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MINUTES  
TOWN OF BELMONT  
BOARD OF SELECTMEN  
SELECTMEN'S MEETING ROOM  
Monday, January 11, 2016  
7:00 PM

APPROVED  
BOARD OF SELECTMEN  
DATE: 4-25-16

**CALL TO ORDER**

A regular meeting of the Board was called to order in open session at 7:02 p.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**

[There were none.]

**Action by Consent**

**BOARD OF SURVEY**

*The Board moved:* To convene as the Board of Survey at 7:03 p.m.  
The motion passed unanimously (3-0).

**Board of Survey: 905 Concord Ave**

Mr. Glenn Clancy, Director of Community Development, Mr. Michael Kosmo, P.E., and Mr. Terry Morris, Attorney, appeared before the Board to discuss the property (subdivision) at 905 Concord Ave. Mr. Morris began by stating that the Board's questions have been answered. He explained the details that were addressed, specifically, the issue of the length of the road and the amount of open space. He noted that the applicant is now seeking only two waivers.

Mr. Kosmo explained key aspects of the subdivision, including the following elements: snow storage easement, granite curbing, and drainage. Mr. Clancy spoke to the space allowed for snow storage, stating that it seemed adequate.

Chair Baghdady asked about the amount of open space, as required by the Zoning Bylaw. Mr. Kosmo explained that the black-top was reduced in order to increase the open space. The Board discussed the specific square footage of the road.

Mr. Clancy requested that the Board sign the Board of Survey plans tonight, if approved.

***Audience Comments***

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BOARD OF SELECTMEN

Mr. Roger Wrubel, Director of the Habitat Sanctuary, asked a question about the specific plan as it relates to the Habitat property. He stated that there is an "encroachment issue" with regard to one of the properties. He asked that this issue be addressed. Mr. Morris agreed to address this.

Chair Baghdady explained the next steps with regard to the filing of the approved plan.

*The Board moved:* To approve the subdivision plan for 905 Concord Avenue and **Accept the layout and construction of a new private way** as shown on plans dated May 27, 2015 (rev. date 12/30/2015) subject to the following Conditions:

1. The length of road to be 234 feet instead of the required 350 feet.
2. The width of pavement will be 24 feet instead of the required 26 feet.
3. The Applicant will consult with the Town of Belmont Tree Warden on the final number and location of shade trees to be planted within the accepted right-of-way.
4. No house lots can be sold until the road is constructed and approved by the Town of Belmont.
5. Lot B will have calculations for maximum Lot Coverage, as defined in the Town of Belmont Zoning Bylaw, based on a Lot Area of 32,971 square feet as shown on plans dated May 27, 2015 (rev. date 12/09/2015).
6. A snow storage easement be maintained on Lot B and stormwater easements be maintained on Lots A and D, all as shown on plans dated May 27, 2015 (rev. date 12/30/2015).
7. Final approved plans dated May 27, 2015 (rev. date 12/30/2015) and this written decision to be filed in the Middlesex Registry of Deeds and a record of such filing to be presented to the Town of Belmont.
8. This written decision to be filed as part of the record for Lot B and a record of such filing to be presented to the Town of Belmont.

The motion passed unanimously (3-0).

#### **BOARD OF SELECTMEN - Meeting Resumed**

*The Board moved:* To re-convene as Board of Selectmen at 7:25 p.m.  
The motion passed unanimously (3-0).

#### **Sewer Presentation**

Mr. Glenn Clancy, Director of Community Development, and Mr. Justin Gould, from Stantec Consulting, appeared before the Board to provide a Sewer presentation. Mr. Clancy first provided a brief update on Belmont Center. He said the project is going well, but that much of the work has been suspended for the winter. The Board briefly discussed the former Macy's site.

Mr. Clancy provided some background information on Mr. Gould's professional experience. He then thanked the Board and began his presentation on the sewer systems throughout Belmont.

Mr. Clancy referenced a Boston Globe article concerning Belmont's maintenance of its sewer and stormwater systems. He stated that, while the article was not flattering, it served as an impetus to make this evening's presentation.

Belmont, he began, has three types of sewer rehabilitation programs:

1. EPA/DEP Clean Water Project
2. MWRA I/I Grant Loan Program
3. Pavement Management Program

### ***1. EPA/DEP Clean Water Project***

He then provided a brief overview of this program, including:

- the drainage areas
- outfalls
- water contamination issues
- sewer main connections / storm drain connections

Mr. Clancy explained why Cambridge and Revere (as referenced in the Globe article) are spending so much more money on their sanitary sewer and storm drain systems. Different communities have different challenges. Mr. Clancy then explained the EPA's enforcement options, including Notices of Violation, which Belmont is under, and Administrative Orders, which have been issued to several communities in the Boston area.

Mr. Clancy reviewed the October 2015 sampling results. The testing is a snapshot in time and helps identify the presence of any contamination. Improvement is evident but work remains to be done. He provided information of specific sampling sites and reviewed the areas (10 miles of sewer) that have received rehabilitation. Mr. Clancy proposed a five-year plan of continued investigation and mitigation, which is projected to include 2 construction projects costing a total of approximately \$4.5M.

### ***2. MWRA I/I Grant Loan Program***

Mr. Clancy explained the Infiltration and Inflow program. He also explained the challenges with Infiltration/Inflow. He noted that sewer systems can surcharge because clean water entering the sanitary sewer system overburdens the pipes, causing overflows and back-ups. Also, treatment costs can be high. He reviewed how some of the challenges are being addressed, including the tools used to determine the source of the problems. He noted how rainfall impacts the flow levels.

Next steps include: mitigating illegally connected sump pumps and sewer manhole inflow, and instituting property inspections. He reviewed the available MWRA funds and how they will be allocated.

### ***3. Pavement Management Program***

Mr. Clancy reviewed the basics of the third program. Roads are reconstructed based on their Pavement Condition Index (PCI). Approximately 1.5 miles of Belmont road are repaired per year. Sewer and drain repairs are subject to available funding. The main purpose of this program is to correct structural deficiencies in the sanitary sewer system and storm drain system.

In summary, he reviewed the evaluation and investigation process as well as the sum total of the repairs and rehabilitation under the three programs.

Mr. Clancy then offered his thoughts on developing a comprehensive sewer and storm drain rehabilitation program comparing rehabilitating drinking-water pipes versus sewer-system pipes. He then offered final thoughts on the EPA Clean Water issues, Belmont's Storm Water Bylaw and the Pavement Management Program. He reviewed various funding mechanisms, e.g., sewer enterprise funds, MWRA, Pavement Management Fund.

Mr. Clancy briefly touched on the Stormwater Management goals. This program is aimed at mitigating the impacts of stormwater before it enters the storm drain system. Funding, he said, drives the policy of identifying and implementing projects.

#### ***Winn Brook Project***

Mr. Gould then spoke to work done in the Winn Brook area. This neighborhood is low lying and is in close proximity to MWRA/Flanders Road. Sewer systems have historically backed up into homes in this area. He explained the configuration of the sewer system flow. He reviewed data of backups from large rainfall events.

Mr. Gould explained the nature of the challenges in this area, i.e., the elevated hydraulic grade line and the system capacity constraints. He explained why the sewage ends up in basements.

He outlined some of the mitigation efforts, including: flow diversion, storage, isolation, pumping, and removing the flow. He reviewed the costs associated with the project and noted that it was completed in December 2011.

#### ***Board Feedback***

Chair Baghdady thanked Mr. Clancy and Mr. Gould for all of their work and effort on the presentation.

The Board then asked several clarifying questions. Topics covered included the frequency of outfall testing, and the plan for ongoing pipe relining. Mr. Clancy offered his insights on these issues. Selectman Williams asked specifically about the number of testing sites. He then asked about the policy and strategy for addressing the sewer and stormwater systems. Rehabilitation of pipes and roads has costs attached, he added, and the town will need to identify the funding.

The Board discussed the creation of an ongoing plan and strategy. The Board agreed that it could be more proactive in creating a plan/strategy. Considerations impacting these issues were

explored.

### *Audience Comments*

Mr. Frank Frazier, Precinct 7, asked about tree root maintenance and its impact on pipes. He also asked about the inflow removal process.

Ms. Anne Marie Lambert, Precinct 8, suggested that the Board utilize the expertise of residents, and she encouraged the Board to educate residents. She also encouraged engagement with neighboring towns. She reminded the Board to utilize "green infrastructure" as a part of the strategy.

Mr. Fred Paulsen, Precinct 1, spoke about the funding sources. He asked how the town is addressing the mitigation notice with both the DEP and the EPA. Mr. Gould explained the process by which the town works with the DEP and the EPA. Mr. Paulsen then spoke to the policy issues facing the Board and the community.

Mr. John Reinhardt, of the Mystic River Watershed Association, spoke to the issue of ambient water quality, which is a problem for Belmont. He suggested that a policy be drafted to address this issue.

Mr. Michael Ripple, of Somerville, expressed disappointment about the state of the Mystic River. There are millions of gallons of untreated waste from Belmont flowing into the river.

Mr. T. Walley Williams, Precinct 1, asked about the water before it enters the pipes. He noted that driveway replacement is causing problems with stormwater flow. He requested that the Board address this issue. Mr. Clancy stated that the stormwater policy currently impacts demolitions, not additions or driveways.

Mr. Roger Wrubel, Precinct 5, expressed concern about illegal pipe hook-ups. Mr. Clancy stated that those situations are corrected as soon as they are discovered, but that he would like a home rule petition that would allow for inspections at the time a property is being sold, similar to smoke detector inspections made by the Fire Department. This would allow inspections to address the illegal pipe hook-up issue going forward. Mr. Kale explained why a home rule petition would be required.

Chair Baghdady stated that this conversation is not ending this evening. The Board discussed ways in which it could incorporate community input, going forward.

The Board took a brief recess.

**Approval of an application for a One Day Liquor License from Emi's Eats, Inc. DBA Kitchen on Common, to serve Wine and Beer at a Wine Tasting Dinner on February 3, 2016 at Kitchen on Common, 442 Common Street.**

Chair Baghdady noted that the application is in order.

*The Board moved:* To approve the one-day liquor license for Kitchen on Common, details noted above.

The motion passed unanimously (3-0).

**Vote on Special Town Meeting (STM) Warrant - February 8, 2016 at the Chenery Middle School - Revised Minuteman Regional Agreement and Belmont High School (BHS) Building Committee**

Chair Baghdady explained that the STM will deal with the revised agreement for Minuteman (Article 2) and will authorize the formulation of a BHS building committee (Article 3). There will be three articles in total as Article 1 deals with administrative updates.

Selectman Paolillo provided a brief overview of the Minuteman issue. He noted that the voting results throughout the member-district towns will need to be unanimous. If one town does not vote in favor, the revised member agreement fails. Therefore, Belmont will need to know how the other communities are voting.

The Board noted that it will take a vote on the Minuteman issue and present it to Town Meeting.

Chair Baghdady explained the purpose of Article 3, noting that it will be expedient to give the Moderator the authority to appoint the building committee at this time.

*The Board moved:* To approve the STM Warrant for February 8, 2016 (to discuss the Revised Minuteman Regional Agreement and Belmont High School Building Committee).

The motion passed unanimously (3-0).

**Town Administrator's Report**

Mr. Kale deferred his report until the next Board meeting on 1/25/16.

**Committee Liaison Reports**

*Community Preservation Act*

Selectman Williams stated that the CPA, in reviewing the applications for funding, has been discussing the PQ playground – with a funding request of \$25K. He explained that the CPA committee has proposed changes to the application. Also, the tennis court application is proving complicated. The Winn Brook tennis courts are beyond repair and the Chenery courts may need to be used to hold modular units. He explained some of the issues impacting this application (which was submitted by the Town Administrator's Office).

Chair Baghdady expressed his desire to review all the applications, once the CPA has done its review.

*Other*

Selectman Williams informed the Board that he wrote a letter to the editor to correct some of the editorials printed recently that had incorrect information.

The Board briefly discussed the issuance of its (RFP) Request for Proposal concerning the next phase (feasibility study) of the bike path.

**Approval of Meeting Minutes**

- December 14, 2015 8:00 AM
- December 14, 2015 Executive Session
- December 14, 2015 7:00 PM
- December 21, 2015
- December 21, 2015 Executive Session
- December 28, 2015
- December 28, 2015 Executive Session

Chair Baghdady deferred the approval of these minutes.

**NEXT MEETINGS**

Monday, January 25, 2016 at 7:00 p.m. Selectmen's Meeting Room Town Hall

The Board moved to adjourn the meeting at 10:01 p.m.



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Mr. David Kale, Town Administrator