

TOWN OF BELMONT
PLANNING BOARD
MEETING MINUTES
May 17, 2011

RECEIVED
TOWN CLERK
BELMONT, MA.

JUL 11 3 16 PM '11

7:10 p.m. Meeting called to order

Attendance: Sami Baghdady, Chair, Michael Battista, Karl Haglund (arrived at 7:30), Andres Rojas; Jeffrey Wheeler, Staff

Absent: Jennifer Fallon, Charles Clark, Associate

Mr. Baghdady called the meeting to order.

Minutes of April 12, 2011 were approved.

Mr. Rojas reported that the Economic Development Advisory Committee is looking at how much economic development can occur based on potential projects that have been previously mentioned and what these projects might mean in terms of tax revenue.

7:15 p.m. Review Town Meeting

The Planning Board discussed three warrant articles: Tree Maintenance By-Law, Stretch Code, and disposal of the White Street extension parcels. Mr. Baghdady mentioned that while the Tree Maintenance By-Law was dismissed, he understood that it would be back before Town Meeting in the near future. Most members agreed that the Stretch Code passage was not a great surprise. All felt that the underlying sentiment why the disposal of the White Street parcels was defeated was that the Planning Board should be given more time to study South Pleasant Street.

7:20 p.m. Discussion on Next Steps for South Pleasant Street

Mr. Baghdady stated that the public is looking for direction from the Planning Board and added that he would like to bring a zoning amendment(s) to a Fall Town Meeting. He discussed the options for rezoning: minor vs. major changes including an overlay district or a planned unit development (a/k/a PUD). Mr. Baghdady stated that PUD makes sense if you are going to group properties together.

All agreed to leave the underlying zoning in place and that minor changes to the district are too gross in that it treats all parcels the same. It was further agreed that the district should be split into more than one sub-district.

Mr. Rojas suggested looking at the FAR and setbacks to see if they make sense. He stressed that the Board needs to work with the property owners to insure that massing is directed in the right areas. He argued that the key will be where the bigger buildings can be built and where they cannot. He stated that he believed the overlay gives the most flexibility to achieve the Town's goals for the area.

All agreed that staff should draft the zoning which considers both PUD and overlay zoning to direct development in the most appropriate areas.

The Planning Board agreed to consider holding the next public forum on either July 12th or 19th depending on the status of drafting a zoning amendment.

7:35 p.m. PUBLIC HEARING – 948 Pleasant Street - Design and Site Plan Review

Andres Rojas read the public hearing notice. Joseph Noone, representing the property owner, presented the application. He explained that his client is renovating the building and cleaning up the site and is in the process of leasing out the premises. Leasing the property is an interim step toward future development of the site. The property owner has two tenants – a bus company and a small retail store and hopes to have the building fully leased by the end of the summer.

Mr. Noone reviewed a revised site plan which included adding handicapped parking spaces at the front of the property, locating a dumpster in the northern corner of the site, and planting several trees in front of the dumpster and along the street. Mr. Noone pointed out that according to the Zoning By-Laws, 88 parking spaces are required on site, but that 95 parking spaces are being provided.

The bus company will occupy unit 1. The space will include an office and minor repairs on the buses will be conducted there. Mr. Noone argued that this use will be no more injurious than the existing uses in the area since they include Flett, Waverley Landscape and the MBTA tracks. Parking associated with the bus company is less burdensome than that of the construction vehicles from nearby businesses since bus drivers will park in spaces used by the buses. According to him, the buses make 1 or 2 trips in and out of the lot a day. The company has 8 – 10 employees. The second tenant, Artefact, will occupy unit 2. The hours of operation of this business will be 9 – 6 Monday through Friday and the business will have 4 employees.

The exterior of the building will be cleaned and new windows and doors will be installed. The parking lot will be patched, seal coated and lined and trees will be planted along the street. Each tenant will have portable dumpsters to be picked up, however, if this does not work than 3 dumpster locations have been identified on the site. Mr. Noone noted that the dumpster location at the northern corner of the property will be removed. He added that the drainage will remain the same since the footprint is not being changed.

Questions from the Board –

Mike Battista questioned access from the Fire Department. Paul Tocci, one of the property owners, stated that the fire department came to the property and noted that access to the rear of the building should not be a problem since it had been recently cleaned out. He added that a 6 foot tall stockade fence will be installed along the rear property line.

Andres Rojas inquired about the tree plantings and signage. Paul Tocci stated that they will have to cut tree pits since the entire site is covered with asphalt. He added that signage will be

minimal, all signs will be wall mounted, no freestanding sign will be installed and that all prospective tenants reviewed the sign by-laws and will have no problem complying with it.

Comments from the Audience –

1. Mary Kennedy – 11 Lorimer Road – raised concerns about the hours that buses will be coming and going from the site and potential conflicts with rush hour traffic. Bill Dillon, leasing agent, responded that the buses will serve Waltham, so they will not go through Waverley Square.
2. Jennifer Page – 15 Stanley Road – pointed out that the bus drivers will leave their cars on the premises when picking up their buses.
3. John O'Connor – address not identified - wanted to confirm that this was not going to be converted into a bus terminal.
4. Shelia Flewelling – 36 Sycamore Street – stated that she supported the applicant and felt that he was considerate in developing his plans for reusing the property.
5. Judith Sarno - 30 Waverley Terrace – stated that she also appreciated how considerate the applicant was to the concerns of the neighborhood.
6. Joe White – 14 Maple Terrace – Spoke in support of this redevelopment.
7. Michael Sullivan – 30 C Street – spoke in support in the redevelopment of the property and wanted to make sure that the buses conformed to the idling by-law.

No one spoke in opposition

Further Questions from the Board:

Michael Battista wanted to confirm that there would be no fueling on site.

Sami Baghdady expressed concern that 15 of the parking spaces were not really usable because they were tandem spaces used for parking the buses. He was concerned about setting a precedent. He recommended that the Board approve a plan for 65 automobile spaces and 30 tandem bus storage spaces. He proposed that the Board grant a waiver to parking since there are effectively 65 parking spaces on site and that 95 are required. He further suggested that there was sufficient parking for both the cars and buses on site.

The Board voted to close the public hearing.

On motion made by Andres Rojas and seconded by Michael Battista, the Board voted to grant Design and Site Plan Approval (4-0) for the reconfiguration of 6 or more parking spaces and to grant a waiver to the parking requirements with the following conditions:

1. All bus repair work to be preformed inside the building, none to be preformed outside, and
2. If a dumpster(s) is required on site, the northern front corner location shall be screened with a row of arbor vitae tall enough to cover the dumpster.

8:40 p.m. 30 Somerset Street – Approval of Amendment to Condition 8

Sami Baghdady explained the issue regarding condition 8 and the reason for the proposed change to it. The Board agreed that this was a minor modification and that it was not substantive in nature and therefore did not require a public hearing.

On a motion made by Andre Rojas and seconded by Karl Haglund, the Board voted 4-0 to amend condition 8 of the Special Permit for 30 Somerset Street.

8:45 p.m. Belmont Center Redesign

Jeffrey Wheeler mentioned that the final concept plan is expected shortly. The Planning Board discussed 2 issues: (1) the Claflin Street island - the Board agreed that they did not want to support illegal parking, and (2) the green space in front of the Belmont Savings Bank - the Board wanted to see a better connection with the green.

8:55 p.m. WalkBoston Application

Jeffrey Wheeler reviewed the WalkBoston grant application and explained that the funding would be used to draft a map that encourages walking in Belmont. Options for the walking map include historic sites, recreational facilities, and commercial districts.

9:00 p.m. Brownfields Clean Up – Application for EDA Designation

Jeffrey Wheeler reviewed the grant and explained that the funding in the form of tax credits could be used by a developer to help finance the redevelopment of brownfields sites. He explained that the application included the Tops Cleaners (Cushing Square) and Purcoat North (Hittinger Street). An interesting twist to the application involves incorporating census tracts from Cambridge to make these areas in Belmont economically eligible.

9:20 p.m. Meeting Adjourned

Next Meeting: Tuesday, June 14, 2011, 7:00 p.m.
Board of Selectmen's Meeting Room, Town Hall

List of Documents presented:

- WalkBoston Grant Overview and Application
- Overview of EDA designation provided by Cooperstown Environmental

6/28/2011 Minutes Approved



WalkBoston

Request for Proposal Increasing Walking in Communities by Pairing Walking Maps with Small Local Safety Investments

Issue Date: April 27, 2011

I. PURPOSE

The purpose of this Request for Proposals (RFP) is to select four municipalities in the Boston Metropolitan Planning Organization (MPO) region that will receive local walking maps and will make inexpensive pedestrian safety improvements. WalkBoston will select the four communities in consultation with staff of the MPO and the Metropolitan Area Planning Council (MAPC).

II. BACKGROUND

WalkBoston has been the Commonwealth's leading advocate for pedestrians and safe walking for nearly 20 years. We are a nonprofit 501(c)(3) organization that works throughout the state – encouraging walking, advocating for pedestrian improvements and working for design improvements. We have members from 75 cities and towns in the state.

Over the years, we have developed extensive experience helping residents and local government with pedestrian issues, safe routes to school, and safer street crossings. With a grant from the Boston Region MPO and administrative help from MAPC, which both represent the 101 cities and towns of the Boston region, WalkBoston now has the opportunity to work with additional communities to create local walking maps and explore improvements to encourage residents to walk.

III. PROGRAM STATEMENT

In many communities it is not always evident that good walking routes exist, and in some communities there are indeed gaps in the sidewalk network and development patterns do not always support walking. In concert with the MPO and MAPC, WalkBoston is working to make walking safer and easier through active collaboration with municipalities to determine the best existing walking routes and routes that could be made safer with relatively minor improvements.

One of the ways to encourage people to walk is by providing a map that illustrates walking routes and describes what to see along each route. WalkBoston has extensive experience creating such maps, and will work with the selected municipalities to prepare a map that shows a route or routes where walking is safe and interesting (to see samples of our maps please visit our website at www.walkboston.org and download the maps). The maps to be developed may show a portion of the community, such as the town center or an historic, walkable neighborhood, or, in the case of smaller communities, might encompass the whole town.

WalkBoston will provide 2,500 printed copies of the maps to each of the selected communities. During map preparation, and in coordination with each community, we will prepare a walking audit of the routes and work with the municipalities to implement modest walking improvements. It is hoped that the combination of the map, modest improvements in walking

MAKING OUR COMMUNITIES MORE WALKABLE

Old City Hall | 45 School Street | Boston MA 02108 | T: 617.367.9255 | F: 617.367.9285 | info@walkboston.org | www.walkboston.org

conditions, and a community effort to encourage walking will lead to more walkers, and over time, spur communities to encourage walking and improve walking conditions. WalkBoston believes that the four communities that are selected for this pilot effort can become examples of how communities can find ways to improve pedestrian safety and encourage walking.

IV. RESPONDING TO THE RFP

A. Eligibility requirements

All municipalities within the Boston Region MPO area are eligible to participate in the program. WalkBoston intends to select a variety of municipalities including relatively recently developed suburban communities, mature suburban municipalities, and older cities. Municipalities must have sufficient existing pedestrian infrastructure to enable walking routes to be established and promoted.

B. Contact Information – Responses should include this cover information:

- Date of submission
- Name of municipality
- Contact Name/Title
- Telephone Number
- Fax Number
- E-mail Address
- Signature of responsible staff person

C. A statement of local walking needs and priorities (1 – 2 paragraphs)

Municipal involvement and understanding of the need for creating safe and walkable communities is important. Communities are encouraged to describe the part of the community that might be most appropriate for a walking map, and to discuss any ongoing programs to encourage walking, and how you will use the maps to encourage walking.

D. In-kind services from municipality to develop the map (1 – 2 paragraphs)

It is anticipated that municipal staff members will be active participants in this effort. We estimate that staff efforts will occur for the 10 months starting with the date of award, but that the total amount of time that is needed will be quite modest. The specific schedule and issues to be addressed by the municipality will be determined jointly by WalkBoston and each municipality.

E. Small expenditures to improve pedestrian safety (1 – 2 paragraphs)

Municipalities are asked to commit in writing to making small expenditures of approximately \$3,700 for capital improvements to improve pedestrian safety. The municipality and WalkBoston will determine the appropriate use of the funds jointly, but they are intended to serve one or more of the walking routes that will be illustrated on the map. Capital expenditures could include:

- Intersection improvements to traffic signs or signals and signal timing
- Pedestrian signals
- Crosswalks or other painted directions for pedestrians or motorists
- Installation of crosswalk “cones” in key locations
- Fixing the paving on sidewalks or pedestrian crossings
- Signs to note pedestrian presence
- Wayfinding signs that help walkers find pedestrian routes

V. SUBMISSION REQUIREMENTS:

A. RFP Response: Responders should submit three (3) paper copies of their proposal, and also e-mail an electronic copy to rfp@walkboston.org.

B. RFP Due date: May 16, 2011

C. Questions: All inquiries and mailings regarding the proposal should be directed to:
Bob Sloane, Senior Project Manager, WalkBoston
Telephone: 617-367-9255
Fax: 617-367-9285
Email: bsloane@walkboston.org

VI. EVALUATION AND AWARD OF CONTRACT:

A. Optional pre-proposal meeting

An optional pre-proposal conference for questions and clarification will be held May 2, 2011 at 10:00 a.m. at the WalkBoston office at 45 School St., Boston (easily accessible via transit; nearby parking is expensive). If you would like to attend, please reserve a space by calling Hillary Borcharding by April 29, 2011 at 617-367-9255.

B. Interview process

WalkBoston will notify municipalities that proposals have been received, and call if any essential information has not been provided. If further clarification is needed. WalkBoston will meet with municipalities to determine the full scope of each proposal, and to ask questions about work proposed, staff assignments, and likely outcomes.

C. Evaluation process:

WalkBoston will evaluate the proposals municipalities using the following criteria:

- Completeness and responsiveness of the response
- Availability of local staff for participation on the project
- Physical features and pedestrian facilities that encourage walking

D. Recommendation

At the conclusion of the review process, the WalkBoston staff will recommend the selected proposals to the WalkBoston Board of Directors. Upon approval of the WalkBoston Board of Directors and the Boston Region MPO, an agreement with the municipalities will be negotiated.

VII. CONTRACT ADMINISTRATION:

Wendy Landman, Executive Director of WalkBoston, or her designee, will be the Contract Administrator and will determine the amount, quantity, acceptability, fitness of all aspects of the program and shall decide all other related questions. The contract Administrator or her designee will not have the authority to approve changes in the services which alter the concept or which call for an extension of time for this work. The Boston Region MPO must authorize any modifications.

VIII. CONTRACT PERIOD:

This work is to be completed within ten months, beginning May 31, 2011 and ending March 31, 2012.



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Engineering Division
(617) 993-2665
Planning Division
(617) 993-2666

May 16, 2011

Bob Sloane, Senior Project Manager
WalkBoston
Old City Hall
45 School Street
Boston, MA 02108

Dear Mr. Sloane:

Enclosed please find an application from the Town of Belmont for inclusion in WalkBoston's mapping project.

Please contact me with any questions.

Sincerely,

Jay Szklut
Planning and Economic Development Manager



walkBoston

Increasing Walking in Communities

by

Pairing Walking Maps with Small Safety Investments

Date of Submission: May 16, 2011
Name of Municipality: Town of Belmont
Contact Name/Title: Jay Szklut, Planning and Economic Development Manager
Telephone Number: 617-993-2666
Fax Number: 617-993-2651
Email Address: jszklut@belmont-ma.gov

Signature:


Jay Szklut

STATEMENT OF LOCAL WALKING NEEDS AND PRIORITIES

Belmont is a fully developed, inner core suburb of approximately four square miles with a population of 24,729. The eastern half of the Town is comprised of high density neighborhoods close to commercial centers, public amenities, and transit. There are significant regional open space resources in the lower density western half. The Town's Comprehensive Plan, adopted in 2010, has as one of its primary goals, creating a walkable community by encouraging walking between neighborhoods, natural and cultural resources, and transit, and commercial centers. Some of the recommended strategies to accomplish this include development of theme based paths which could be mapped such as:

- A Belmont Greenway Path, connecting access to the Alewife Reservation at one end and the Western Greenway at the other and which would promote use of existing recreational trails at Audubon's Habitat and the Town's conservation land;
- A Shopping Path, connecting and defining distances among the Town's three main commercial centers;
- An Historic Belmont Path, connecting and identifying historic houses, civic buildings and natural resources and providing interpretive trail information on local history, modeled on the existing Waverley Trail;
- A Recreational Path, connecting the Town's parks, playgrounds and recreational facilities

Walking is currently encouraged in the Town in a variety of ways: there are several walking school buses; the Health Department holds an annual "Gold Shoe" hunt to promote walking in the Clay Pit Pond Park; walks are organized through the Senior Center; and traffic calming and safe street crossing measures have been incorporated into our road maintenance projects. New walking maps will create more incentive for Town organizations such as the Council on Aging, the Historical Society, and the Schools to organize activities around walking. We could inaugurate the new maps by organizing walking groups on our annual Town Day next May. Since Belmont is on the public transit system, visitors can be invited to enjoy the Town's amenities through the walking maps, which can be made available at the Town Hall and Town Library as well as on-line.

Promoting walking in Belmont is an important goal of both the Comprehensive Plan and the Town's Climate Action Plan. Mapping the Town will be very helpful to all segments of the population. Defining walking time and distance connecting civic, commercial and recreational amenities will be a significant tool to aid in efforts to convince citizens of all ages to take to their feet.

IN-KIND SERVICES FROM MUNICIPALITY TO DEVELOP THE MAP

Staff of the Town of Belmont's Planning Division will provide support to this project. The Planning Division is composed of two full time staff including the Planning Coordinator and the Planning and Economic Development Manager. The Planning Coordinator has actively worked with MAPC, the Western Greenway, and local groups on identifying bicycle trails and was also involved in the development of the Waverley Trail, a walking route connecting Waverley Square in Belmont to Beaver Brook in Waltham. The planning division commits to providing up to 150 hours of staff time to support this effort.

Specific in-kind services will be determined jointly by the Town and WalkBoston. However, the Town anticipates such services to include: meeting with WalkBoston staff to identify walking trails; surveying (including actually walking) the selected trail(s) and identifying traffic hazards, safety concerns, and significant features; working with other Town Departments and staff to identify improvements and possible mitigations to enhance safety for pedestrians utilizing the trails; and working with residents and local interested groups to develop signage identifying locally significant features and to encourage use of the paths. Additionally, staff will provide access to the Town's GIS system and work with WalkBoston to incorporate use of that system in developing the walking maps to be produced by WalkBoston.

SMALL EXPENDITURES TO IMPROVE PEDESTRIAN SAFETY

The Town of Belmont commits to expending approximately \$3,700 for capital improvements supporting improvements to pedestrian safety along the mapped pedestrian paths. The Town will be receiving State funds as reimbursement for an approved and currently under construction smart-growth project. Belmont considers improving walkability and pedestrian connections hand in hand with the concept of smart growth and would therefore be pleased to invest the smart growth funds from the State to support improving walkability in the Town.

Belmont's nearly complete network of sidewalks is a valuable asset, but maintenance and repair are constant challenges. Identifying safety improvements and encouraging walking will be welcome because more people walking will bring more focus to keeping the sidewalks repaired. The Town also recognizes that, despite our small size, the commuter rail tracks that divide the Town in half are a significant deterrent to town-wide walkability. Although new railroad crossings are cost prohibitive for this project, the WalkBoston project may help the Town identify potential crossings where safety concerns can be addressed at minimal costs. Presently, road crossings exist at three locations and the Town commits to support minor infrastructure projects to improve pedestrian safety at those locations.



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SELECTMEN
RALPH T. JONES, Chair
MARK A. PAOLILLO, Vice-Chair
ANGELO R. FIRENZE

TOWN ADMINISTRATOR
THOMAS G. YOUNGER

June 8, 2011

Economic Assistance Coordinating Council
James Ermilio and Louis Martin, Co-chairs
Massachusetts Office of Business Development
10 Park Plaza, Suite 3730
Boston, MA 02116

Re: Economically Distressed Area (EDA) Designation
Belmont Census Tracts 3572, 3574, 3575, & 3577
Cambridge Census Tracts 3546 & 3549

Dear Mr. Ermilio and Mr. Martin:

The Town of Belmont would like to apply for Economically Distressed Area (EDA) status, pursuant to Chapter 206 of the Acts of 1998. The Census Tracts to be included in this status are referenced above. Belmont is seeking this designation in order to qualify for tax incentives and/or financial incentives for assessment and remediation of brownfields in the Town. Currently, there is an ongoing cleanup in Cushing Square at the site of the former Dry Cleaning establishment. Additionally, the Town has been made aware that monitoring wells at the Dry Cleaning site have detected contamination associated with a gasoline additive suggesting that the two service stations across the street may be releasing hazardous materials. Potential cleanup locations also exist at the Purecoat Site and the DeMilia site. Purecoat is a former plating company while DeMilia is a former car dealership. Because of their development/redevelopment potential, Cushing Square, Purecoat, and the DeMilia properties are particularly attractive sites where tax incentives could play an important role in development. All of these sites are included within the Belmont census tracts for which EDA designation is requested.

Belmont is seeking the EDA designation under the poverty rate criterion: the listed contiguous census tracts have a combined poverty rate which is at least twenty percent higher than the average poverty rate for the commonwealth;

Based upon our statistical analysis, four census tracts in Belmont (3572, 3574, 3575, & 3577) in combination with two contiguous tracts in Cambridge (3546 & 3549) together meet the poverty criterion "C" – the poverty rate for this area is greater than 120% of the poverty rate of the state

as a whole. Based on the most recent data from the U.S. Census, reproduced below, the Massachusetts poverty rate is 10.29% (654,983 people below the poverty rate / 6,365,449 total population). Therefore, to meet the 120% threshold, the area needs a poverty rate of at least $1.2 \times 10.29\% = 12.35\%$

The group of six contiguous Census Tracts referenced above meets this criterion as shown below:

| Census Tract | Population | # Below Poverty |
|---------------|---------------|-----------------|
| 3546 | 4,587 | 845 |
| 3549 | 5,891 | 1,685 |
| 3572 | 2,953 | 91 |
| 3574 | 2,280 | 30 |
| 3575 | 2,004 | 98 |
| 3577 | 3,200 | 150 |
| TOTALS | 20,915 | 2,899 |

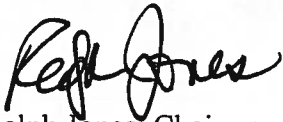
Poverty Rate of Contiguous Census Tracts = 13.86%

The printouts documenting these statistics are attached to this letter.

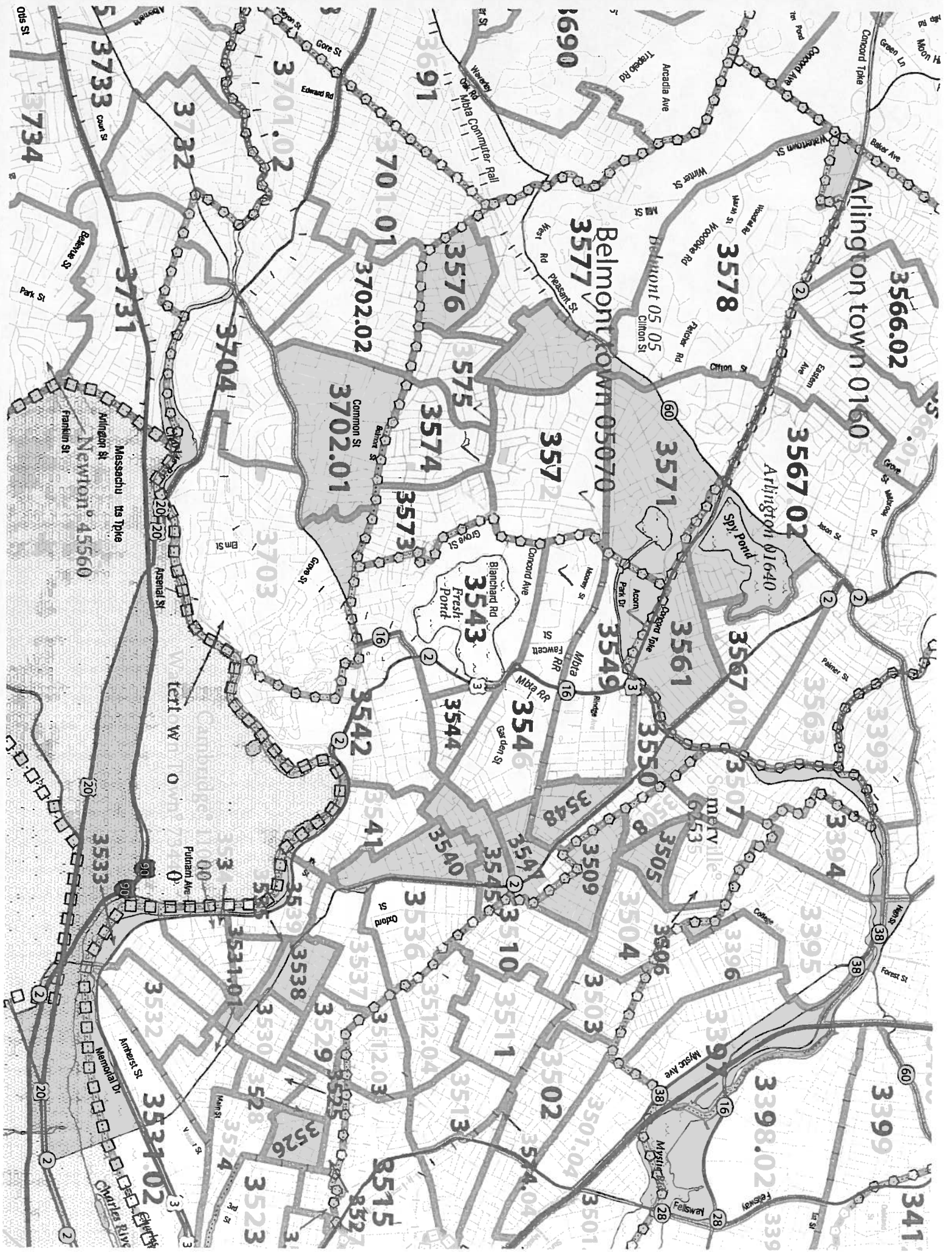
Thank you for your assistance in making this opportunity available to the property owners and residents of Belmont.

Should you have any questions, please contact Jay Szklut, Planning and Economic Development Manager at 617-993-2660 or via email at jszklut@belmont-ma.gov.

Sincerely,



Ralph Jones, Chairman
Board of Selectmen



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May 13, 2011

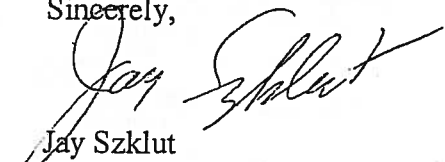
Robert W. Healy, City Manager
City of Cambridge
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mr. Healy:

This letter will serve to inform you that the Town of Belmont is submitting an application to the Massachusetts Economic Assistance Coordinating Council requesting that Census Tracts 3572, 3574, 3575, and 3577 in Belmont along with Census Tracts 3546 and 3549 in Cambridge be designated an Economically Distressed Area. Combined, these tracts have a poverty rate of 13.9% (U.S. Census Bureau, 2005 – 2009 American Community Survey 5 Year Estimates, S1701 Poverty Status in the Past 12 Months) which is above 120% of the States 10.29% poverty rate for the same time period. If approved, owners of environmentally contaminated properties located in these census tracts will have access to tax credits and state funding to facilitate clean up of those properties.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,



Jay Szklut
Planning and Economic Development Manager



B17001. POVERTY STATUS IN THE PAST 12 MONTHS BY SEX BY AGE - Universe: POPULATION FOR WHOM POVERTY STATUS IS DETERMINED

Data Set: 2009 American Community Survey 1-Year Estimates

Survey: American Community Survey

NOTE. Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

View the [collapsed version of this table](#). Geographies missing from this table are listed below the table.

| | Massachusetts | |
|---|---------------|-----------------|
| | Estimate | Margin of Error |
| Total: | 6,365,449 | +/-2,245 |
| Income in the past 12 months below poverty level: | 654,983 | +/-20,720 |
| Male: | 281,656 | +/-10,898 |
| Under 5 years | 28,450 | +/-3,062 |
| 5 years | 4,254 | +/-1,030 |
| 6 to 11 years | 29,595 | +/-3,132 |
| 12 to 14 years | 12,936 | +/-1,796 |
| 15 years | 6,168 | +/-1,241 |
| 16 and 17 years | 9,781 | +/-1,631 |
| 18 to 24 years | 42,069 | +/-3,793 |
| 25 to 34 years | 33,720 | +/-3,451 |
| 35 to 44 years | 29,661 | +/-3,354 |
| 45 to 54 years | 35,079 | +/-3,999 |
| 55 to 64 years | 26,100 | +/-2,741 |
| 65 to 74 years | 11,766 | +/-1,428 |
| 75 years and over | 12,077 | +/-1,521 |
| Female: | 373,327 | +/-14,629 |
| Under 5 years | 29,287 | +/-2,966 |
| 5 years | 4,363 | +/-1,069 |
| 6 to 11 years | 32,170 | +/-3,517 |
| 12 to 14 years | 13,940 | +/-2,208 |
| 15 years | 5,010 | +/-1,249 |
| 16 and 17 years | 9,659 | +/-1,627 |
| 18 to 24 years | 57,594 | +/-5,221 |
| 25 to 34 years | 53,129 | +/-3,881 |
| 35 to 44 years | 43,021 | +/-3,499 |
| 45 to 54 years | 39,722 | +/-3,189 |
| 55 to 64 years | 35,357 | +/-2,942 |
| 65 to 74 years | 20,832 | +/-1,804 |
| 75 years and over | 29,243 | +/-2,252 |
| Income in the past 12 months at or above poverty level: | 5,710,466 | +/-20,740 |
| Male: | 2,815,540 | +/-11,710 |
| Under 5 years | 166,513 | +/-2,960 |
| 5 years | 32,185 | +/-2,769 |
| 6 to 11 years | 216,600 | +/-4,350 |
| 12 to 14 years | 105,236 | +/-4,168 |
| 15 years | 38,502 | +/-2,827 |
| 16 and 17 years | 75,047 | +/-3,035 |
| 18 to 24 years | 234,094 | +/-4,811 |
| 25 to 34 years | 383,999 | +/-3,725 |
| 35 to 44 years | 424,256 | +/-3,827 |
| 45 to 54 years | 464,994 | +/-4,566 |
| 55 to 64 years | 345,715 | +/-2,943 |
| 65 to 74 years | 190,579 | +/-1,906 |
| 75 years and over | 137,820 | +/-2,141 |
| Female: | 2,894,926 | +/-14,382 |
| Under 5 years | 156,809 | +/-3,189 |
| 5 years | 37,475 | +/-3,118 |
| 6 to 11 years | 191,829 | +/-5,046 |
| 12 to 14 years | 101,908 | +/-4,973 |



B17001. POVERTY STATUS IN THE PAST 12 MONTHS BY SEX BY AGE - Universe: POPULATION FOR WHOM POVERTY STATUS IS DETERMINED

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

NOTE. Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

| | Census Tract 3572 (part), Belmont CDP, Belmont town, Middlesex County, Massachusetts | | Census Tract 3574, Belmont CDP, Belmont town, Middlesex County, Massachusetts | | Census Tract 3575, Belmont CDP, Belmont town, Middlesex County, Massachusetts | | Census Tract 3577 (part), Belmont CDP, Belmont town, Middlesex County, Massachusetts | |
|---|--|--------------------|---|--------------------|---|--------------------|--|--------------------|
| | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error | Estimate | Margin of Error |
| Total: | 2,953 | +/-154 | 2,280 | +/-137 | 2,004 | +/-137 | 3,200 | +/-278 |
| Income in the past 12 months below poverty level: | 91 | +/-72 | 30 | +/-26 | 98 | +/-94 | 150 | +/-105 |
| Male: | 13 | +/-20 | 8 | +/-14 | 36 | +/-34 | 79 | +/-82 |
| Under 5 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 37 | +/-44 |
| 5 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 6 to 11 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 12 to 14 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 15 years | 0 | +/-127 | 0 | +/-127 | 16 | +/-23 | 0 | +/-127 |
| 16 and 17 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 18 to 24 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 25 to 34 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 35 to 44 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 25 | +/-39 |
| 45 to 54 years | 13 | +/-20 | 0 | +/-127 | 0 | +/-127 | 9 | +/-14 |
| 55 to 64 years | 0 | +/-127 | 8 | +/-14 | 0 | +/-127 | 0 | +/-127 |
| 65 to 74 years | 0 | +/-127 | 0 | +/-127 | 20 | +/-25 | 0 | +/-127 |
| 75 years and over | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 8 | +/-13 |
| Female: | 78 | +/-62 | 22 | +/-22 | 62 | +/-62 | 71 | +/-54 |
| Under 5 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 11 | +/-17 |
| 5 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 6 to 11 years | 0 | +/-127 | 0 | +/-127 | 17 | +/-27 | 0 | +/-127 |
| 12 to 14 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 15 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 16 and 17 years | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 18 to 24 years | 22 | +/-30 | 0 | +/-127 | 0 | +/-127 | 11 | +/-16 |
| 25 to 34 years | 18 | +/-21 | 12 | +/-18 | 0 | +/-127 | 0 | +/-127 |
| 35 to 44 years | 0 | +/-127 | 0 | +/-127 | 24 | +/-30 | 0 | +/-127 |
| 45 to 54 years | 28 | +/-30 | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 |
| 55 to 64 years | 0 | +/-127 | 0 | +/-127 | 21 | +/-27 | 8 | +/-12 |
| 65 to 74 years | 10 | +/-16 | 10 | +/-14 | 0 | +/-127 | 9 | +/-15 |
| 75 years and over | 0 | +/-127 | 0 | +/-127 | 0 | +/-127 | 32 | +/-41 |
| Income in the past 12 months at or above poverty level: | 2,862 | +/-187 | 2,250 | +/-143 | 1,906 | +/-164 | 3,050 | +/-287 |
| Male: | 1,380 | +/-142 | 1,079 | +/-124 | 990 | +/-142 | 1,440 | +/-203 |
| Under 5 years | 47 | +/-36 | 91 | +/-42 | 63 | +/-35 | 122 | +/-93 |
| 5 years | 19 | +/-21 | 30 | +/-34 | 14 | +/-20 | 31 | +/-30 |
| 6 to 11 years | 148 | +/-49 | 62 | +/-38 | 76 | +/-48 | 58 | +/-34 |
| 12 to 14 years | 60 | +/-32 | 23 | +/-22 | 66 | +/-45 | 28 | +/-23 |
| 15 years | 33 | +/-29 | 17 | +/-20 | 0 | +/-127 | 10 | +/-18 |
| 16 and 17 years | 51 | +/-34 | 87 | +/-47 | 33 | +/-40 | 43 | +/-40 |
| 18 to 24 years | 99 | +/-54 | 51 | +/-33 | 90 | +/-51 | 141 | +/-76 |
| 25 to 34 years | 57 | +/-48 | 58 | +/-51 | 67 | +/-47 | 190 | +/-106 |
| 35 to 44 years | 202 | +/-50 | 211 | +/-58 | 282 | +/-98 | 286 | +/-83 |
| 45 to 54 years | 201 | +/-53 | 128 | +/-49 | 98 | +/-53 | 210 | +/-88 |
| 55 to 64 years | 204 | +/-57 | 160 | +/-53 | 124 | +/-42 | 155 | +/-55 |
| 65 to 74 years | 190 | +/-49 | 80 | +/-36 | 26 | +/-23 | 92 | +/-40 |
| 75 years and over | 69 | +/-35 | 81 | +/-37 | 51 | +/-30 | 74 | +/-34 |
| Female: | 1,482 | +/-139 | 1,171 | +/-115 | 916 | +/-135 | 1,610 | +/-167 |
| Under 5 years | 31 | +/-27 | 89 | +/-38 | 44 | +/-43 | 64 | +/-47 |



**B17001. POVERTY STATUS IN THE PAST 12 MONTHS BY SEX BY AGE - Universe: POPULATION
FOR WHOM POVERTY STATUS IS DETERMINED**

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

NOTE: Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

| | Census Tract 3546, Middlesex County, Massachusetts | | Census Tract 3549, Middlesex County, Massachusetts | |
|---|--|-----------------|--|-----------------|
| | Estimate | Margin of Error | Estimate | Margin of Error |
| Total: | 4,587 | +/-367 | 5,891 | +/-509 |
| Income in the past 12 months below poverty level: | 845 | +/-270 | 1,685 | +/-437 |
| Male: | 492 | +/-184 | 715 | +/-276 |
| Under 5 years | 78 | +/-96 | 94 | +/-74 |
| 5 years | 0 | +/-127 | 0 | +/-127 |
| 6 to 11 years | 150 | +/-66 | 123 | +/-95 |
| 12 to 14 years | 25 | +/-41 | 31 | +/-46 |
| 15 years | 0 | +/-127 | 17 | +/-27 |
| 16 and 17 years | 46 | +/-52 | 0 | +/-127 |
| 18 to 24 years | 41 | +/-65 | 15 | +/-25 |
| 25 to 34 years | 48 | +/-50 | 142 | +/-132 |
| 35 to 44 years | 38 | +/-60 | 165 | +/-93 |
| 45 to 54 years | 29 | +/-46 | 72 | +/-57 |
| 55 to 64 years | 25 | +/-31 | 56 | +/-73 |
| 65 to 74 years | 12 | +/-20 | 0 | +/-127 |
| 75 years and over | 0 | +/-127 | 0 | +/-127 |
| Female: | 353 | +/-143 | 970 | +/-232 |
| Under 5 years | 21 | +/-31 | 117 | +/-91 |
| 5 years | 0 | +/-127 | 47 | +/-71 |
| 6 to 11 years | 44 | +/-48 | 78 | +/-70 |
| 12 to 14 years | 0 | +/-127 | 15 | +/-26 |
| 15 years | 27 | +/-43 | 0 | +/-127 |
| 16 and 17 years | 0 | +/-127 | 25 | +/-33 |
| 18 to 24 years | 35 | +/-38 | 154 | +/-112 |
| 25 to 34 years | 42 | +/-52 | 146 | +/-100 |
| 35 to 44 years | 147 | +/-91 | 140 | +/-91 |
| 45 to 54 years | 26 | +/-42 | 99 | +/-83 |
| 55 to 64 years | 11 | +/-17 | 41 | +/-40 |
| 65 to 74 years | 0 | +/-127 | 60 | +/-47 |
| 75 years and over | 0 | +/-127 | 48 | +/-55 |
| Income in the past 12 months at or above poverty level: | 3,742 | +/-436 | 4,206 | +/-613 |
| Male: | 1,784 | +/-255 | 2,061 | +/-347 |
| Under 5 years | 122 | +/-90 | 117 | +/-67 |
| 5 years | 68 | +/-60 | 29 | +/-37 |
| 6 to 11 years | 28 | +/-38 | 97 | +/-62 |
| 12 to 14 years | 40 | +/-43 | 52 | +/-49 |
| 15 years | 11 | +/-19 | 15 | +/-23 |
| 16 and 17 years | 26 | +/-28 | 34 | +/-39 |
| 18 to 24 years | 140 | +/-87 | 242 | +/-148 |
| 25 to 34 years | 445 | +/-118 | 495 | +/-160 |
| 35 to 44 years | 246 | +/-94 | 395 | +/-126 |
| 45 to 54 years | 342 | +/-119 | 350 | +/-126 |
| 55 to 64 years | 151 | +/-66 | 125 | +/-70 |
| 65 to 74 years | 93 | +/-56 | 53 | +/-39 |
| 75 years and over | 72 | +/-55 | 57 | +/-41 |
| Female: | 1,958 | +/-286 | 2,145 | +/-354 |
| Under 5 years | 121 | +/-79 | 113 | +/-73 |
| 5 years | 0 | +/-127 | 0 | +/-127 |
| 6 to 11 years | 101 | +/-74 | 93 | +/-71 |
| 12 to 14 years | 15 | +/-23 | 108 | +/-89 |



May 4, 2011

Mr. Jay Szklut, Manager
Planning & Economic Development
Belmont Town Offices
455 Concord Avenue
Belmont, MA 02478

Re: Economically Distressed Area (EDA) Designation
Town of Belmont
Census Tracts 3572, 3754, 3575, & 3577

Dear Mr. Szklut:

Thank you for considering the possible designation of certain census tracts in the Town of Belmont as an Economically Distressed Area (EDA). In this regard, we offer the following background information and supporting documentation.

BACKGROUND

The concept of an economically distressed area (EDA) was created by the Massachusetts Legislature through Chapter 206 of the Acts of 1998, "An Act Relative to Environmental Cleanup and Promoting the Redevelopment of Contaminated Property", better known as the Brownfields Act. The Brownfields Act was a law intended to spur redevelopment of contaminated properties, or "brownfields", through a comprehensive set of programs and policies incorporating:

- Financial Incentives
- Liability Protections
- Subsidized Insurance and
- Tax Incentives

While many of the programs and benefits apply to the entire Commonwealth, two of the programs – the Brownfields Redevelopment Fund and the Brownfields Tax Credit – apply only to properties in "economically distressed areas".

The Act's definition of an EDA piggybacked on the existing definition of an Economic Target Area (ETA). Economic Target Areas or ETAs are defined and approved by the Massachusetts Office of Business Development (MOBD) in support of its mission to spur economic development. So, the definitions of ETAs and EDAs are related yet distinct.

The legal definition of an EDA under the Brownfields Act is "an area or municipality that has been designated as an economic target area, or that would otherwise meet the criteria for such designation pursuant to section 3D of chapter 23A, or the site of a former manufactured gas plant".

Mr. Jay Szklut
Town of Belmont
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In other words, an EDA is any area or municipality that is an ETA or could be if it went through the process. This definition recognizes that there may be municipalities or areas that would qualify as ETAs but for whatever reason, have not been so designated. The ETA process is much more cumbersome and in some cases, politically controversial. There are now many such areas around the state that have been designated as EDAs but not ETAs. In fact, as of March 1st at least 243 cities and towns in Massachusetts were listed as EDAs – far more than those that do not have this designation.

Designation as an EDA is typically considered desirable by cities and towns due to the benefits it conveys to projects within the EDA borders. As stated above, designation as an EDA allows projects (that otherwise qualify) to gain access to the Brownfields Redevelopment Fund, which offers grants and low-interest loans for the purposes of site investigations and cleanups. The Brownfields Tax Credit allows property owners and tenants, in certain cases, to recoup 25 – 50% of their environmental costs in the form of a state tax credit after completing a cleanup. Since 2006, the credits are transferable and can be sold for cash, allowing even non-profits to benefit from this program.

PROCESS

There is a straightforward process for a municipality to request designation as an EDA. If the Town supports the interest in accessing incentives, the town may apply for EDA status by sending a letter to the Economic Assistance Coordinating Council (EACC) at the Massachusetts Office of Business Development, 10 Park Plaza, Suite 3730, Boston, MA 02116 requesting the designation. The letter should detail the town's interest in applying for EDA per Chapters 206 of the Acts of 1998 and describe how the municipality meets at least one of the criteria. The data and source should be provided.

Importantly, the EDA designation applies to municipalities or "areas". "Areas" are defined as three or more contiguous census tracts or one or more contiguous municipalities. In our experience, it is common for EDAs to be designated as groups of contiguous census tracts or groups of municipalities.

The qualifying criteria include any one or more of nine qualifying criteria. The criterion that we suggest is:

- (C) has a poverty rate which is at least twenty percent higher than the average **poverty rate** for the commonwealth;

BELMONT'S APPLICATION

Based upon our statistical analysis, four census tracts in Belmont (3572, 3754, 3575, & 3577) in combination with two contiguous tracts in Cambridge (3546 & 3549) together meet the poverty criterion "C" – the poverty rate for this area is greater than 120% of the poverty rate of the state as a whole – based on the most recent data from the U.S. Census, available from www.census.gov.

Specifically, the Massachusetts poverty rate is 10.29% (654,983 people below the poverty rate / 6,365,449 total population). Therefore, to meet the 120% threshold, the area needs a poverty rate of $1.2 \times 10.29\% = 12.35\%$

Mr. Jay Szklut
Town of Belmont
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The group of six contiguous Census Tracts identified above meets this criterion as shown below:

| Census Tract | Population | % Below Poverty |
|---------------|---------------|-----------------|
| 3546 | 4,587 | 845 |
| 3549 | 5,891 | 1,685 |
| 3572 | 2,953 | 91 |
| 3574 | 2,280 | 30 |
| 3575 | 2,004 | 98 |
| 3577 | 3,200 | 150 |
| TOTALS | 20,915 | 2,899 |

Poverty Rate of Contiguous Census Tracts = 13.86%

This poverty rate is 135% of the statewide poverty rate, meaning that this group of census tracts easily exceeds the qualifying threshold of 120% of the statewide average.

The printouts documenting these statistics are attached to this letter. We trust that this information is helpful in preparing your application.

Very sincerely yours,

Cooperstown Environmental LLC

A handwritten signature in cursive script that reads "James T. Curtis".

James T. Curtis, PE, LSP
President