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MINUTES
TOWN OF BELMONT
BOARD OF SELECTMEN
SELECTMEN'S MEETING ROOM
Monday, December 19, 2016
7:00 PM

APPROVED
BOARD OF SELECTMEN
DATE 1-23-17

CALL TO ORDER

A regular meeting of the Board was called to order in open session at 7:07 p.m. by Chair Mark Paolillo in the Selectmen's Meeting Room. Selectmen Sami Baghdady and Jim Williams were present. Town Administrator David Kale and Assistant Town Administrator Phyllis Marshall were also present.

Chair Paolillo turned to the first item on the agenda.

COMMUNITY ANNOUNCEMENTS

- **Stand Up Campaign Event – Hands Across the Pond** – 500 people joined together around Claypit Pond to show Belmont's commitment to inclusion and civility.
- **Opioid Update:** Tuesday, January 10, 2017, 2:30-4 p.m. – the Health Department will hold a community conversation concerning the opioid epidemic and its impact on Belmont.
- **MLK Breakfast:** Monday, January 16, the MLK breakfast will occur from 9-11 a.m. at BHS.
- **Cardboard Collection:** Saturday, January 7, 9:00 a.m. - noon – There will be a cardboard recycling event at the Town Yard.

Chair Paolillo then reviewed the agenda.

QUESTIONS FROM TOWN RESIDENTS

[There were none.]

ACTION BY CONSENT

Public Hearing: Vote to approve the Annual Property Classification / Tax Rate for Fiscal Year 2017 - Board of Assessors Report

Mr. Robert Reardon, Mr. Daniel Dargon, Mr. Charles Laverty, and Mr. Marty Millane of the Assessor's Office appeared before the Board to discuss the new tax rates for the FY17 year. Mr. Reardon noted that this is the annual tax rate hearing, and as such, is part of the process by which the new tax rate is set. The current property tax rate will rise from \$12.56 per \$1,000 to \$12.70 for FY17. Based on this rate, tax revenue is expected to generate \$82,000,000 for FY17; In FY16, \$79.2M was raised. He touched on the levy, the excess levy capacity, and the new growth numbers. Belmont's property tax is a Factor 1, which means there is one tax rate across the

board (i.e., the same rate for residential and commercial). Mr. Reardon stated that he would like to keep it Factor 1. Changing the Factor would not generate more tax revenue, he explained, but would only shift the burden to small businesses in town.

Mr. Reardon then noted that he is recommending that the Board *not* adopt a Residential Exemption.

The Board discussed the Board of Assessor's recommendations. Selectman Baghdady noted that there is no tax relief for the elderly.

The Board moved: To maintain a single tax rate, with a residential minimum Factor of 1, as the commercial base of Belmont is approximately 5% of the total tax base. The motion passed unanimously (3-0).

The Board moved: To approve *not* adopting a residential exemption for FY17. The motion passed unanimously (3-0).

[The Board signed the related documents.]

Mr. Kale explained the process for approving annual licenses. All licenses are reviewed by the appropriate town departments, e.g., Fire Department, Health Department, Police Department, etc. The Town Clerk's Office has created a new permitting system for departments to use as a "signing off" mechanism, once they have approved the section relevant to their department.

[This agenda item was continued later in the meeting. See below.]

Update on the Benton Library and Contract Renewal

Ms. Elizabeth Gibson and Mr. Richard Cheek, of the Friends of the Benton Library, appeared before the Board to provide an update on the Benton Library and to discuss the contract renewal extension request. Ms. Gibson noted that the Benton has been running for six years. She reviewed the many ways in which the Benton has been supported by the community, e.g., volunteer hours, fiscal donations, etc. She noted that she is requesting a three-year contract, as opposed to two year. Mr. Cheek explained the impetus for the additional year extension. The Benton, he said, would be willing to assist the town if library services were needed during a High School renovation. Ms. Gibson noted that the Friends of the Library have made capital improvements to the building, e.g., painting, installing air conditioning, etc.

The Board expressed its support for the Benton Library; Chair Paolillo deemed it a successful private/public partnership.

The Board moved: To approve the amendment to the current license agreement for an additional three years: January 1, 2017 to December 31, 2019 for the Benton Library. The motion passed unanimously (3-0).

Approval of Contract for Audit Services with Powers and Sullivan

Mr. Floyd Carman, Town Treasurer, and Ms. Chitra Subramanian, Town Accountant, appeared before the Board to discuss the audit services with Powers and Sullivan. Ms. Subramanian noted that the audit services are coming up for renewal. She explained the audit process and requested that the Board approve updating the audit service contract with Powers and Sullivan. She explained the rationale for this request.

The Board expressed its support for this recommendation, as put forth by Ms. Subramanian. Chair Paolillo noted that the fees being charged to Belmont, as stated in the contract, seem reasonable.

The Board moved: To authorize the Town Accountant to renew the contract for audit services with Powers and Sullivan for FY17, 18, and 19.
The motion passed unanimously (3-0).

Vote to authorize the Town Administrator to renew those licenses previously issued by the Board pursuant to Chapter 140 of the General Laws to all of those licensees to whom the Town Clerk sent renewal notices for the year 2017, as listed by the Clerk, being subject to the determination of the Town Administrator made on or before December 31, 2016

The Board continued this discussion. Mr. Kale explained the impetus for the following motion.

The Board moved: To authorize the Town Administrator to renew those licenses previously issued by the Board pursuant to Chapter 140 of the General Laws to all of those licensees to whom the Town Clerk sent renewal notices for the year 2017, as listed by the Clerk, being subject to the determination of the Town Administrator made on or before December 31, 2016.
The motion passed unanimously (3-0).

License renewals for existing businesses. (It was noted that none of these businesses have requested any changes from their existing license.)

Livery

1. Lee Transport (Theodore Lee) – 463 Belmont Street
2. Penguin Trans LLC (Ozgur Demirtas) – 14 Grove Street
3. Advantage Limousine – 294 Fitzmaurice Circle
4. Pete's Livery Service (Bedros Papazian) – 17 Dalton Road
5. MA Transportation LLC – 140 Slade Street
6. Boston Executive Coach – 500 Common Street

The Board moved: To approve the Livery license renewals, establishments noted above.
The motion passed unanimously (3-0).

Class II License to Buy and Sell Used Automobiles

1. Pleasant Street Shell/El-Lakkis Corporation – 337 Pleasant Street
2. Belmont Care Care Inc. – 27 Lexington Street
3. Grigorian Brothers Corporation – 500 Common Street
4. Waverley Auto Exchange –134 Waverley Street
5. Superior Trading Corp. – 81 Richardson Road
6. Automotive Service of Belmont – 259 Belmont Street

The Board moved: To approve the Class II Licenses to Buy and Sell Used Automobiles, establishments noted above.

The motion passed unanimously (3-0).

Club Alcohol Licenses

1. Belmont Country Club – 181 Winter Street (Club)
2. Belmont VFW Waverley Post – 310 Trapelo Road (War Veteran’s Club)

The Board moved: To approve the Club Alcohol licenses, establishments noted above.

The motion passed unanimously (3-0).

All-Alcohol Retail

1. The Spirited Gourmet (The Spirited Gourmet of Belmont, LTD.) – 448 Common Street
2. Star Market (Star Market Company, Inc.) – 535 Trapelo Road

The Board briefly discussed the Star Market license, specifically the restrictions placed on the license.

The Board moved: To approve the All-Alcohol Retail licenses, establishments noted above.

The motion passed unanimously (3-0).

Wine and Beer Retail

1. Craft Beer Cellar (Craft Beer Initiative LLC) – 51 Leonard Street
2. Arts Specialties LLC-369 – 371 Trapelo Road
3. Cuvee Fine Wines (BLB638 Inc.) – 32 Leonard Street
4. Foodies Market – Leonard Street

The Board moved: To approve the Wine and Beer Retail licenses, establishments noted above.

The motion passed unanimously (3-0).

Pending License Renewals - Vote will only take place pending all Town Clerk/Town Department approvals

1. Cityside Subaru, Inc. – Class 1- 790 Pleasant Street

2. PR Automotive Imports – Class II – 1000 Pleasant Street
3. Brothers Auto Service, Inc. – Class II – 337 Mill Street

The Board moved: To approve the license renewals for Class I and II, establishments noted above.

The motion passed unanimously (3-0).

4. Linda's Donuts – Common Victualler – 247 Belmont Street
5. Tony G's Barbecue – Common Victualler – 269 Belmont Street
6. Nick's Place II – Common Victualler – 6 Channing Road
7. Golden Garden, Inc. – Common Victualler – 83 Concord Ave
8. Belmont Hill Club, Inc. – Common Victualler – 825 Concord Ave
9. Stone Hearth Pizza – Common Victualler – 57 Leonard Street
10. Patou Thai Restaurant – Common Victualler – 69 Leonard Street
11. Sodexo Operations, LLC – Common Victualler – 115 Mill Street
12. Belmont Country Club – Common Victualler – 181 Winter Street
13. Teddy's Kitchen – Common Victualler – 462 Common Street
14. Number 1 Taste – Common Victualler – 382 Trapelo Road
15. Pho and Thai – Common Victualler with Wine and Beer Alcohol License – 63 White Street
16. Thyago's Pizza – Common Victualler - 368 Trapelo Road
17. Gen Sushi – Common Victualler - 61 Concord Ave
18. Kashish – Common Victualler with Wine and Beer Alcohol License – 61 Leonard Street
19. Mark and Toni's – Common Victualler with Wine and Beer Alcohol License – 121 Trapelo Road
20. Shine's – Common Victualler with Wine and Beer Alcohol License – 30 Leonard Street
21. Shangri-La – Common Victualler with Wine and Beer License – 149 Belmont Street
22. Phinix Grill – Common Victualler with Wine and Beer License - 628 Trapelo Road
23. Il Casale – Common Victualler with All Alcohol Restaurant License – 50 Leonard Street
24. Savinos Grill – Common Victualler with All Alcohol Restaurant License – 449 Common Street
25. Theo's Pizzeria – Common Victualler - 389 Trapelo Road
26. Dunkin Donuts/Trapelo Donuts, Inc. – Common Victualler – 353 Trapelo Road
27. Dunkin Donuts/Cushing Donuts – Common Victualler – 52 Church Street
28. Comella's – Common Victualler with Wine and Beer License – 43 Leonard Street
29. Ani Catering – Common Victualler – 687 Belmont Street
30. Aram's Coffee Café – Common Victualler – 85 Trapelo Road
31. Vicki Lee's – Common Victualler – 105 Trapelo Road
32. Rancatore's Ice Cream Inc. – Common Victualler – 36 Leonard Street
33. Fiorella's Express Belmont – Common Victualler – 263 Belmont Street
34. My Other Kitchen – Common Victualler – 762 Pleasant Street
35. Moozy's Ice Cream – Common Victualler – 2 Trapelo Road
36. El Centro/ALRA Corp – Common Victualler All Alcohol Restaurant – 66 Leonard Street
37. Michael's Pizza/Paleo, Inc. – Common Victualler – 191 Belmont Street
38. The Loading Dock – Common Victualler – 11 Brighton Street

The Board moved: To approve the license renewals, establishments noted above.
The motion passed unanimously (3-0).

Livery

1. Boston Executive Coach – Livery
2. Bowtie Limosine, Inc. – Livery

The Board moved: To approve the Livery licenses, establishments noted above.
The motion passed unanimously (3-0).

Lodging License

1. Lodging House@386 Common Street – Lodging House

The Board moved: To approve the Lodging license, establishment noted above.
The motion passed unanimously (3-0).

Motion Picture License

1. Studio Cinemas – Motion Picture Exhibition

The Board moved: To approve the Motion Picture License, establishment noted above.
The motion passed unanimously (3-0).

Entertainment Licenses

1. The Loading Dock
2. Moozey's

The Board moved: To approve the Entertainment Licenses, establishments noted above.
The motion passed unanimously (3-0).

Town Administrator's Report

Mr. Kale reported on the following items:

- **Water Testing Results:** The Superintendent has kept the community informed on these results, i.e., that 14 faucets came back with concerning lead/copper levels. Those faucets have been shut off and will be retested. He noted that flushing the faucets prior to testing improved the overall test results. The Board discussed this issue briefly and stressed the importance of attending to this issue expediently.
- **Boiler Failure:** He explained that the Town Hall boiler failed, on Friday December 16, 2016 and had to be replaced. Town Hall was closed to allow the building to warm up.

Committee Liaison Reports / Other

Belmont High School Building Committee Update

Selectman Baghdady noted that the BHS Building Committee is ready to issue a Request for Services (RFS) for the Owner's Project Management (OPM). Ms. Marshall added that, once the RFS is finalized, it will be forwarded to the full BHS BC for a vote. The process is moving forward in a timely manner.

Census Update

The Board discussed the recent census report. It was noted that the actual school enrollment is higher than what is reported in the census for children in Belmont.

OPEB Committee

Selectman Williams requested that the Board meet with this committee in January. Mr. Kale will add this to a January agenda.

Approval of Meeting Minutes

- October 6, 2016 Regular Meeting
- October 19, 2016 Regular Meeting Pre-STM
- October 24, 2016 Regular Meeting
- October 28, 2016 Executive Meeting

The Board moved: To approve the meeting minutes noted above, with Executive Session on 10/28/16.

The motion passed unanimously (3-0).

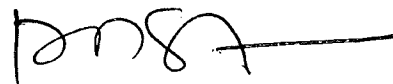
NEXT MEETINGS

Monday, January 9, 2017 at 7:00 p.m.	Selectmen's Meeting Room Town Hall
Monday, January 23, 2017 at 7:00 p.m.	Selectmen's Meeting Room Town Hall

(There may be a budget Working Session meeting scheduled sometime during the last week of December.)

The Board discussed potential agenda items for the January 9 meeting, e.g., a Special Town Meeting to discuss the alcohol license transfer issue, the Substation, etc.

The Board moved to adjourn the meeting at 8:33 p.m.



Mr. David Kale, Town Administrator