

**MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
Precinct Meeting for Precincts 1, 2, 4 and 6
Homer Building Gallery
Monday, December 3, 2012
7:35 PM**

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Welcome and Introduction

Chair Paolillo offered welcoming remarks to the Town Meeting (TM) members in attendance. He stated that this is one of many meetings that the Board hopes to have to keep TM members fully informed on the issues facing the town. He said he hopes that this meeting acts as more of a dialogue for TM members. He said the Board would like to hear from TM members who are in touch with their constituents.

Chair Paolillo recognized (from the audience) Representative Rogers as well as members of the School Committee and Warrant Committee.

Substation Report Update

Mr. Jim Palmer, Substation General Manager, provided an update on the Substation Project. He reviewed the challenges that the substation faced as well as the progress that has been made thus far. The project is expected to start in the spring of 2013 and the expected completion date is 2016. Selectman Jones noted that the negotiations with NSTAR are going well.

Town Meeting members asked various questions of Mr. Palmer with regard to the NSTAR and ISO negotiations.

Town Meeting Schedule

Chair Paolillo noted that a late January special TM will probably not be called. He said the warrant article pertaining to the Ogilby historic district area is the only article that is ready to go. Ms. Ogilby agreed that a TM should not be held to discuss this one article.

The annual TM will be held on April 29, 2013, with the budget issues being addressed on June 3 and 5.

Status Updates

Minuteman School Building Project and Feasibility Study

Chair Paolillo provided a brief update of the issues relating to Minuteman and the need for a feasibility study to explore building a new facility. He noted almost half of the students attending Minuteman are from non-member communities. He said that Belmont does not

support Minuteman building an 800-student facility whereby the non-member towns (who are sending about half the students) do not pay for the cost of the new facility.

TM members discussed this issue with Board members. Questions were raised regarding the Minuteman contract, and a request was made for town officials to reach out to other member towns.

Mr. Weis, Belmont's Liaison to Minuteman, noted that there is support for not building a larger facility without more financial support from non-member towns. The difference between Belmont and the other member-towns who agree with Belmont, he explained, is that we are proposing to take pause on the project *before* the final design decision is made in order to get feedback from member districts.

The Board discussed how to get the non-member towns more fiscally involved. Selectman Jones suggested that movement in this area will need to come with input and direction from the state.

The Board then discussed the feasibility study in more detail. Selectman Rojas explained why Belmont wants to avoid spending money on the final design phase for a large-sized building.

Woodfall Road Property

Chair Paolillo noted that the bids for the Woodfall Road RFP are due on January 31. He said the appraisal came in at \$2M, but that Belmont would not sell the property unless it received a very good offer. He then reviewed the history of the town's efforts to sell this property. In answer to a TM member's question, Chair Paolillo informed the audience that use of funds from the sale could only be used for capital projects.

Incinerator Site – Process with DCAM

Chair Paolillo reviewed that there are two parcels of land on the incinerator site. He explained the state's involvement and the land ownership issues, noting that further clarification is required. He explained that there is a stabilization fund of \$4M which will be used to remediate the site. However, the town should first decide the post-closure use (e.g., open space, playing fields, solar farming, etc.), before the site is capped.

Mr. Clancy, Town Engineer, explained some of the details pertaining to this issue as well.

Upland Development

Chair Paolillo provided a brief summary of what has happened with regard to the Uplands Development from both from the courts and from the Conservation Commission's perspective. He said that Conservation Commission will appeal the court's recent decision. He said that the Board has sought to open up a dialogue with the developer, but has had no success in doing so, at this point. Chair Paolillo explained the downsides of a 40B development, noting that the potential large amount of school age children will be challenging to absorb in our already over-crowded schools. Selectman Rojas spoke to the possibility of having developer pay money for

the additional children to help assuage the costs of the school impact.

The conversation moved to whether or not Belmont was discouraging families with children from moving into the new developments. Selectman Rojas explained that Belmont needs to plan for the infusion of these children as well as for the other operating impacts, e.g., police, fire, flooding.

Ongoing Issues

Trapelo Road

Mr. Clancy gave an overview of the details of this project. He said the project will take about two years and should be complete by the end of 2014. He explained the process by which he received the abutters' approval.

Belmont Center Utility/Redesign Roadway

Mr. Clancy explained the efforts made thus far to upgrade Belmont Center. He said the Traffic Advisory Committee will submit designs to the state next September. It is hoped that state grants will fund the project. He noted that the net number of parking places will increase by about 10 and that the green space will increase, as well.

Water Main Improvement

Mr. Castanino spoke to the water main upgrades that have been occurring across town.

Belmont Center Parking Management

Mr. Kale noted that there is a parking plan proposal for Belmont Center. He noted that this is an 18-month plan which includes better signage and an education program (among many other issues). Chair Paolillo noted that employee parking is a problem and that it makes sense to provide employee incentivized parking.

Thomas Clark House Relocation

Mr. Michael Smith, Chair of the Historic District Commission informed the audience that the HDC is presently in negotiation with an Armenian Church to relocate the house. He said if that fails, the house will need to be taken apart. The lease, which allows the house to stay where it is now, has been extended (with Board approval) to January 2014.

Cushing Village

Selectman Rojas provided an update, noting that the upcoming hearing (to be held on December 5) is specifically to solicit public input. He then reviewed the details of the project. There will be 113-118 units (one and two bedrooms) as well as retail, which will include a food market of some sort. He explained the parking impact as well as the potential tax revenue impact. The

issues of mass, scale, size and volume, he said, are now at a point that the community will hopefully be able to embrace. PB Chair Baghdady explained why the process has moved slowly. He said the project is taking shape and is moving forward.

Capital Projects Update

Library Project

Mr. Kale reviewed the time-line of this project, noting that the costs of the various pieces are also being planned out.

Underwood Pool /Park Project

Chair Paolillo summarized that if the Library is relocated to the proposed site, a school field will need to be replaced. He noted that the current pool has many serious issues facing it. Therefore, he said, the Board has been exploring how to improve the pool and/or re-site the pool up the hill – then, below that, build a field to re-place the school field that the Library takes over. Mr. Kale said he hopes the pool/field feasibility study will be completed by March.

TM members asked questions about the field transfer options.

High School Renovation

Chair Paolillo summarized that the recent accreditation report indicates what many across town already knew: the facility is in a crisis state. The Board, he said, supports exploration with the MSBA regarding this issue. SC Chair Graham reiterated that the building is in very rough shape and that this point of the report is not inaccurate.

Other Facilities

Chair Paolillo noted that there are other vulnerable facilities needing attention across town, e.g., the Police Station, DPW Facility, and Skating Rink.

In answer to a question about an operating override, Chair Paolillo said that it was too early to tell if one would be required.

Community Preservation Projects

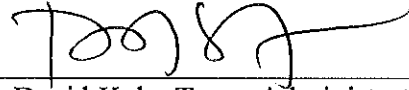
Selectman Rojas noted that nine applications were received and that the following applications are under consideration: preserving vital records, town hall door replacement, the Underwood pool/park project design, irrigation at rock meadow, Joey's park, electric service upgrade, building survey, investigation of the Homer House, and a landscape plan for an intergenerational walking path at Clay Pit pond. He noted that there is \$2M available to be used.

FY14 Budget Process

Chair Paolillo said that the Board will again work collaboratively with the School Department, as it did last year. He reviewed the key budget dates, which are outlined in detail on the agenda.

Questions and Comments

The meeting ended at 10:10 p.m.



Mr. David Kale, Town Administrator