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MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Monday, December 14, 2015
8:00 AM

APPROVED
BOARD OF SELECTMEN
DATE: 02-22-16

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 8:03 a.m. by Chair Sami Baghdady in the Selectmen's Meeting Room. Selectmen Mark Paolillo and Jim Williams were present. Town Administrator David Kale and Assistant Town Administrator Phyllis Marshall were also present.

Chair Baghdady reviewed the agenda.

QUESTIONS FROM TOWN RESIDENTS

Mr. Cosmo Caterino, Channing Road, a member of the former Community Path Advisory Committee, offered his comments about the bike path proposal. He stated that Concord Ave. should be strongly considered as a path option. He noted that Concord Ave. could be made safe for biking, but that it was never given proper consideration under the previous bike committee (CPAC).

Selectman Paolillo replied that the Selectmen are trying to solve a problem and are trying to keep an open mind. He offered some insights into a potential path's design.

ACTION BY APPOINTMENT

Vote: To approve the Annual Property Classification / Tax Rate for FY 2016 – Board of Assessors Report

Single Rate

Board of Assessors Mr. Robert Reardon, Mr. Charles Laverty, Mr. Martin Millane, and Mr. Daniel Dargon, Assessing Administrator, appeared before the Board to discuss the tax rate for FY16. Mr. Reardon explained the classification amendment. He stated that it does not make sense to have a split rate for residential and commercial property. The commercial base in Belmont is too small and no extra revenue would be made. Therefore, he recommended that the Board not adopt a split tax rate, but maintain the single tax rate in Belmont.

The Board discussed the proposed tax rate and its impact on tax revenue and new growth.

Chair Baghdady agreed that if the commercial rate were raised, this would be an added burden on the businesses, and it would have very little impact on Residential Real Estate tax bills

Residential Exemption

Mr. Reardon then explained the Residential Exemption process. He stated that this will also not raise additional money for Belmont. A residential exemption is self-funded. The Board then discussed the impact of this on the assessed values and the elderly exemption, which is need-based. Mr. Reardon noted that there is a deferral program for paying taxes in Belmont, as well. This, he noted, is separate from the abatement process.

Mr. Reardon then informed the Board that there is a small excess levy capacity that is not being appropriated this year.

The Board moved: To adopt the single tax rate, Classification 1.
The motion passed unanimously (3-0).

The Board moved: To not adopt the Residential Exemption.
The motion passed unanimously (3-0).

The Board signed the related paperwork.

Purple Heart Proclamation Request – Mr. Bob Upton, Veteran’s Agent

Mr. Upton, the Veteran’s Agent, appeared before the Board to request that Belmont adopt a Purple Heart Proclamation. Mr. Upton explained the process of recognizing members of the community who have served heroically in the military. He hoped that the town will officially proclaim itself a Purple Heart community. Recipients will be recognized annually, on August 7. He then read a brief statement concerning the Purple Heart awards.

The Board expressed its support for this notion.

Chair Baghdady read the Proclamation.

The Board moved: To approve the Purple Heart Proclamation request.
The motion passed unanimously (3-0).

Discussion and Vote Related to AFSCME Memorandum of Understanding (MOA)

Ms. Jessica Porter, HR Director, and Mr. Mike Santoro, DPW Highway Director, appeared before the Board to discuss the AFSCME MOA regarding language related to hoisting licenses. Ms. Porter explained the MOA, noting that this pertains to physical examinations and to new continuing education requirements.

Chair Baghdady noted that this impacts DPW workers who operate heavy equipment. He asked about the cost impacts to Belmont, which is fairly minimal. Mr. Santoro added more detailed information on both the physicals and the trainings.

The Board moved: To approve the AFSCME MOA ~ Local 408/93.

The motion passed unanimously (3-0).

The Board signed the relevant papers.

Acceptance of a gift/donation, not to exceed \$150,000.00, from the Judith K. Record Memorial Conservation Fund to perform restoration work on the Pine Allee, a signature, historic landscape feature of Lone Tree Hill, Belmont Conservation Land

Ms. Ellen Cushman, Ms. Kit Dreier, and Ms. Lauren Meier, from the Land Management Committee (LMC) for Lone Tree Hill, appeared before the Board to discuss the acceptance of a gift/donation from the Judith K. Record Memorial Conservation Fund to perform restoration work on the Pine Allee. Ms. Cushman (LMC Chair) explained the public/private partnership, which helps to maintain Lone Tree Hill, Belmont conservation land which was formerly McLean property. This land does not rely on any tax money from Belmont as it is maintained via private donations and revenue from the cell tower that was permitted on the Conservation Land. Ms. Cushman noted that the conservation funds and participation from Judith K. Record are integral in maintaining the land.

Ms. Dryer noted that the JKR Fund will procure and have the work performed by Tree Specialists, Inc.; the gift will address the health and longevity of the hundreds of trees in the Pine Allee. She explained the high priority/safety issues that will be addressed first, e.g., 17 of the 120 trees in that area and the clearing of brush. In addition to the Pine Allee work to be performed for the JKR Fund, the Land Management Committee will pay approximately \$15,000 for the restoration, specifically the transplanting of seedlings from the property with proper oversight. The LMC will be working with the Conservation Commission to consider removing about twelve trees adjacent to the Allee, in the buffer of the vernal pool.

Ms. Meier provided some background information, specifically that the Allee is an historic landscape feature in the filing with the National Historic Register. Ms. Cushman explained Judy Record's powerful role in conserving this land. Ms. Anne Paulsen, from the audience, added that there is a group of musicians called "The Record Players" who perform as a fundraiser for the Judith K. Record Fund and she encourages all to attend the annual concert in February.

The Board expressed its support and thanked the LMC for its work.

The Board moved: To accept the gift/donation from the Judith K. Record Memorial Conservation Fund.

The motion passed unanimously (3-0).

Annual License Renewals - Presentation by Town Clerk on Revised Process

Ms. Ellen O'Brien Cushman, Town Clerk, remained before the Board to discuss the revised process for the annual license renewals. Ms. Cushman explained the new GIS database which will allow the annual license approval process to be reviewed and streamlined. She contrasted the old process with the new process. She then highlighted the new approval process, noting how it is more efficient and promotes the sharing of department-generated information and

allows department heads to approve, deny, or require additional information online in a central place. She also noted that the Board of Selectmen will only see business licenses on the agenda after all departments have recommended approval, considering each of their criteria. She noted that the Board will see the results of the new system beginning today as it reviews the license certificates for businesses that filed renewal applications. She highlighted some specifics on the license certificate, noting the areas on which the Board will be required to vote.

Chair Baghdady made a suggestion concerning the Livery and Class 2 licenses, as well as on the special permit condition sections. The Board discussed the application and the approval process.

Mr. Kale noted places where this new process is an improvement over the previous process.

The Board asked clarifying questions to Ms. Cushman and they thanked her for her work on improving the license approval system.

License Renewals for Existing Businesses (None of these businesses have requested any changes from their existing license):

Selectman Paolillo read the names of the following Common Victualler establishments:

1. Bruegger's Bagel Bakery – 41 Leonard Street
2. Aram's Coffee Café (Aram Postaljian) – 85 Trapelo Road
3. Dunkin Donuts (Trapelo Donuts Inc.) – 353 Trapelo Road
4. Dunkin Donuts (Cushing Donuts Inc.) – 52 Church Street
5. Ani Catering (John Janessian) – 687 Belmont Street
6. Gregory's House of Pizza (GT Food Services Inc.) – 27-29 Leonard Street
7. Linda's Donuts (John Paloukos) – 247 Belmont Street
8. My Other Kitchen (Take Away 762 LLC) – 762 Pleasant Street
9. Sodexo Operations, LLC (McLean Hospital) – 115 Mill Street
10. Star Markets #7583 (Star Markets Company, Inc) – 535 Trapelo Road
11. Teddy's Kitchen (Teddy Piandes) - 462 Pleasant Street

Selectman Williams read the following:

12. Tony G's Barbecue (Tony G's Barbecue, Inc.) – 289 Belmont Street
13. Vicki Lee's (Vicki Lee Boyajian, Inc.) – 105 Trapelo Road
14. Phinix Grill: Mediterranean Fusion & Concept Kitchen (Phinix Belmont, LLC) – 628 Trapelo Road
15. Kitchen On Common (Emi's Eats, Inc.) – 442 Common Street
16. Belmont Café (Minas Daldalian) - 80 Leonard Street
17. Number 1 Taste (JXS LLC) – 382 Trapelo Road
18. Rancatore's Ice Cream (Rancatore's Ice Cream, Inc.) – 36 Trapelo Road
19. Starbucks Coffee #7538 (Starbucks Corporation) – 112 Trapelo Road
20. Starbucks Coffee #871 (Starbucks Corporation) - 87 Leonard Street
21. Gen Sushi (HG Asia, Inc.) – 61 Concord Avenue
22. Spoodles Soup Factory (Adonai & Rois, Inc) – 374 Trapelo Road

23. Thyago's Pizza (Adriano de Medeiros) – 368 Trapelo Road
24. Belmont Pizza (Jason Alch) – 388 Trapelo Road

The Board moved: To approve the common victualler license renewals for the above named businesses.
The motion passed unanimously (3-0).

Common Victualler and Restaurant All Alcohol License

Chair Baghdady read the one request:

1. Il Casale (Altruista Developments, LLC) – 50 Leonard Street

The Board moved: To approve the common victualler all alcohol license renewal for the above named business.
The motion passed unanimously (3-0).

Livery Licenses

Chair Baghdady read the Livery license requests:

1. Armlux (Yervand Atshemyan) – 140 Slade Street
2. Lee Transport (Theodore Lee) – 463 Belmont Street
3. Penguin Trans LLC. (Ozgur Demirtas) – 14 Grove Street
4. Pete's Livery Services (Bedros Papazian) – 17 Dalton Road
5. Bowtie Limousine, Inc. (Scott Brown) – 495 Belmont Street
6. Marashio Limousine (Marashio Limousine LLC) – 325 Trapelo Road
7. Boston Executive Coach (Grigorian Brothers Corporation) – 500 Common Street

The Board moved: To approve the livery license renewals for the above named businesses.
The motion passed unanimously (3-0).

Class II Licenses to Buy and Sell Used Automobiles

Selectman Williams read the requests:

1. Brothers Auto Service, Inc. (Yeghie Aroyian) – 337 Mill Street
2. Pleasant Street Service/ADJM, Inc. (Nabih El-Lakkis) – 337 Pleasant Street
3. Superior Trading Corp. (Daniel Wagner) – 81 Richardson Road (No Vehicles Displayed, Office Only)
4. Waverley Auto Exchange (Frank Basile) – 134 Waverley Street
5. Belmont Car Care Inc. (Marcel Georges) – 27 Lexington Street
6. PR Automotive Imports Inc. (Patrick Roussel) – 1000 Pleasant Street
7. Grigorian Brothers Corporation (Armen Grigorian) – 500 Common Street

The Board moved: To approve the Class II license renewals for the above named businesses.

The motion passed unanimously (3-0).

Town Administrator's Report

Mr. Kale reported on the following items:

- **Logan Noise Draft Letter:** Mr. Myron Kassaraba, Chair of the CAC, appeared before the Board to explain the letter concerning the noise from the concentrated changed flight patterns. The letter, to the Executive Director of MassPort, which collaborates with other communities and offers possible solutions to the noise issue. He noted that the FAA has held public meetings. He explained why the changes are impacting Belmont. He said there is hope that the issue could be mitigated, e.g., getting the planes to a higher altitude faster. The Board asked clarifying questions concerning the flight patterns, noise mitigation, and possible solutions.

The Board moved: To approve the draft letter and to authorize the Town Administrator to sign the letter to MassPort

The motion passed unanimously (3-0).

- **One Day Liquor/Entertainment Licenses:** Town Counsel has advised that the Board cannot delegate these license approvals. The Board briefly discussed the process for the approval of one-day applications.

Approval of Meeting Minutes

The minutes included the following:

- September 28, 2015 Executive Session Minutes
- September 28, 2015 Regular Meeting Minutes (amended to reflect Selectman Paolillo's arrival time, which was 6:43 p.m.)
- October 19, 2015 Regular Meeting Minutes
- October 27, 2015 Regular Meeting Minutes
- November 2, 2015 Regular Meeting Minutes
- November 9, 2015 Executive Session Minutes
- December 4, 2015 Working Session Meeting Minutes

The Board moved: To approve the meeting minutes of the meetings noted above, with Executive Session where indicated.

The motion passed unanimously (3-0).

The following minutes will be approved once they are amended:

- October 27, 2015 Executive Session Minutes
- November 9, 2015 Regular Meeting Minutes

- November 16, 2015 Regular Meeting Minutes

EXECUTIVE SESSION

The Board moved: To enter into executive session at 9:50 a.m. to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the bargaining or litigating 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 Baghdady said aye, Selectman Paolillo and Williams also said aye and the motion passed unanimously (3-0).

[The Executive Session occurred.]

NEXT MEETINGS

Monday, December 14, 2015 at 7:00 p.m. Selectmen's Meeting Room Town Hall

Monday, December 21, 2015 at 7:00 p.m. Selectmen's Meeting Room Town Hall

The Board moved to adjourn the Executive Session (and thus the meeting) at 10:15 a.m.



Mr. David Kale, Town Administrator