

MINUTES  
BOARD OF SELECTMEN  
MONDAY, OCTOBER 22, 2007  
PRINCIPAL'S CONFERENCE ROOM  
BELMONT HIGH SCHOOL  
6:30 p.m.

I. CALL TO ORDER

A regular meeting of the Board was called to order in open session at 6:31 PM in the Principal's Conference Room at Belmont High School. All members were present. Town Administrator Tom Younger and Assistant Town Administrator Jeff Conti were also present. Attorney Darren Klein was present as Town Counsel.

II. QUESTIONS FROM TOWN RESIDENTS

There were no questions.

III. ACTION BY APPOINTMENT

Warrant Articles & Amendments

Article 8 - Zoning/Banks

The Board discussed a proposed amendment to Article 8 by the Planning Board to strike the portions of the article dealing with ATMs and drive-up windows, which the Planning Board feels have not received sufficient review.

It was clarified that the proposed bank can go in on Pleasant Street under any circumstances because they would be grandfathered in. Under the original article, they would not be allowed to put in a drive-up window, but under the amended article that possibility exists if the Planning Board decides to grant a special permit to do so.

The Board moved: To support Article 8 as amended by the Planning Board.

Motion carried unanimously (3-0).

Selectman Solomon said there are a number of issues related to the bank proposal that are not under the purview of the Selectmen but he hopes that the property owner will come to some accommodation with the neighbors relative to those concerns.

Article 9 - Overlay Zoning District

A Town meeting member has offered an amendment to change the name of the new zoning district from Our Lady of Mercy to Oakley.

The Board moved: To support the amendment to change the name of the district.

Motion carried unanimously (3-0).

The Board discussed a proposed amendment to allow the option to have more than 20% of the units be affordable. The concern was expressed that the neighborhood would not support the proposal if it meant that more than 4 affordable units could be built.

The Board moved: To oppose the amendment to change the wording of Article 9 to "not less than 20%".

Motion carried unanimously (3-0).

The Board discussed a proposed amendment to require 25% of the units to be affordable instead of 20%. This would raise the number of affordable units from 4 to 5. The neighborhood opposes this change. Also, the state Department of Housing and Community Development would probably disallow the project with this requirement.

The Board moved: To oppose the amendment to require 25% of the units to be affordable.

Motion carried unanimously (3-0).

#### V. ACTION BY WRITING

The Board moved: To approve the contract award to Faye, Spofford and Thorndike for sewer investigation of illicit connections in the Wellington Brook area.

Motion carried unanimously (3-0).

#### VI. OTHER

Chairman Firenze will meet with interested parties to discuss renovations to the Town Hall auditorium.

The Board will meet on the 7th and 28th of January and hold joint Saturday budget meetings with the Warrant Committee on Jan. 26 and Feb. 2. The regular February meetings will be the 4th and 25th. March meetings will be the 3rd and the 17th and possibly the 31st. Town Meeting will be April 28.

Building Services - Roofing Repair Bid

The Board moved: To award the bid to the low bidder for roof repairs.

Motion carried unanimously (3-0).

The Board remained in session for Town Meeting and subsequently adjourned at 10:15 PM.

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Thomas G. Younger, Town Administrator