

BELMONT WARRANT COMMITTEE MEETING MINUTES

FINAL

MARCH 27, 2013, 7:30 P.M.

CHENERY COMMUNITY ROOM

RECEIVED
TOWN CLERK
BELMONT, MA.

MAY 21 9 08 AM '13

Present: Chair Lynch; Members Allison, Baghdady, Brusch, Dash, Epstein, Gammill, Grob, Helgen, Libenson, Manjikian, Millane, Sarno; Selectman Jones; School Committee Representative Slap

Members Absent: Member McLaughlin

The meeting was called to order at 7:33 pm by Chair Lynch.

Chair Lynch began by noting that there will be an Association of Town Finance Committees workshop this Spring. Member Brusch provided some background details to the Boston event, which is being held on Thursday, May 2.

Minuteman Update

Chair Lynch informed the WC that Member McLaughlin is attending the Committee to Amend the District Agreement meeting tonight.

Subcommittee Reports

Chair Lynch asked for a brief update from subcommittee chairs.

Culture and Recreation

Subcommittee Chair Grob reported that the subcommittee is in the process of meeting with the department heads.

Public Safety

Subcommittee Chair Libenson reported that the Police and Fire budgets are moving forward.

Public Works

Subcommittee Chair Epstein reported that the subcommittee has met with the department heads.

General Government

Subcommittee Chair Millane reported that the subcommittee hopes to have a first draft of the report soon. They are using the new template, she said.

Education

Subcommittee Chair Sarno reported that the Ed. Subcommittee will be meeting with the School Committee's Finance subcommittee next week. A list of questions has been submitted to the School Department.

Warrant Committee Template

Chair Lynch noted that Member Epstein has sent a version of the revised template to subcommittee chairs. He asked if there were any questions. There were none.

Planning Board (PB) Warrant Articles

Article 32: New Zoning By-Law: Moratorium on Medical Marijuana Dispensaries

Mr. Baghdady updated the WC on Article 33. He said that Town Counsel has opined on this article and suggested that the language be stronger regarding the severability clause. He said the state will need to define its regulations, which will aid the PB going forward.

Articles 27: Demolition Delay By-Law

Mr. Baghdady said that he is close to a consensus with the Historic District Commission (HDC) on the Demolition Delay By-Law. The PB supported a 9-month delay with an "opt-out" clause. The HDC supported a one-year delay. He said there will be a 6-month delay on residential properties and the "opt out" clause will be eliminated. The delay will still be one year for religious and institutional buildings. Mr. Baghdady reported that a compromise is close on the effect of the By-Law on municipal buildings.

Article 33: New Zoning By-Law: Religious/Municipal Building Preservation

Mr. Baghdady reviewed the By-Law noting that a limited number of buildings would be impacted by it. He said that it gives developers incentives to preserve the landmark structures. He explained some of the incentives that would be offered to developers.

Article 31: Amendment to Zoning By-Law: Inclusionary Zoning By-Law

Mr. Baghdady explained that the current By-Law on affordable housing is confusing and difficult to calculate. He noted that this article will be sponsored jointly with the Belmont Housing Trust. He said that the goal is to make the new By-Law clearer and more easily implemented.

WC members (Sarno and Dash) asked clarifying questions.

Member Allison distributed three handouts pertaining to the Inclusionary By-Law. She took the WC through some of the background definitions and numbers. She said that out

of the 9,628 units in Belmont, 391 are deemed affordable per state regulations. She said a lack of space is the issue in getting Belmont up to the required number of affordable units.

The By-Law would apply to buildings with five units or more. She said developers can make a cash payment in lieu of affordable units.

Member Allison then highlighted the potential issues that the WC may want to discuss, e.g., fiscal impact, allocation among competing users, establishment of additional protected funds (like with the CPA), impact on economic growth, absorption capacity. She said there are many factors in the “cost of doing business,” e.g., conservation, historic preservation, town services, school support.

Warrant Articles (continued)

Chair Lynch requested that the WC turn to the list of articles. He said he would like to get a sense of which articles the WC will weigh in on.

Article 25: Electronic Voting at TM – Member Libenson asked about this article. Member Bruschi noted that \$19.5K was requested of the Capital Budget Committee to purchase the electronic clickers.

WC Article “Weigh In” Discussion:

Article 1 Reports: No

Article 2 Legal Interests: No

Article 15 Oakley Easement: Yes. The issue of maintenance will create a cost for the town since the DPW will mow the lawn and pick up the trash.

Article 16 Underwood Park Building Committee: Yes. Member Bruschi said that funding will be required for this and that a presentation will be necessary.

Article 17 Appropriation for Design Services for Underwood Playground and Pool: Yes. Mr. Kale clarified that this article will only be required if Article 16 does not receive CPA funding. The issue of the site of the pool was discussed.

Article 18 Special Legislation Regarding the Town Administrator: No. Selectman Jones explained that this article gives the TA more strength in appointing department heads and in making committee appointments.

Articles 19 & 20 Authorization for Liquor Licenses: Yes.

Article 21 Police Chief Appointing Authority: No.

Article 22 Senior Work Abatement Program: Yes.

Article 23 Capital Budget Reporting Date: No.

Article 24 Historic District Richardson Farm: No.

Article 25 Electronic Voting at TM: No.

Article 26 National CORI Background Checks: No.

Article 27 Demolition Delay: Perhaps, depending on how municipal buildings are treated.

Article 28 Residential Snow Removal: Yes. Selectman Jones provided the background information. Mr. Kale said the actual fines have been revised. He said the goal is to get sidewalks shoveled, not to make revenue for the town. The WC discussed.

Article 29 Stormwater Management: Yes. Selectman Jones explained the article.

Article 30 Stormwater Management Fund: Yes.

Article 31 Inclusionary Housing: Yes.

Article 32 Medical Marijuana Dispensaries: No.

Article 33 Religious and Municipal Preservation: Yes.

Community Preservation Act (CPA) Projects

Chair Lynch noted that CPA committee members will attend a future WC meeting. Chair Lynch requested that the WC submit any questions to him in advance of the next meeting.

Meeting Minutes

The minutes of 3/13/13 will be reviewed at the next WC meeting.

Updates: Board of Selectman, School Committee and Planning Board

Board of Selectmen: Selectman Jones noted that precinct meetings are scheduled on Monday, April 8th and Thursday, April 11th.

School Committee: SC Rep Slap noted that the community has been invited to attend the School Department's Public Forums related to the school budget. They will be held on Monday and Thursday of next week.

Planning Board: Member Baghdady noted that public hearings on the PB Warrant Articles are ongoing.

Adjournment

Selectman Jones moved to adjourn at 9:39 pm.

Submitted by Lisa Gibalerio
WC Recording Secretary