notification, the violator or property owner may file with the Town Administrator a written protest objecting to the amount or basis of the costs incurred. Upon receipt of such a protest, the Town Administrator may adjust the amount of the costs to be charged to the violator pursuant to Subsection H(2).
- (4) If a person violates the provisions of this bylaw, or any regulation, permit, notice, or order issued thereunder, the OCD, with the approval of the Board of Selectmen, may seek injunctive relief in a court of competent jurisdiction to restrain such person from activities that would create further violations or to compel the person to perform abatement or remediation of the violation.
- (5) As an alternative to criminal remedies set forth in this subsection, the OCD may elect to utilize noncriminal disposition procedures set forth in MGL c.40, § 21D. The penalty for the first violation shall be \$100. The penalty for the second violation shall be \$200. The penalty for the third and subsequent violations shall be \$300. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.
- (6) To the extent permitted by state law, or if authorized by the owner or other party in control of the property, the OCD, its agents, officers, and employees may enter upon privately owned property for the purpose of performing their

duties under this section and regulation, and may make or cause to be made such examinations, surveys or sampling as the OCD deems reasonably necessary.

- (7) The remedies set forth in this subsection are not intended to be exclusive of any other remedies available under applicable federal, state, or local law.

Moratorium on Oversized Single-Family Homes

Dear Belmont Town Meeting Member,

In the past few years, we have seen an accelerating number of single-family Belmont dwellings being torn down and replaced with houses that are significantly out of scale with surrounding homes. Oversized houses:

- tower over neighboring homes;
- crowd out sunlight, trees, and songbird habitat;
- reduce opportunities for entry-level buyers and “down-sizers;” and
- undermine Belmont’s character as a “Town of Homes.”

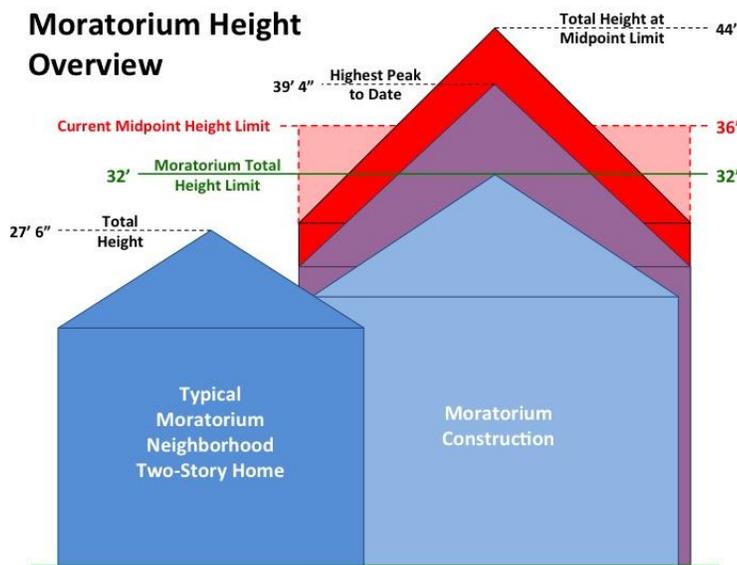
Article 6 of the Warrant for the 2015 Annual Town Meeting will place a one-year moratorium on construction of houses taller than 32’ in a portion of the Single Residence C Zoning District in Precinct 7.

The Moratorium Neighborhood was selected because:

- clearly defined area with relatively uniform housing;
- consistent two-story dwelling height (27’-29’) and lot size (7,000 sq. ft. average);
- highest concentration of recent single-family teardown activity and vulnerable to more.



Once the Moratorium is in place, we will work with the Planning Board and other interested parties to reevaluate the current Zoning By-Laws with the aim of maintaining the overall consistency of house sizes in the moratorium neighborhood and throughout Belmont.



The Moratorium will limit peak roof ridge height on single-family dwellings to 32 feet. In contrast, the current Zoning By-Law allows Single Residence District dwellings to be as much as 12 to 16 feet taller than most neighborhood two-story homes.

To learn more, call Steve Pinkerton, 617-484-2732, or Peg Callanan, 617-631-7103, or e-mail BelmontResponsibleZoning@gmail.com.



OFFICE OF COMMUNITY DEVELOPMENT
TOWN OF BELMONT
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Planning Division
(617) 993-2666

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MEMORANDUM

To: Town Meeting Members
From: Belmont Planning Board
Date: April 8, 2015

RE: Planning Board Report to the 2015 Annual Town Meeting

Pursuant to the requirements of Massachusetts General Laws, Chapter 40A, Section 5, the Planning Board hereby provides the following recommendations on the zoning amendments that will appear before the 2015 Annual Town Meeting. Sitting for the Board were Michael Battista, Chair, Elizabeth Allison, Vice Chair, Joseph DeStefano, Karl Haglund, and Barbara Fiacco, associate member. The Board held duly posted public hearings on February 25, 2015, in the Board of Selectmen's Meeting Room in Town Hall and deliberated and voted on each of the proposed zoning amendments. A brief overview of the zoning amendments and the Board's recommendations to the Town Meeting are provided below.

Article 7 – Amend General Residence Zoning Districts Zoning By-Law for Single-Family Dwellings as an Alternative to a Two-Family Dwelling

Last year, Town Meeting adopted a set of zoning by-laws for the General Residence (GR) Zoning Districts. The Planning Board began implementing these by-laws this past fall. In the process of reviewing applications for new two-family dwellings, it became apparent to the Board that in several instances two single-family dwellings would have been preferable to the one two-family dwelling currently before them. Unfortunately, zoning would not allow this option since the lot sizes were less than 10,000 square feet (5,000 square feet is the current minimum for single-family dwellings in the GR Zoning Districts). As a result, this amendment was drafted to allow two single-family dwellings as an alternative to one two-family dwelling provided that certain thresholds and standards are met.

This amendment will help to control density (and therefore increase open space), provide homes that fit better in the neighborhood, and ensure that the GR Zoning Districts remain a mix of single and two-family homes. The single-family dwellings will require a Special Permit from the Planning Board and the eligible lot must have a minimum of 8,000 square feet and 90 feet of

frontage so that the 2 new lots will be at least 4,000 square feet and have at least 45' of frontage. In addition to these minimum eligibility thresholds, proposed standards will reduce the size of the dwellings since the allowed lot coverage and the building height will be less than currently allowed. The proportionality of the width and length of the single-family dwelling will also be limited in order to prevent 'box car' type housing. Finally, the proposed single-family dwellings will be subject to the same design standards that were adopted last year by Town Meeting for the GR Zoning Districts.

Several residents attended the hearing and voiced support for this amendment. At the conclusion of the hearing, **the Board** deliberated on the zoning amendment and voted unanimously (5-0) to **recommend favorable action by Town Meeting to allow two single-family dwellings as an alternative to one two-family dwelling in the General Residence Zoning Districts.**

Article 6 – Citizens' Petition: One Year Moratorium in a Portion of the Single Residence C Zoning District on the Construction of Oversized Single-Family Dwelling Units

The proposed Citizens Petition seeks to implement a one year moratorium on the construction, reconstruction, or modification of any detached single-family dwelling unit that will exceed a total height of thirty-two (32) feet, as measured from the average grade to the highest point of the roof (ridge). This moratorium will allow the Planning Board time to engage in planning studies to examine the effects of such construction and develop long-term solutions consistent with sound land use planning goals and objectives.

Given the development pressures on this neighborhood and the changes to the built environment experienced by the residents of this neighborhood, **the Planning Board voted unanimously (5-0) to recommend favorable action by Town Meeting on the proposed moratorium.**

If you have any questions regarding these zoning amendments, please do not hesitate to contact Jeffrey Wheeler, AICP, Senior Planner, at 617-993-2666 or at jwheeler@belmont-ma.gov.

Thank you.

Annual Town Meeting 2015

Community Preservation Committee

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COMMUNITY PRESERVATION COMMITTEE

Margaret Velie - Conservation Commission (Chair)
Anne Marie Mahoney (Vice Chair)
Floyd Carman (Clerk)
Anthony Ferrante - Recreation Commission
Lisa Harrington - Historic District Commission
Gloria Leipzig - Housing Authority
Paul Solomon – Board of Selectmen Appointee

April 14, 2015

Dear Town Meeting Member,

The enclosed information summarizes the status of the past two years of Town Meeting approved projects and describes the 6 projects which Belmont's Community Preservation Committee (CPC) is recommending to Town Meeting for funding under the State's Community Preservation Act (CPA) in FY 2016. Detailed project descriptions and expense summaries for all Town Meeting approved projects can be found on the CPC webpage on the Town of Belmont website:

<http://www.belmont-ma.gov/community-preservation-committee>.

Town Meeting has the final vote on funding these recommendations. According to CPA legislation, Town Meeting actions on recommendations are limited to the following:

- May approve, reduce or reject recommended amounts.
- May reserve all or part of amount recommended for specific project to applicable reserve.
- May not increase recommendations or initiate appropriations from fund monies.

This is the third year the CPC will make funding recommendations to Town Meeting, and we welcome questions and suggestions. Please contact fcarman@belmont-ma.gov or mtrainor@belmont-ma.gov or call our hotline at (617) 993-2774.

Copies of this document will not be available at Town Meeting, so we encourage you to bring this packet with you at the May 6, 2015 session or contact the CPC in advance to schedule a time to pick up a hardcopy.

We look forward to discussing these recommendations with you at Town Meeting.

Margaret Velie, Chair
Community Preservation Committee

Overview of the CPA in Belmont

Recommended Community Preservation Act Funding for FY 2016

The Community Preservation Committee (CPC) is recommending six projects to the 2015 Annual Town Meeting for funding. Described In the following pages, each of these projects was evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA). The projects have been presented at a public hearing held on November 13, 2014 and at a League of Women Voters meeting on April 27, 2015.

Community Preservation Act

The CPA is a state statute which individual communities in the Commonwealth may choose to adopt; Belmont adopted the statute at the State election held November 2, 2010. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreation. To support expenditures in these areas, the state provides partial match of the funds raised by the community surcharges.

Belmont elected a 1.5% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of residential property values from the surcharge, and grant a total exemption from the surcharge to lower income residents. In 2015, the annual surcharge averaged \$144.72 per Belmont single family household.

The State match, originally 100%, has declined since 2006 as additional communities have adopted the statute and joined the funding pool, and as registry of deed fees which feed the State fund have suffered in a weak economy. The match is currently estimated at 18%. On average, Belmont generates approximately \$1.2 million of CPA funding annually.

Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By statute, the CPC consists of nine members, of whom three are appointed by the Board of Selectmen as at-large members and six are appointed by the following boards and commissions: Parks Commissions (the Board of Selectmen in Belmont), Conservation Commission, Historic District Commission, Housing Authority, Planning Board, and the Recreation Commission. Currently Margaret Velie serves as Chair of the CPC and Anne Marie Mahoney serves as Vice-Chair.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditure of CPA funds on those projects it approves each year. All funding decisions by the CPC were made within the framework of the Community Preservation Plan, which was approved by the CPC on August 14, 2013. The Community Preservation Plan was last updated on June 12, 2014 following the 2014 Annual Town Meeting.

FY 2016 CPA Project Summary

Proposed FY16 Projects	Recommended Appropriation
Belmont Veterans Memorial Project	\$ 60,000.00
Electrical Upgrade	\$ 522,500.00
Digitization of Belmont Newspapers (1890-1923)	\$ 17,923.24
1853 Homer House Rehabilitation and Restoration	\$ 100,000.00
Pequossette Tennis Courts Rehabilitation and Restoration	\$ 295,000.00
Wellington Station Exterior Restoration and Rehabilitation	\$ 26,300.00
TOTAL	\$ 1,021,723.24

Article 8(a)

Project:	Belmont Veterans Memorial Project
CPA Project Category:	Historic Preservation
CPA Funding Category:	Historic Preservation
Amount Requested:	\$60,000
Amount Recommended:	\$60,000
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Kevin Ryan, Belmont Veterans Memorial Committee

Project Description

As part of a broader initiative to restore and preserve memorials to Belmont's servicemen and women, the Belmont Veterans Memorial Project seeks to restore and preserve the existing monument to Belmont citizens who died fighting in the "Great War." The monument is located at the intersection of Concord Avenue and Common Street.

Project Goals and Objectives

The goal is to restore the monument to Belmont citizens who fought and died in the "Great War." The project will remove paint from the monument and clean all surfaces as well as the surrounding mason railing and pavers. It will preserve the monument by repointing joints and waterproofing against weathering and environmental wear.

Project Benefit

In this 100th anniversary year of the beginning of WWI, the "Great War," the lessons of this first great conflict of the modern era are still important to our lives. This monument honorably commemorates the Belmont citizens who fought and died in the "Great War." The memorial and the tri-corner of land on which it sits provide a place for reflection and for education. Each year the town holds a ceremony at the site to honor Belmont's veterans. It prompts us to think about the costs of war and the sacrifices it demands. But the monument needs restoration. A close observation shows that it is made of a fine granite under a grey coat of protective paint. The monument's paint is peeling and it is stained by carbon from years of automobile traffic. Restoring the memorial is a project that not only preserves the monument for future generations but also preserves what the Belmont Historical Society calls an "historic park honoring military service."

Funding Request

The total amount of money requested to restore and preserve the monument to the fallen in the "Great War" is \$60,000. This money would cover permits, removal of paint, restoration cleaning, paver "resetting" and cleaning, stone joint repointing, wash down, and waterproofing.

Article 8(b)

Project:	Electrical Upgrade
CPA Project Category:	Community Housing
CPA Funding Category:	Community Housing
Amount Requested:	\$522,500
Amount Recommended:	\$522,500
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Donna Hamilton, Belmont Housing Authority

Project Description

Belmont Village was originally built in 1949 and consists of 100 two and three bedroom apartments in 25 buildings, The scope of work for the proposed project would be to install additional circuits and upgrade electrical panels in order to either prevent or substantially decrease circuit overloads within the residential apartments that are located in the family housing development. The existing wiring at Belmont Village is original to the buildings and was installed in 1949. The wiring methods used were typical for the time period and did not include a ground wire. The outlets installed were simply two prong (i.e. a hot and neutral). The existing wiring method did not include a separate ground wire.

Project Goals and Objectives

The primary goal is to reduce any potential fire hazards that may be caused by older wiring and insufficient receptacles that are not able to accommodate the number of appliances and electronics that are currently being used. This is the second request for CPA funds for electrical upgrades to Belmont Village. The first request was approved by Town Meeting in 2014 for \$165,000 and paid for upgrading 6 of the 25 buildings. This FY16 project will replace the electric panel, all wiring, the receptacles and the light switches in each apartment in the remaining 19 buildings. Each receptacles will have three wire circuits (Hot, Neutral, Ground), and Ground Fault Circuit Interrupter protected outlets will be installed in the kitchen, bathroom, and basement areas. As required by code, the project would also install Arc-Fault protected circuits.

Project Benefit

As stated in the Consolidated Plan for the Town of Belmont, "many low and moderate income Belmont residents face serious housing cost burdens or other problems". Since Belmont Village was constructed in 1949, the Belmont Housing Authority has provided decent, safe and affordable housing for income eligible families and will continue to work with the Town in order to address the housing concerns and needs of its residents. Belmont residents and Veterans are given a preference over non-residents and local residents are strongly encouraged to apply.

Funding Request

The funding request for this project is \$522,500.00, based on the estimate provided by the Belmont Housing Authority.

Article 8(c)

Project:	Digitization of Belmont Newspapers (1890-1923)
CPA Project Category:	Historic Preservation
CPA Funding Category:	Historic Preservation
Amount Requested:	\$17,923.24
Amount Recommended:	\$17,923.24
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Emily Reardon, Acting Library Director Kathleen Keohane, Board of Library Trustees

Project Description

The library's proposed project request is to digitize the local Belmont historical newspapers from 1890-1923 that are no longer published and in the public domain. Currently the local newspapers are only available in the library on microfilm. The library owns the master reels of microfilm.

Project Goals and Objectives

The goals of the proposed project are:

- to preserve Belmont's local history and make it accessible to the public 24/7
- to help preserve the longevity of the local newspapers
- to make information readily available in a means that the public now expects
- to make Belmont's historic newspapers available to future generations
- to help improve staff efficiency by reducing the amount of time library staff devote to researching local history questions by offering "keyword" searching which is not available on the microfilm

Project Benefit

The local newspapers are used for research by students, genealogists, business owners and prospective employees, real estate agents, attorneys, government agencies, community groups, members of historical societies, and history buffs. The library is the only repository collecting and preserving the local newspapers and will always have the master microfilm reels. Once the local newspapers are digitized, users will be able to access these resources from their home 24/7. Searching that used to take hours will take only minutes because of the ability to do a "key word" search. These newspapers are the only source that can provide an historic picture of the way life was in Belmont. This project is important to Belmont's history and a great benefit to the citizens of Belmont.

Funding Request

The funding request for this project is \$17,923.24, based on the estimate provided by LyraSis Digital and Blue Robin.

Article 8(d)

Project:	1853 Homer House Rehabilitation and Restoration
CPA Project Category:	Historic Preservation
CPA Funding Category:	Historic Preservation
Amount Requested:	\$100,000
Amount Recommended:	\$100,000
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Kelly Higgins, Belmont Woman's Club Susan Smart, Belmont Woman's Club

Project Description

This project will address high-priority preservation and rehabilitation needs of the 1853 William Flagg Homer House as described in the professional Building Survey and Investigation (funded by Town Meeting, through CPA, in 2013), and as necessary to follow the Winter 2014 emergency work (funded by the Belmont Woman's Club and the Belmont Savings Bank) that involved the temporary stabilization/netting of the House's cupola for public safety. The cupola interior itself remains vulnerable to the elements; the netting merely prevents projectiles from the roof.

Project Goals and Objectives

The first phase of work will produce construction documents informed by historical analysis. Primary focus of the implementation phase will be on the cupola restoration and the replacing of failed or missing elements. One aspect of this project, restoring operability to the cupola windows, will allow proper ventilation of the house, provide access to the roof, and enhance the visitor experience.

Project Benefit

The Town of Belmont Comprehensive Plan, 2010-2020, clearly states the town's historic preservation goals, among them being to "broaden the preservation and protection of Belmont's historic buildings and sites" and preserve "scenic vistas." Among the historic preservation strategies suggested to achieve this and other goals is the identification of "vulnerable historic assets and the measures to protect them." The measures identified in the 2013 CPA-funded Building Survey and Investigation as the Emergency and Short term rehabilitation and restoration of the cupola and the porches directly addresses the Town's stated needs and strategies in this area. The Homer House, listed on the State Register and on the National Register of Historic Places as part of the Pleasant Street Historic District, has been a Belmont architectural landmark for generations.

Funding Request

The funding request for this project is \$100,000, based on preliminary estimate provided by Gary Wolf, AIA, Wolf Architects, Inc., Boston, MA, author of the 2013 Homer House Building Survey and Investigation.

Article 8(e)

Project:	Pequossette Tennis Courts Rehabilitation and Restoration
CPA Project Category:	Recreation
CPA Funding Category:	Open Space/Recreation
Amount Requested:	\$295,000
Amount Recommended:	\$295,000
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	David Kale, Town Administrator

Project Description

The Board of Selectmen, working with the Department of Public Works, developed a plan to crack seal and resurface the deteriorated Town-owned sets of four tennis courts at three separate locations (Winn Brook Playground, Pequossette Playground, and the Grove Street Playground). The condition of these courts made the unsafe and unplayable and this plan was a two to five year temporary solution to improve the courts at all three locations. The Pequossette Tennis Courts, utilizing a Capital Budget appropriation, were crack-sealed and resurfaced in 2011 at a cost of \$21,160. These courts are at least 30 years old and the failure of the asphalt base does not allow for a permanent solution other than the complete removal and replacement (including fencing).

Project Goals and Objectives

The goal of the proposed project is to completely remove and replace the four tennis courts at the Pequossette Playground. The cost estimate includes the construction, professional design, specification preparation, and construction administration (including periodic inspection) by a Landscape Architect to ensure the quality of the work. This would be completed in the summer/fall of 2015.

Project Benefit

This important Town asset is needed as an integral part of the resident's opportunity to have athletic facilities available to them for both pleasure and competitive enjoyment with the associated health benefits. The availability of tennis courts also allows every new generation to have the opportunity to acquire skills that they can enjoy for a lifetime. This request addresses Town needs as identified in the CPA Guidelines. In addition, addresses the following needs as detailed in The Comprehensive Plan; quality of life, maintaining recreational facilities, invest in regular asset management, meeting the needs of children, youth and seniors, maintains open space and reflects community priorities.

Funding Request

The funding request for this project is \$295,000 and is based upon estimates submitted by the project sponsors.

Article 8(f)

Project:	Wellington Station Exterior Restoration and Rehabilitation
CPA Project Category:	Historic Resources
CPA Funding Category:	Historic Resources
Amount Requested:	\$26,300
Amount Recommended:	\$26,300
CPC Vote	8-0 (1 member absent from vote)
Sponsors:	Emilio E Mauro, Jr., Belmont Historical Society

Project Description

Located on town-owned parkland at 2 Common Street (adjacent to the First Church in Belmont), the Wellington Station is a highly visible local landmark close to Belmont Center. The existing wood shingle roof (now almost 30 years old) is nearing the end of its useful life and is in need of total replacement. This project proposes restoring and rehabilitating the building by replacing the existing roof, which is an important original design feature that must be replicated in-kind to preserve the building's historic appearance. A new roof is also imperative for the long-term survival of this building by ensuring it is weather-tight.

Project Goals and Objectives

The goal of this project is to ensure the long-term preservation of the historic Wellington Station by restoring its wood shingle roof, which is now at the end of its useful life after nearly 30 years. This project will include stripping the existing roof shingles, restoration of deteriorated roof sheathing boards, installing new wood shingles, replacing deteriorated sections of trim at the roof, and touching-up exterior paint at the roof trim elements.

Project Benefit

This project is needed to preserve this highly visible local historic landmark that is the centerpiece of the Common Street local historic district and is listed on the State Register of Historic Places. The Wellington Station is listed as one example of Belmont's historic assets in the Town of Belmont Comprehensive Plan 2010-2020, which sets a preservation goal to broaden the preservation and protection of Belmont's historic buildings, sites and neighborhoods.

Funding Request

The funding request for this project is \$26,300 and is based upon estimates submitted by Buttonwood Renovations.

CPA Fund Balance

FY12 - FY15 Collection (and FY16 Appropriations)

Surcharge	\$ 3,639,136
State Match	\$ 1,166,469
Total	\$ 4,805,605 *

Appropriated Expenses

FY14 - FY16 CPA Projects	\$ (4,620,947)
Total	\$ (4,620,947) *

Turnbacks (Unused Project/Admin Funding)

CPA Projects Under Budget	\$ 19,468
Admin Expenses Under Budget	\$ 97,831 **
Total	\$ 117,299

Summary

Collections	\$ 4,805,605 *
Expenses	\$ (4,620,947)
Turnbacks	\$ 117,299
Total Fund Balance	\$ 301,957 *

* Assuming Town meeting approval of FY16 appropriations.

<u>**Admin Fees</u>	FY13	FY14	FY15	FY16
Appropriated	\$ 54,000	\$ 58,000	\$ 56,498	\$ 56,200 *
Admin Salary	\$ 8,345	\$ 8,917	\$ 12,000	
Procurement Training	\$ -	\$ 450	\$ 1,190	
Open Space Land and Housing Inventory Project	\$ -	\$ 30,000	\$ -	
CPA Coalition Dues	\$ 3,000	\$ 3,000	\$ 3,500	
Misc Office Supplies	\$ 111	\$ 154	\$ -	
Total Admin Spending	\$ 11,456	\$ 42,521	\$ 16,690	
Turnback	\$ 42,544	\$ 15,479	\$ 39,808	

**TOWN OF BELMONT
COMMUNITY PRESERVATION FUND
FY14 & FY15 CPA Project Expenses
April 13, 2015**

FY14 Projects	Appropriated	Expenses	Turnback	Completed	Status
(Town Hall) Concord Avenue Door Remediation	\$ 72,000	\$ 71,871	\$ 130	100.00%	Closed
Building Survey and Investigation of the William Flagg Homer House	\$ 10,000	\$ 9,500	\$ 500	100.00%	Closed
Comprehensive Cultural Resources Survey	\$ 115,000	\$ 30,000		26.09%	Open
(Belmont Village) Electric Service Upgrade Underground Wiring	\$ 147,000	\$ 128,161	\$ 18,839	100.00%	Closed
Irrigation Improvements at Rock Meadow Community Gardens	\$ 10,000	\$ -		0.00%	Open
Joey's Park Rehabilitation	\$ 100,000	\$ 100,000	\$ -	100.00%	Closed
Landscape Plan for Intergenerational Walking Path at Clay Pit Pond	\$ 20,000	\$ 17,938		89.69%	Open
Preserving and Digitizing Belmont's Vital Records	\$ 100,000	\$ 24,764		24.76%	Open
Underwood Park (Plan & Design)	\$ 298,000	\$ 298,000		100.00%	Closed
TOTAL	\$ 872,000	\$ 680,234	\$ 19,468	78.01%	

FY15 Projects	Appropriated	Expenses	Turnback	Completed	Status
Belmont Community Moving Image Archive	\$ 12,000	\$ -		0.00%	Open
Daniel Butler School Playground Project (Phase II)	\$ 66,524	\$ -		0.00%	Open
(Belmont Village) Electrical Upgrade Interior Wiring	\$ 165,000	\$ -		0.00%	Open
First Time Homebuyer Assistance	\$ 375,000	\$ -		0.00%	Open
JV Field Irrigation Upgrade	\$ 8,700	\$ 8,700	\$ -	100.00%	Closed
Underwood Pool	\$ 2,000,000	\$ 1,711,274		85.56%	Open
Winn Brook Field Renovation	\$ 100,000	\$ 96,374		96.37%	Open
TOTAL	\$ 2,727,224	\$ 1,816,347	\$ -	66.60%	