

**You are invited to attend**  
**Warrant Briefing**

**Monday, April 23<sup>rd</sup>, 2018**  
**at 7:30 PM**

**Beech Street Center**  
**266 Beech Street**

**Opportunity to ask questions about**  
**Warrant Articles**  
**prior to**  
**Segment A of**  
**Annual Town Meeting, April 30<sup>th</sup>**  
**and Special Town Meeting, May 2<sup>nd</sup>**

**Town Officials and Department Heads**  
**will be present to provide information**

**Roy Epstein**  
**Chair of the Warrant Committee will preside**

**Cosponsored by:**

**the Warrant Committee**

**and the**



**Belmont League of Women Voters®**  
**Education Fund**



## MODERATOR'S MESSAGE ON TOWN MEETING PROCEDURES

Belmont's Town Meetings are conducted in accordance with the Massachusetts General Laws, our Representative Town Meeting statute, the General Bylaws, and traditional customs and practices that we have followed for many years, with guidance provided by the principles and rules of conduct in *Town Meeting Time, a Handbook of Parliamentary law*. Several matters of procedure are summarized below.

- An **article** in the Warrant provides notice to the Town Meeting of a matter to be considered. The article itself is not a specific proposal for action. A **motion** is a proposal for action by the Town Meeting and must be within the scope of the notice provided by an article in the Warrant. An article may not be amended but a motion may be amended by vote of the Town Meeting.
- Formal seconding will not be required on **main motions** under articles in the warrant. Seconding will be required on all other motions.
- All **main motions and proposed amendments** involving the expenditure of money must be in writing. All other motions and proposed amendments must also be in writing unless they are brief and simple as to be easily understood when stated orally.
- All substantive amendments and motions to be offered under an article in the Warrant must be submitted to the Town Clerk in writing not later than the close of business on the third (3<sup>rd</sup>) business day before the commencement of the session at which the Article is considered, in order to provide sufficient time for review by Town Counsel and the Moderator and to be made available for distribution to the Town Meeting Members before the commencement of such session. The Moderator may allow exceptions to the advance filing requirement in case of motions that are easy to understand, but such exceptions are within the exclusive discretion of the Moderator.
- Except for motions involving the expenditure of money or Bylaw amendments, the Moderator will first recognize the maker of the motion, if he or she wishes to speak.
- Before commencing discussion on motions involving the expenditure of money or Bylaw amendments, the Moderator will first call for committee reports as follows:
  - **Expenditure of Money** – Warrant Committee,
  - **Capital Improvements** – Warrant Committee, then Capital Budget Committee,
  - **General Bylaw amendments** – Bylaw Review Committee,
  - **Zoning Bylaw amendments** – Planning Board.
- Town Meeting Members wishing to speak should come to a microphone. When recognized by the Moderator, the Member should state his or her name and precinct number before commencing.
- Registered voters of the Town who are not Town Meeting Members may speak at the Town Meeting, but first must either arrange in advance with the Moderator for recognition or arrange to be introduced by a Town Meeting Member.

- Persons who are not Town Meeting Members may be admitted to the floor by invitation **but may not vote.**
- All discussion must be relevant to a motion before the town meeting. All speakers must address the Moderator; questions may be asked only through the Moderator. Speakers are limited to an initial question and one follow-up question. A Town Meeting Member who wishes to make a motion that is debatable must first make the motion and, after it is seconded, if required, the Moderator will recognize the maker of the motion to speak to it. The Moderator will not recognize a motion made at the conclusion of a speech. This, by definition, includes a motion that would terminate debate, such as a motion for the previous question.
- The Moderator will try to recognize Town Meeting Members in the order in which they come to the microphones. While our General Bylaws do not set a time limit for Town Meeting Members when speaking for the first time, the Moderator has established a limit of five minutes. Unless the Town Meeting consents no person may speak more than twice upon any question, except to correct an error or to make an explanation of a previous statement. No person should seek recognition to speak for a second time until others who have not yet spoken have had an opportunity to be recognized. The five-minute limit also applies to those speaking for a second time.
- Section 30-115(F) of our General Bylaws allows the Moderator to utilize electronic voting at his/her discretion. When not using electronic voting, the Section 30-115 further states that all votes shall be taken in the first instance by a “yes” or “no” voice vote. If the Moderator is in doubt as to the vote, or if any Town Meeting Member doubts the vote, the Moderator will call for an electronic vote. Any Town Meeting Member may also request a roll call vote; the request must be concurred in by 34 or more additional Town Meeting Members; and the request must be made in connection with final action under an article in the Warrant.
- Our Bylaws require that a Town Meeting Member who wishes to speak on an issue in which he or she or a member of his or her family has a direct financial interest, or in which he or she is engaged as an attorney or consultant, must first disclose this interest to the Town Meeting.
- A motion to reconsider a vote adopted at one session of a Town Meeting may not be made at an adjourned session of the same Town Meeting unless the mover has given notice of his or her intention either at the session at which the vote was passed or by written notice delivered to the Town Clerk by 12 o'clock noon on the first business day following the commencement of the session at which the vote sought to be reconsidered was passed. A two-thirds vote is required for reconsideration; no vote may be reconsidered more than once.
- Action on our general budget article will not be considered final so as to require a two-thirds vote for reconsideration, or any other procedures relating to reconsideration, until all action under that Article has been completed.

Any citizen who has questions about Town Meeting procedures is encouraged to email me at [mike.j.widmer@gmail.com](mailto:mike.j.widmer@gmail.com).

*Michael J. Widmer*

Moderator



*Office of the Board of Selectmen*  
*Town of Belmont*  
*Massachusetts*  
[selectmen@belmont-ma.gov](mailto:selectmen@belmont-ma.gov)

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**BOARD OF SELECTMEN**

ADAM DASH, Chair  
MARK A. PAOLILLO, Vice-Chair  
TOM CAPUTO, Selectman

**TOWN ADMINISTRATOR**

PATRICE GARVIN

**ASSISTANT TOWN ADMINISTRATOR**

PHYLLIS L. MARSHALL

April 9, 2018

Dear Town Meeting Members:

Enclosed please find the Warrant for the **Annual Town Meeting** scheduled for 7:00 p.m. on **Monday, April 30, 2018** at the Belmont High School Auditorium.

Should the business of the Annual Town Meeting not conclude on April 30, the meeting will be continued to 7:00 p.m. on the following dates, as required:

- May 2, 7, 9 at the Belmont High School Auditorium
- Wednesday, May 30, June 4, June 6, June 11 at the Belmont High School Auditorium

Also enclosed, please find the Warrant for the **Special Town Meeting** scheduled for 7:30 p.m. on **Wednesday, May 2, 2018** at the Belmont High School Auditorium.

As you will see from the attached materials, the Annual Town Meeting Warrant includes twenty five (25) articles. The non-financial articles are contained in Segment A. Information on the financial articles contained in Segment B will be distributed prior to June 1, 2018.

Please be reminded that the Warrant and any additional information can be found in the Town Meeting section of the Town Clerk's web page at [www.Belmont-ma.gov](http://www.Belmont-ma.gov).

The customary Warrant Discussion Night, co-sponsored by the League of Women Voters and the Warrant Committee is scheduled for April 23, 2018 at 7:30 pm at the Beech Street Center.

We look forward to a productive Annual Town Meeting, and thank you for your continued involvement and participation in our Town's legislative process.

Sincerely,

Adam Dash, Chair  
Mark A. Paolillo, Vice Chair  
Tom Caputo, Selectmen





**TOWN OF BELMONT**  
OFFICE OF THE BOARD OF SELECTMEN  
455 CONCORD AVENUE  
BELMONT, MASSACHUSETTS 02478

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**BOARD OF SELECTMEN**

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MARK A. PAOLILLO, Vice Chair  
TOM CAPUTO, Selectman

**TOWN ADMINISTRATOR**

PATRICE GARVIN

**ASSISTANT TOWN ADMINISTRATOR**

PHYLLIS L. MARSHALL

April 9, 2018

Dear Town Meeting Members:

It is my honor to be the newly appointed Town Administrator of Belmont.

I understand the amount of time and effort it takes to be an active member of a community. Having children of my own I understand the balance of work, family and serving the community that you love. The time that you take to volunteer is reflected in the community, and I am looking forward to working with each of you heading into Town Meeting.

Please know that if there is anything you need or require do not hesitate to contact me or the selectmen's office. I will strive to answer all of your questions, and address your concerns.

As Annual Town Meeting draws near I want to make sure that I am as visible as possible. I hope to be able to attend your precinct meetings to accomplish the following:

1. To introduce myself.
2. To hear your ideas, concerns and personal histories as Belmont residents.

The Town Meeting form of government is said to be the truest form of democracy, and I tend to agree. I have spent many years of my career attending Town Meetings, and I am excited to attend my first Town Meeting in Belmont.

I know the years to come may be challenging, but I have always enjoyed the municipal process and to see what emerges from it. Again, do not hesitate to contact me at 617-993-2612 or by email [pgarvin@belmont-ma.gov](mailto:pgarvin@belmont-ma.gov).

Sincerely,

Patrice Garvin  
Belmont Town Administrator



**TOWN OF BELMONT  
WARRANT FOR 2018 ANNUAL TOWN MEETING  
April 30, 2018  
COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

To any of the Constables of the Town of Belmont in said County:

Greetings:

In the name of the Commonwealth of Massachusetts you are required to notify and warn the Inhabitants of the Town of Belmont, qualified as the law requires to vote in elections and Town Affairs, to meet at the Belmont High School Auditorium on **MONDAY, APRIL 30, 2018, at 7:00 P.M.**, and to notify and warn the Town Meeting Members to meet and act at said time and place on the following Articles:

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**ARTICLE 1:**

**REPORTS**

To hear the report of the Selectmen and other Town Officers, any Committee heretofore appointed and to act thereon.

*This article accepts the reports of Town departments appearing in the Annual Town Report and allows the Board of Selectmen and other Town officers, boards and committees to report orally to the Town Meeting on appropriate matters not otherwise appearing on the Warrant. This article stays "on the table" throughout the Town Meeting to allow Town officials and committees to report at the call of the Moderator.*

**Majority vote required for passage.**

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**ARTICLE 2:**

**AUTHORIZATION TO REPRESENT THE TOWN'S LEGAL INTERESTS**

To see if the Town will authorize the Selectmen to bring and defend actions for and against the Town, to submit any such claims to arbitration and to enter into settlement on account of the same on behalf of the Town, as and when they deem it for the best interest of the Town to do so, or in any way act thereon.

*This is a standard article that authorizes the Board of Selectmen to represent the Town's legal interests and to settle legal claims.*

Submitted by the Board of Selectmen

The Board of Selectmen will report on this Article.

**Majority vote required for passage.**

**ARTICLE 3:**

**AMEND GENERAL BYLAWS: ESTABLISH  
THE THADDEUS FROST HOUSE HISTORIC DISTRICT**

To see if the Town will vote to amend Section 40-315 "Historic District Commission" of the General Bylaws by

A. Inserting a new Paragraph D after the existing Paragraph C, to read as follows:

**D. Thaddeus Frost House Historic District.** There is established, under the provisions of MGL c. 40C, as amended, an historic district to be known as the "Thaddeus Frost House Historic District," bounded and described as shown on the map entitled "Plan Showing Thaddeus Frost House Historic District, 291 Brighton Street, Belmont, Mass.," dated February 7, 2018, prepared by the Town Engineer, which shall be a part of this Section.

and

B. Relabeling subsequent Paragraphs of Section 40-315 accordingly,

or in any way act thereon.

*Comment: This warrant article establishes a new historic district and renumbers the remaining paragraphs.*

Submitted by the Historic District Commission

The Board of Selectmen, the Bylaw Review Committee and Historic District Commission will report on this Article.

**Majority vote required for passage.**

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**ARTICLE 4:**

**AMENDING THE GENERAL RESIDENCE ZONING DISTRICT-  
SUNSET CLAUSE**

A. To see if the Town will vote to amend Section 6D.2 of the Zoning By-Law, Time Limitation, by deleting the Section in its entirety and renumbering the remaining Sections as follows:

**~~6D.2~~ Time Limitation**

~~The provisions of this Section shall expire on the earlier of either June 30, 2018, or until such future time that the Belmont Town Meeting enacts superseding regulations for the General Residence Zoning Districts.~~

**~~6D.3~~ 6D.2 Use Regulation and Authority**

Submitted by the Planning Board

The Board of Selectmen, Warrant Committee and the Planning Board will report on this Article.

**Two-thirds vote required for passage.**

**ARTICLE 5:**

**AMENDING THE GENERAL RESIDENCE ZONING DISTRICT**

- B. To see if the Town will vote to amend Section 1.5.4 A. of the Zoning By-Law, Nonconforming Single and Two-Family Residential Structures, by deleting the existing Section in its entirety and replacing it with a new Section 1.5.4 A. as follows:

**A. General Residence Zoning Districts**

~~In the General Residence Zoning District, as provided in Massachusetts General Law Chapter 40A, Section 6, preexisting non-conforming structures may be extended or altered with a Special Permit by the Planning Board, provided that no such extension or alteration shall be permitted unless there is a finding by the Planning Board that such extension or alteration shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Notwithstanding the foregoing, dormers that comply with Section 4.2.2, Linear Requirements, shall be allowed without review by the Planning Board. On lots that do not comply with the minimum area requirements of this Zoning By Law (including the minimum lot area per dwelling unit), preexisting non-conforming single and two-family structures may not be voluntarily demolished and reconstructed except in accordance with a Special Permit issued by the Planning Board under Section 6D of this Zoning By-Law.~~

- 1) In the General Residence Zoning District, as provided in Massachusetts General Law Chapter 40A, Section 6, preexisting non-conforming structures may be extended or altered with a Special Permit by the Zoning Board of Appeals, provided that no such extension or alteration shall be permitted unless there is a finding by the Zoning Board of Appeals that such extension or alteration shall not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Notwithstanding the foregoing, dormers that comply with Section 4.2.2, Linear Requirements, shall be allowed without review by the Zoning Board of Appeals.
- 2) If the Building Commissioner determines that such proposed alteration or structural change increases the gross floor area of the nonconforming structure by more than 300 square feet either as:
  - a) a standalone application, in and of itself, or
  - b) when combined with the gross floor area added to the structure during the five-year period preceding the date of the pending application,then the proposed alteration or structural change shall require a Special permit from the Planning Board pursuant to Section 6D of this Zoning By-Law.
- 3) On lots that do not comply with the minimum area requirements of this Zoning By-Law (including the minimum lot area per dwelling unit), preexisting non-conforming single and two-family structures may not be voluntarily demolished and reconstructed except in accordance with a Special Permit issued by the Planning Board under Section 6D of this Zoning By-Law.

Submitted by the Planning Board

The Board of Selectmen, Warrant Committee and the Planning Board will report on this Article.

**Two-thirds vote required for passage.**

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**ARTICLE 6:**

**CITIZEN PETITION-SINGLE PLASTIC CHECK-OUT BAG  
REDUCTION**

To see if the Town will vote to:

**Section I Findings and Purpose**

Plastic check-out bags have a significant impact on the marine and terrestrial environmental, including but not limited to: 1) harming marine and terrestrial animals through ingestion and entanglement; 2) polluting and degrading the terrestrial and marine environment; 3) clogging storm drainage systems; 4) creating a burden for solid waste disposal and recycling facilities; 5) requiring the use of non-renewable fossil-fuel in their composition. Studies have shown that alternatives "compostable" or "biodegradable" bags require very specific and controlled conditions in order to biodegrade, and have potentially negative environmental effects similar to conventional plastic bags. Such bags should therefore be subject to the same restrictions as conventional plastic check-out bags. The purpose of this Bylaw is to protect the Town's unique natural beauty and irreplaceable natural resources by reducing the number of single-use plastic check-out bags that are distributed in the Town of Belmont and to promote the use of reusable bags.

**Section II Definitions**

The following words shall, unless the context requires otherwise, have the following meanings:

- a. "Check-out bag" shall mean a bag provided by a store to a customer at the point of sale. Check-out bags shall not include bags, whether plastic or not, in which loose produce or products are placed by the consumer to deliver such items to the point of sale or check out area of the store.
- b. "Department" shall mean the Belmont Health Department.
- c. "Health Agent" shall mean the Health Agent for the Belmont Board of Health or his/her designee.
- d. "Recyclable paper bag" shall mean a paper bag that is 100% recyclable and contains at least 40% post-consumer recycled content, and displays in a visible manner on the outside of the bag (1) the word "recyclable" or a symbol identifying the bag as recyclable and (2) a label identifying the bag as being made from post-consumer and the percentage of post-consumer recycled content in the bag.
- e. "Reusable Check-out bag" shall mean a sewn bag with stitched handles that is specifically designed for multiple reuse and that (1) can carry 25 pounds over a distance of 300 feet; (2) is machine washable or is made of a material that can be cleaned or disinfected more than 125 times; (3) is either (a) made of natural fibers (such as cotton or linen); (b) made durable, non-toxic plastic other than polyethylene or polyvinyl chloride that is generally considered a food-grade material that is more than 4.0 mils thick.
- f. "Retail Establishment" shall mean any business facility that sells goods directly to the consumer whether for or not profit, including but not limited to, retail stores, restaurants, pharmacies,

convenience and grocery stores, liquor stores, seasonal and temporary business jewelry stores, household goods, professional offices, food banks, farmers market and any other enterprise that offers the sale and display of merchandise.

- g. "Thin-Film, Single-Use Plastic Check-Out Bags" shall mean those bags typically with handles, constructed of high-density polyethylene (HDPE), low density polyethylene (LDPE), linear low density polyethylene (LLDPE), polyvinyl chloride (PVC), polyethylene terephthalate (PET), or polypropylene (other than woven and non-woven polypropylene fabric), if said film is equal to or less than 4.0 mils in thickness.

### Section III Regulated Conduct

- a. No Retail Establishment in the Town of Belmont shall provide Thin-Film, Single-Use Plastic Check-Out bag to customers
- b. If a Retail Establishment provides or sells Check-Out bags to customers, the bag must be one the following:
  1. Recyclable paper bag; or
  2. Reusable Check-Out bag

### Section IV Exemption:

Thin-film plastic bags typically without handles which are used to contain laundry or dry cleaning, newspapers, produce, meat, bulk foods, wet items, and other similar merchandise are not prohibited under this bylaw.

### Section V Penalties and Enforcement

1. The Board of Health and its Health Agent shall have the authority to administer and enforce this bylaw.
2. For the first violation, the enforcing authority, upon a determination that a violation has occurred, shall issue a written warning notice to the establishment specifying the violation.
3. Retail establishment shall have 15 calendar days after the date that a notice of violation is issued to pay the penalty or request a hearing in writing to the Board of Health.
4. The following penalties shall apply:
  1. First offence; Warning- written warning notice
  2. Second offence: A fine of \$50 shall apply for the next violation following the issuance of a written warning notice.
  3. Third and subsequent offence: A fine of \$200 shall apply for the third violation and each additional violation of this bylaw.
  4. Fines shall be cumulative and each day on which a violation occurs shall constitute a separate offence.

### Section VI Effective Date

This bylaw shall take effect six (6) months following approval of the bylaw by the Attorney General or on Nov 1, 2018, whichever is later for Retail Establishments with an indoor floor area equal to or exceeding 30,000 square feet or with at least (2) locations under the same name within the Town of Belmont that total 30,000 square feet more, or those Retail Establishments that have already implemented a similar regulation in any other town in Massachusetts. This ordinance shall take effect nine (9) months after passage or on Feb 1, 2019, whichever is later for any other Retail Establishments less than 30,000

square feet. The Board of Health may exempt a Retail Establishment from the requirements of this section for a period of up to an additional three (3) months upon a finding by the Director that (1) the requirements of this section would cause undue hardship; or (2) a Retail Establishment requires additional time in order to draw down an existing inventory of thin-film, single-use check-out plastic bags. Any retail establishment receiving an exemption shall file with the Board of Health monthly reports or inventory reduction and remaining stocks.

#### Section VII Regulations

- a. The Board of Health may adopt and amend rules and regulations to effectuate the purposes of this bylaw.

#### Section VIII Severability

- a. If any provision of this bylaw is declared invalid or unenforceable the other provisions shall not be affected thereby.

*This article is submitted in the exact form as provided by the Citizens.*

Submitted by Terese Hammerle,  
Mark Carthy (1) and  
Linda Levin-Scherz (2)

The Board of Selectmen, the Bylaw Review Committee and the petitioners will report on this Article.

#### **Majority vote required for passage.**

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#### **ARTICLE 7:**

#### **PLASTIC BAG GENERAL BYLAW**

To see if the Town will vote to amend chapter 60 of the General Bylaws by inserting a new Article 11 as follows:

##### § 60-1100 Findings and Purpose

Plastic check-out bags have a significant impact on the marine and terrestrial environment, including but not limited to: 1) harming marine and terrestrial animals through ingestion and entanglement; 2) polluting and degrading the terrestrial and marine environment; 3) clogging storm drainage systems; 4) creating a burden for solid waste disposal and recycling facilities; 5) requiring the use of non-renewable fossil-fuel in their composition. Studies have shown that alternative "compostable" or "biodegradable" bags require very specific and controlled conditions in order to biodegrade, and have potentially negative environmental effects similar to conventional plastic bags. Such bags should therefore be subject to the same restrictions as conventional plastic check-out bags. The purpose of this Article is to protect the Town's unique natural beauty and irreplaceable natural resources by reducing the number of single-use plastic check-out bags that are distributed in the Town of Belmont and to promote the use of reusable bags.

##### §60-1105 Definitions

The following words shall, unless the context requires otherwise, have the following meanings:

**CHECK-OUT BAG-** A bag provided by a store to a customer at the point of sale. Check-out bags shall not include bags, whether plastic or not, in which loose produce or products are placed by the consumer to deliver such items to the point of sale or check out area of the store.

DEPARTMENT - The Belmont Department of Public Works.

NET FLOOR AREA – The actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

RECYCLING COORDINATOR - The Recycling Coordinator for the Belmont Department of Public Works or a designee thereof.

RECYCLABLE PAPER BAG- A paper bag that is 100% recyclable and contains at least 40% post-consumer recycled content, and displays in a visible manner on the outside of the bag (1) the word "recyclable" or a symbol identifying the bag as recyclable and (2) a label identifying the bag as being made from post-consumer and the percentage of post-consumer recycled content in the bag.

REUSABLE CHECK-OUT BAG – A sewn bag with stitched handles that is specifically designed for multiple reuse and that (1) can carry 25 pounds over a distance of 300 feet; (2) is machine washable or is made of a material that can be cleaned or disinfected more than 125 times; (3) is either (a) made of natural fibers (such as cotton or linen); (b) made of durable, non-toxic plastic other than polyethylene or polyvinyl chloride that is generally considered a food-grade material that is more than 4.0 mils thick.

RETAIL ESTABLISHMENT- Any business facility that sells good directly to the consumer whether for or not for profit, including but not limited to, retail stores, restaurants, pharmacies, convenience and grocery stores, liquor stores, seasonal and temporary business jewelry stores, household goods stores, professional offices, food banks, farmers markets and any other enterprise that offers the sale and display of merchandise.

THIN-FILM PLASTIC CHECK-OUT BAGS - Those bags typically with handles, constructed of high-density polyethylene (HDPE), low density polyethylene (LDPE), linear low density polyethylene (LLDPE), polyvinyl chloride (PVC), polyethylene terephthalate (PET), or polypropylene (other than woven and non-woven polypropylene fabric), if said film is equal to or less than 4.0 mils in thickness.

#### §60-1110 Regulated Conduct

- A. Retail Establishment in the Town of Belmont shall provide Thin-Film, Single-Use Plastic Check-Out bag to customers
- B. If a Retail Establishment provides or sells Check-Out bags to customers, the bag must be one the following:
  - 1. Recyclable paper bag; or
  - 2. Reusable Check-Out bag

#### §60-1115 Exemption:

Thin-film plastic bags typically without handles which are used to contain laundry or dry cleaning, newspapers, produce, meat, bulk foods, wet items, and other similar merchandise are not prohibited under this Article.

#### §60-1120 Penalties and Enforcement



A. The Department of Public Works and its Recycling Coordinator shall have the authority to administer and enforce this Article. As an alternative to any other means of enforcement, the provisions of this Article and any regulations adopted pursuant thereto may be enforced by non-criminal disposition in accordance with the provision of M.G.L. c. 40, §21D.

B. For the first violation, the enforcing authority, upon a determination that a violation has occurred, shall issue a written warning notice to the Retail Establishment specifying the violation.

C. The following penalties shall apply:

1. First offence; Warning- written warning notice
2. Second offence: A penalty of \$50 shall apply for the next violation following the issuance of a written warning notice.
3. Third and subsequent offence: A penalty of \$200 shall apply for the third violation and each additional violation of this Article.
4. Penalties shall be cumulative and each day on which a violation occurs shall constitute a separate offence.

#### §60-1125 Effective Date

This Article shall take effect six months following satisfaction of the posting and publication requirements set forth in M.G.L. c.40, §32, or on November 1, 2018, whichever is later, for Retail Establishments with net floor area equal to or exceeding 30,000 square feet or with at least two locations under the same name within the Town of Belmont that total 30,000 square feet or more net floor area, or those Retail Establishments that are subject to a similar regulation in any other city or town in Massachusetts. This Article shall take effect nine months following satisfaction of the posting and publication requirements set forth in M.G.L. c.40, §32 or on February 1, 2019, whichever is later, for any other Retail Establishments less than 30,000 square feet net floor area. The Director of the Department of Public Works or a designee thereof may exempt a Retail Establishment from the requirements of this Article for a period of up to an additional three months upon a finding by the Director of Public Works or designee that (1) The requirements of this Article would cause undue hardship; or (2) A Retail Establishment requires additional time in order to draw down an existing inventory of thin-film Plastic Check-Out Bags; provided, however, that any Retail Establishment receiving an exemption shall file with the Department of Public Works monthly reports of inventory reduction and remaining stocks.

#### §60-1130 Regulations

The Board of Selectmen may adopt and amend rules and regulations to effectuate the purposes of this Article.

#### §60-1135 Severability

If any provision of this Article shall be found invalid for any reason in a court of competent jurisdiction, such invalidity shall be construed as narrowly as possible, and the balance of the Article shall be deemed to be affected to the minimum extent necessary, so as to secure the purposes thereof, as set forth in §60-1100.

or in any way act thereon.

*This article was submitted by the Board of Selectmen, prompted by a Citizen Petition. The substantive difference of this article from the Citizen Petition is that the enforcement authority went from being the Board of Health to the Department of Public Works, Recycling.*

The Board of Selectmen and the Bylaw Review Committee will report on this Article.

**ARTICLE 8: ZONING BY-LAW AMENDMENT TO SECTION 9, MARIJUANA ESTABLISHMENT TEMPORARY MORATORIUM**

### 9.3 Temporary Moratorium

Submitted by the Planning Board

**Two thirds vote required for passage.**

**ARTICLE 9: MARIJUANA SALES TAX**

*Starting on July 1, 2018, the Commonwealth's new Cannabis Control Commission will begin issuing licenses to "marijuana establishments," which will include retail businesses permitted to sell cannabis products to consumers for non-medical use. Chapter 64N of the General Laws, which was adopted at the ballot in 2016 and amended by the Legislature last year, provides for a state excise tax on retail cannabis sales of 10.75%, on top of the 6.25% sales tax applicable to the sale of most other consumer goods. Section 3 of Chapter 64N allows municipalities, by local option, to add an additional 3% sales tax. This additional tax is collected by the Department of Revenue and distributed back to applicable town's general fund, from which it may be*

*appropriated for any purpose. This article proposes that the Town of Belmont adopt the additional 3% excise tax.*

Submitted by the Board of Selectmen

The Board of Selectmen and Warrant Committee will report on this Article.

**Majority vote required for passage.**

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**ARTICLE 10:**

**FY19 COMMUNITY PRESERVATION COMMITTEE  
BUDGET & PROJECTS**

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the FY2019 Community Preservation budget and, pursuant to the recommendations of the Community Preservation Committee, to appropriate from the Community Preservation Fund, or to reserve amounts in the Community Preservation Fund for future appropriations, for the administrative expenses of the Community Preservation Committee for FY2019; for the acquisition, creation and preservation of open space - including land for recreational use; for the acquisition, preservation, rehabilitation and restoration of historic resources; and for the creation, preservation and support of community housing; or in any way act thereon.

<b>Amount</b>	<b>Project Name</b>	<b>Category</b>	<b>Funding Source</b>
\$103,000	Belmont Veterans Memorial	HP	Historic Preservation
\$5,000	Payson Park Music Festival Stage	OSR	Open Space Recreation
\$180,000	Town Field Playground Restoration	OSR	Open Space Recreation
\$780,087	Construction of Grove Street Park Intergenerational Walking Path	OSR	Open Space Recreation
\$250,000	Funds Set Aside to Housing Trust	CH	Affordable Housing
\$200,000	McLean Barn Stabilization	HP	Historic Preservation

*This article is a standard article that appropriates funds to support the operations of the Town's Community Preservation Committee and its approved projects. The Community Preservation Fund receives revenues from a 1.5% property tax surcharge to fund the program. The state provides limited matching grant funds to the Town based on the surcharge collections.*

Submitted by the Community Preservation Committee

The Board of Selectmen, Community Preservation Committee, Warrant Committee, and Capital Budget Committee will report on this Article.

**Majority vote required for passage.**

---

**ARTICLE 11: CITIZENS' PETITION - AMEND GENERAL BYLAWS, SECTION 40-200-A  
TO INCREASE MEMBERSHIP OF THE BOARD OF SELECTMEN FROM  
THREE TO FIVE MEMBERS**

To see if the Town will vote to increase the membership of the Board of Selectmen from three to five members by amending Chapter 40, Section 40-200-A of the Town Bylaws and to authorize this amendment, to petition the General Court for enactment of special legislation substantially as follows:

*Be it enacted by the Senate and House of Representatives in General Court assembled,  
and by the authority of the same as follows:*

SECTION 1. The number of members of the board of selectmen of the Town of Belmont shall be increased to 5. Each selectman shall serve for a three-year term with not more than two three-year terms to run concurrently. Notwithstanding the preceding sentence, at the next annual town election following at least 365 days after the effective date of this act, one additional member shall be elected to an initial two-year term and one additional member shall be elected to a three-year term. Nothing in this act shall affect the terms of those members serving as selectmen on the effective date of this act.

SECTION 2. This act shall take effect upon its passage.  
and further to authorize the selectmen to approve amendments to the bill before enactment by the General Court which shall be within the scope of the general public objectives of the petition.

*This article is submitted in the exact form as provided by the Citizens.*

Submitted by Town Meeting Members  
Suzanne Bass (3), Judith Feins (5)  
Julie Crockett (5)

The Board of Selectmen and the petitioners will report on this Article.

**Majority vote required for passage.**

---

**ARTICLE 12: CITIZENS' PETITION - HOME RULE PETITION TO  
INCREASE THE NUMBER OF MEMBERS OF  
BOARD OF SELECTMEN FROM THREE TO FIVE**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation to expand the membership of the Board of Selectmen from three to five, substantially in the form below, and further to authorize the selectmen to approve amendments to the bill before enactment by the General Court which shall be within the scope of the general public objectives of the petition, or take any other action relative thereto:

**AN ACT INCREASING THE MEMBERSHIP OF THE BOARD OF SELECTMEN IN THE TOWN  
OF BELMONT.**

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. The number of members of the board of selectmen of the town of Belmont shall be increased to 5. Each selectman shall serve for a 3-year term with not more than 2 selectmen's

terms to run concurrently. Notwithstanding the preceding sentence, at the next annual town election following at least 65 days after the effective date of this act, 1 additional member shall be elected to an initial 2-year term and 1 additional member shall be elected to a 3-year term. Nothing in this act shall affect the terms of those members serving as selectmen on the effective date of this act.

*This article is submitted in the exact form as provided by the Citizens.*

Submitted by Town Meeting Member  
Suzanne Bass (3)

The Board of Selectmen, the Warrant Committee and the petitioners will report on this Article.

**Majority vote required for passage.**

---

**ARTICLE 13:**

**CITIZEN PETITION - AMEND GENERAL BYLAWS  
§30-115 PROCEDURAL RULES**

To see if the Town will vote to amend 30-115 of the General Bylaws:

*By striking the portion of § 30-115 F shown below:*

All votes, unless otherwise provided by law, shall be taken in the first instance by a "YES" and "NO" voice vote. If the Moderator is in doubt as to the vote or if any Town Meeting Member immediately doubts the vote, the Moderator shall call for a standing vote; provided, however, that any Town Meeting Member may request a roll call vote when doubting the vote or immediately after the result of a standing vote has been announced. Such a request shall be valid only if 35 or more Town Meeting Members concur in the request and it is requested in connection with final action upon any article in the warrant. If a valid request for a roll call vote is made, the Town Clerk shall record the "YES" and "NO" votes forthwith so as to indicate the individual vote of each Town Meeting Member who shall have voted, and such record shall be made available to the public at the office of the Town Clerk and shall be printed in the Town Report.

*And replacing it with the following:*

**§ 30-115 F:**

All votes, unless otherwise provided by law, shall be taken in the first instance by a "YES" and "NO" voice vote. If the Moderator declares the vote is not unanimous, and is in connection with final action upon any article in the warrant, then an electronic roll call vote shall take place, and the Town Clerk shall record the "YES" and "NO" votes forthwith so as to indicate the individual vote of each Town Meeting Member who shall have voted, and such record shall be made available to the public at the office of the Town Clerk and shall be printed in the Town Report.

*In 2012, Belmont's The Report of Committee on Electronic Voting at Town Meeting endorsed electronic voting to increase efficiency of voting, ensure accuracy of votes and provide accountability of Town Meeting Members to their constituents. Aggregate capture and display of Town Meeting votes does not provide a means by which votes can be verified nor does it provide constituents with data about their representatives' votes. The current bylaws provide an inadequate and time consuming process to rectify these deficits.*

Submitted by Mary Bradley (5)

The Board of Selectmen, the Bylaw Review Committee and the petitioners will report on this Article.

**Majority vote required for passage.**

---

**ARTICLE 14:**
**APPROPRIATION FROM LANDFILL STABILIZATION FUND**

To see if the Town will vote to appropriate a sum of money for the purpose of performing improvements to the former incinerator site; said sum to be raised from the Landfill Stabilization Fund, or in any way act thereon.

*This article seeks to appropriate funds from the Landfill Stabilization Fund to allow further site analysis, design of the cap, and demolition of the former incinerator building at the former incinerator site.*

Submitted by the Board of Selectmen

The Board of Selectmen and Warrant Committee will report on this Article.

**Two-thirds vote required for passage**

---

**ARTICLE 15:**
**SALARIES OF ELECTED OFFICIALS**

To see if the Town will vote to fix the salary and compensation of each and all the elected officers of the Town, appropriate a sum of money for that purpose, determine how the same shall be raised, or in any way act thereon.

<b>Elected Officials of the Town</b>	<b>Salary</b>
Town Moderator	\$450
Chair of the Board of Selectmen	\$5,000
Selectmen (2)	\$4,500 (each)
Town Clerk	\$99,053
Town Treasurer	\$103,462
Chair of the Board of Assessors	\$3,030
Assessors (2)	\$2,200 (each)

*This is a standard article to comply with the provision in M.G.L. c. 41, § 108 requiring the compensation levels of all elected officers to be fixed at the Annual Town Meeting, and to appropriate the funds necessary for FY19. Please note that Town Meeting establishes and appropriates the compensation of other municipal employees under Article 15.*

Submitted by the Board of Selectmen

The Board of Selectmen and Warrant Committee will report on this Article.

**Majority vote required for passage.**

---

**ARTICLE 16: ENTERPRISE FUNDS FOR WATER AND SEWER AND STORMWATER SERVICES**

To see if the Town will vote to appropriate a sum of money from the accounts classified as an "Enterprise Fund", pursuant to Chapter 44, Section 53F½ of the General Laws for water service, and for sewer and stormwater service; or in any way act thereon.

*This is a standard article to appropriate funds to support the operations of the Town's water and sewer functions from enterprise funds that receive revenues from user fees. Enterprise funds are entirely self-supporting from user fees and do not receive any funding from property taxes.*

Submitted by the Board of Selectmen

The Board of Selectmen and Warrant Committee will report on this Article.

**Majority vote required for passage (two-thirds if borrowing).**

---

**ARTICLE 17: MASSACHUSETTS WATER  
RESOURCE AUTHORITY (MWRA) APPROPRIATION PHASE III**

To see if the Town will appropriate \$3,852,000 for the purpose of the water main replacement program, under Phase III, from the Massachusetts Water Resources Authority's Loan Program, to determine whether this appropriation shall be raised by borrowing or otherwise, or in any way act thereon.

*This is the 3<sup>rd</sup> Phase of the MWRA Local Water System Assistance Program. The allocation for Belmont is \$3,852,000. Since the inception of the Water Main Replacement Program in 1995, approximately 30 miles of water main has been replaced by larger diameter ductile iron cement lined pipe with a service life expectancy of about 100 years. The Water Main Replacement Program is intended to replace and upgrade 38 miles of water main of a total of 91 miles of pipe.*

Submitted by the Board of Selectmen

The Board of Selectmen, Warrant Committee and Capital Budget Committee will report on this Article.

**Two-thirds vote required for passage.**

---

**ARTICLE 18: VOTE TO FUND REVOLVING FUNDS**

To see if the Town will vote, pursuant to Chapter 44, Section 53E½, of the General Laws, to establish expenditure limitations for FY2019 for the revolving funds authorized in § 50-220 of the Town Bylaws; or in any way act thereon.

*This is a standard article that appropriates a sum of money. Through the Municipal Modernization Bill Towns were allowed to create bylaws for the revolving funds. This article simply appropriates the amount of money each fund is able to spend. These funds allow the expenditure of user fee receipts for program expenses without further Town meeting appropriation. The motion will specifically include funds and spending limits in each category.*

Submitted by the Board of Selectmen

The Board of Selectmen and Warrant Committee will report on this Article.

**Majority vote required for passage.**

---

**ARTICLE 19: FY19 BUDGET APPROPRIATION AND AUTHORIZATION TO  
TRANSFER BALANCES TO FUND THE FY19 BUDGET**

To determine what sums of money shall be granted to pay Town expenses for the fiscal year beginning July 1, 2018 and to make the necessary appropriations for the same for the support of schools and for other Town purposes; and to raise, appropriate, transfer money from available funds, and change the purpose of the unexpended balance of prior appropriations to fund the ensuing year's operations, or in any way act thereon.

*This is a standard article that appropriates the Town's FY19 budget, commencing on July 1, 2018. The budget consists of several categories of expenditures; each such category, and the transfer of balances from various sources necessary to fund the General Fund Budget, will be presented for a separate vote of Town Meeting. Due to uncertainty regarding the amount of state aid, the budget will be heard at the June sessions of Town Meeting. The Warrant Committee Report contains the budget summary and supporting information and will be distributed to Town Meeting Members in advance of the June sessions.*

Submitted by the Board of Selectmen

The Board of Selectmen and Warrant Committee will report on this Article.

**Majority vote required for passage.**

---

**ARTICLE 20: APPROPRIATION TO OTHER POST EMPLOYMENT BENEFITS  
(OPEB) STABILIZATION FUND**

To see if the Town will vote to appropriate, or transfer from available funds in the Treasury, a sum of money to the Other Post-Employment Benefits ("OPEB") Stabilization Fund; and to determine whether the money shall be provided by the tax levy, by transfer from available funds, by transfer from the Departmental Enterprise Funds, or by any combination of these methods; or in any way act thereon.

*This article seeks to appropriate from available free cash or other available funds for future Town liabilities for Other Post-Employment Benefits.*

Submitted by the Board of Selectmen

The Board of Selectmen and Warrant Committee will report on this Article.

**Majority vote required for passage.**

---

**ARTICLE 21: AUTHORIZATION FOR UP-FRONT FUNDS FOR CHAPTER 90  
HIGHWAY IMPROVEMENTS**



To see if the Town will vote to appropriate from available funds in the Treasury sums of money for the repair, improvement and construction of highways, said money to be used in conjunction with any money which may be allotted by the Commonwealth for the said purposes, authorize the acceptance of such allotment, determine how the money raised and allotted as aforesaid shall be expended under the provisions of Chapter 90 of the General Laws, and acts in amendment thereof and in addition thereto, or in any way act thereon.

*This is a standard article that seeks to appropriate "up-front" funds that will be reimbursed from state highway aid, referred to as Chapter 90. This aid is authorized by the Legislature through state transportation bond issues. The estimated apportionment will be reported prior to the June sessions of Town Meeting. These funds, when supplemented with capital budget funds, will be used for the Town's Pavement Management Program to extend the life of our roadway system. In addition, the Town has used Chapter 90 funds to "leverage" substantial state/federal funding to design major road projects (i.e., Trapelo Road).*

Submitted by the Board of Selectmen

The Board of Selectmen, Warrant Committee, and Capital Budget Committee will report on this Article.

**Majority vote required for passage.**

---

**ARTICLE 22:****APPROPRIATION OF CAPITAL EXPENDITURES**

To see if the Town will vote to appropriate sums of money to purchase public safety equipment, computer equipment (including consulting work), public works equipment and furnishings and equipment for Town facilities, construct public ways, and for building and facility and public works construction, major maintenance and alterations (including design work); to determine whether these appropriations shall be raised by borrowing or otherwise, or in any way act thereon.

*This is a standard article to appropriate funds for capital budget expenditures. While the article is general as to the categories of capital expenditures, the motion will be explicit. The recommendations of the Capital Budget Committee for FY19 capital expenditures will be distributed to Town Meeting Members prior to the June session of Town Meeting.*

Submitted by the Board of Selectmen

The Board of Selectmen, Warrant Committee, and Capital Budget Committee will report on this Article.

**Majority vote required for passage (two-thirds if borrowing).**

---

**ARTICLE 23:****DEPARTMENT OF PUBLIC WORKS AND  
POLICE CAPITAL APPROPRIATION**

To see if the Town will vote to borrow or appropriate a sum of money from available funds for the renovation of the current Police Station and Department of Public Works, including all cost and related expenses, so that the Town Treasurer with the approval of the Board of Selectmen is authorized to borrow said sum of money, under the provisions of Chapter 44, Section 7(1).

*The Department of Public Works and Police Station Building Committee was established at the 2017 Fall Town Meeting to develop a short term solution for the Public Works and Police buildings; and to report out at the 2018 Annual Town Meeting.*

Submitted by the DPW/Police Building Committee

The Board of Selectmen, Warrant Committee, and the Building Committee will report on this Article.

**Two-thirds vote required for passage.**

---

**ARTICLE 24: AUTHORIZATION TO ADJUST SPOUSAL BENEFIT FOR SURVIVING SPOUSES OF RETIREES**

To see if the Town will vote to accept the provisions of MGL Chapter 32, section 101, third paragraph so as to provide an increase in the annual allowance payable to certain surviving spouses of accidental and ordinary disability retirees from \$6,000 to \$12,000, or in any way act thereon.

*This article is inserted in the warrant at the request of the Belmont Contributory Retirement Board. An affirmative vote would increase the benefit to surviving spouses of disabled retirees who retired prior to 1997 and were precluded by law from selecting Option C, the joint and survivor option. There are 3 surviving spouses who would be impacted by acceptance of this local option.*

Submitted by the Belmont Contributory Retirement Board

The Board of Selectmen, Warrant Committee, and Retirement Board will report on this Article.

**Majority vote required for passage**

---

**ARTICLE 25: AUTHORIZATION TO INCREASE COLA BASE BY RETIREMENT BOARD**

To see if the Town will vote to approve the decision of the Belmont Contributory Retirement Board pursuant to MGL Chapter 32 section 103(j) to increase the maximum Cost of Living Adjustment base to \$13,000, or in any way act thereon.

*This article is inserted in the warrant at the request of the Belmont Retirement Board. By taking favorable action on this article, the Town will accept a local option which increases the base upon which cost of living increases may be granted to Town retirees from the first \$12,000, in effect since 1997, to the first \$13,000 of the retirement allowance. The Retirement Board's actuary estimates that the amortization of this new COLA provision.*

Submitted by the Belmont Contributory Retirement Board

The Board of Selectmen, Warrant Committee, and the Retirement Board will report on this Article.

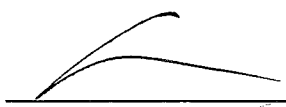
**Majority vote required for passage.**

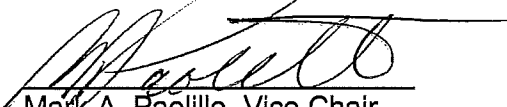


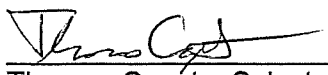
Given under our hands this 9th day of April, 2018.

**BELMONT - BOARD OF SELECTMEN**

A True Copy, Attest  
*Ellen O'Brien Ashma*  
Town Clerk of Belmont, MA

  
Adam Dash, Chair

  
Mark A. Paolillo, Vice Chair

  
Thomas Caputo, Selectman



**MOTIONS**  
**2018 ANNUAL TOWN MEETING**  
**APRIL 30, 2018**  
**As Revised April 26, 2018**  
*(Subject to Change)*

---

**PRELIMINARY MOTION**

**ORDER OF THE ARTICLES**

MOVED: That the Town Meeting hear the motions in the following order:  
1-7, 10, 8, 9, 11-13,  
22, 21, 16, 17, 23, 15, 18, 24, 25, 14, 20, 19 *(Majority vote)*

**ARTICLE 1:**

**REPORTS**

MOVED: That the reports of the Selectmen and other Town Officers, departments and committees for the year 2018 be accepted. *(Majority vote)*

MOVED: That Article 1 motion be laid on the table. *(Two thirds vote)*

---

**ARTICLE 2:**

**AUTHORIZATION TO REPRESENT THE TOWN'S LEGAL INTERESTS**

MOVED: That the Board of Selectmen be, and it hereby is, authorized to bring and defend actions for and against the Town, to submit any such claims to arbitration and to enter into settlement on account of the same in behalf of the Town, as and when they deem it for the best interest of the Town to do so; said power shall be vested solely in the Board of Selectmen. *(Majority vote)*

---

**ARTICLE 3:**

**AMEND GENERAL BYLAWS: ESTABLISH  
THADDEUS FROST HOUSE HISTORIC DISTRICT**

MOVED: That the Town vote to amend the General Bylaws pertaining to Section 40-315, 'Historic District Commission', as set forth under Article 3 of the Warrant for this Town Meeting. *(Two thirds vote)*

---

**ARTICLE 4:**

**AMEND ZONING BYLAWS: GENERAL RESIDENCE  
ZONING DISTRICT, SUNSET CLAUSE**

MOVED: That the Town vote to amend the Zoning By-Law pertaining to Sections 6D.2, "Time Limitation", as set forth under Article 4 of the Warrant for this Town Meeting. (*Two-thirds vote*)

---

**ARTICLE 5:** **AMEND ZONING BYLAW: GENERAL RESIDENCE ZONING DISTRICT**

MOVED: That the Town vote to amend the Zoning By-Law pertaining to Sections, "Nonconforming Single and Two-Family Residential Structures", as set forth under Article 5 of the Warrant for this Town Meeting. (*Two-thirds vote*)

---

**ARTICLE 6:** **CITIZEN PETITION: SINGLE USE PLASTIC CHECK-OUT BAGS**

MOVED: That Article 6 be dismissed. (*Majority vote*)

---

**ARTICLE 7:** **AMENDS GENERAL BYLAWS: PLASTIC BAGS**

MOVED: That the Town vote to amend Chapter 60 of the General Bylaws by inserting a new Section 11, 'Plastic Bags', as set forth in the document, "Substitute Motion for Article 7, Amend General Bylaws: Plastic Bags, as Offered by the Bylaw Review Committee" that has been distributed to all Town Meeting Members. (*Majority vote*)

---

**ARTICLE 8:** **AMEND ZONING BYLAW: MARIJUANA ESTABLISHMENTS EXTEND TEMPORARY MORATORIUM**

MOVED: That the Town vote to amend Section 9.3 of the Zoning By-Law, 'Marijuana Establishment Temporary Moratorium', as set forth under Article 8 of the Warrant for this Town Meeting. (*Two-thirds vote*)

---

**ARTICLE 9:** **MARIJUANA SALES TAX**

MOVED: That the Town vote to accept the provisions of M.G.L. c. 64N, § 3, authorizing a 3% local sales tax on the sale or transfer of marijuana or marijuana products. (*Majority vote*)

---

**ARTICLE 10:** **FY19 COMMUNITY PRESERVATION COMMITTEE BUDGET AND PROJECTS**

MOVED: That the Town reserve for appropriation the following amounts from FY2019 estimated receipts of \$1,300,000 as recommended by the Community Preservation Committee:

1. \$130,000 for acquisition, creation and preservation of open space and for recreational use;
2. \$130,000 for acquisition, preservation, rehabilitation and restoration of historic resources;
3. \$130,000 for the creation, preservation and support of community housing;
4. \$855,000 to the budgeted reserve; and
5. \$55,000 to be appropriated for the Administrative Expenses and all other necessary proper expenses of the Community Preservation Committee for FY19

*(Majority vote)*

MOVED: a) That \$103,000 be appropriated from the Undesignated Fund Balance of the Community Preservation Fund for the Belmont Veterans Memorial.

*(Majority vote)*

MOVED: b) That \$5,000 be appropriated from the Undesignated Fund Balance of the Community Preservation Fund for the architectural drawings for the Music bandstand at Payson Park.

*(Majority vote)*

MOVED: c) That \$25,000 be appropriated from the Undesignated Fund Balance of the Community Preservation Fund for design documents and bid specifications for the Town Field playground. *(Majority vote)*

MOVED: d) That \$780,087 be appropriated from the Undesignated Fund Balance of the Community Preservation Fund for the construction of Grove Street Park Intergenerational Walking Path. *(Majority vote)*

MOVED: e) That \$250,000 be appropriated from the Fund Balance Reserved for Affordable Housing to fund eligible commitments by the Belmont Housing Trust that would increase housing units where new housing is being built, provide incentives to developers to develop affordable housing units, or fund pre-development work to determine if sites are suitable for community housing development.

*(Majority vote)*

MOVED: f) That \$175,000 be appropriated from the Undesignated Fund Balance of the Community Preservation Fund to stabilize the McLean Barn. *(Majority vote)*

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## ARTICLE 11:

## CITIZEN PETITION: AMEND GENERAL BYLAWS TO INCREASE MEMBERSHIP OF BOARD OF SELECTMEN FROM THREE TO FIVE

MOVED: That Article 11 be dismissed. *(Majority vote)*

---

**ARTICLE 12:**

**CITIZEN PETITION: HOME RULE PETITION  
TO INCREASE THE NUMBER OF MEMBERS OF BOARD OF  
SELECTMEN FROM THREE TO FIVE**

MOVED: That the Town authorize the Board of Selectmen to petition the General Court to enact legislation to expand the membership of the Board of Selectmen from three to five, substantially as follows, and further to authorize the selectmen to approve amendments to the bill before enactment by the General Court which shall be within the scope of the general public objectives of the petition:

AN ACT INCREASING THE MEMBERSHIP OF THE BOARD OF SELECTMEN IN THE TOWN OF BELMONT.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. The number of members of the board of selectmen of the town of Belmont shall be increased to 5. Each selectman shall serve for a 3-year term with not more than 2 selectmen's terms to run concurrently. Notwithstanding the preceding sentence, at the next annual town election following at least 65 days after the effective date of this act, 1 additional member shall be elected to an initial 2-year term and 1 additional member shall be elected to a 3-year term. Nothing in this act shall affect the terms of those members serving as selectmen on the effective date of this act. *(Majority)*

---

**ARTICLE 13:**

**CITIZEN PETITION: AMEND GENERAL  
BYLAWS 30-115 PROCEDURAL RULES**

MOVED: That Article 13 be dismissed. *(Majority)*

**Annual Town Meeting 2018**

**Community Preservation Committee**



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## COMMUNITY PRESERVATION COMMITTEE

Chair: Margaret Velie, Conservation Commission Appointee  
Vice-Chair: Edward Sanderson, Planning Board Appointee  
Adam Dash, Board of Parks Commissioners Appointee  
Floyd Carman, Board of Selectmen Appointee  
Anthony Ferrante, Recreation Commission Appointee  
Lisa Harrington, Historic District Commission Appointee  
Gloria Leipzig, Housing Authority Appointee  
Anne Marie Mahoney, Board of Selectmen Appointee  
Andrés Rojas, Board of Selectmen Appointee

April 9, 2018

Dear Town Meeting Member,

The enclosed information summarizes the status of the past five years of Town Meeting approved projects and describes the six projects which Belmont's Community Preservation Committee (CPC) is recommending to Town Meeting for funding under the State's Community Preservation Act (CPA) in FY 2019. Detailed project descriptions and expense summaries for all Town Meeting approved projects can be found on the CPC webpage on the Town of Belmont website:

<http://www.belmont-ma.gov/community-preservation-committee>.

Town Meeting has the final vote on funding these recommendations. According to CPA legislation, Town Meeting actions on recommendations are limited to the following:

- May approve, reduce or reject recommended amounts.
- May reserve all or part of amount recommended for specific project to applicable reserve.
- May not increase recommendations or initiate appropriations from fund monies.

This is the sixth year the CPC will make funding recommendations to Town Meeting, and we welcome questions and suggestions. Please contact [fcarman@belmont-ma.gov](mailto:fcarman@belmont-ma.gov) or [gcastro@belmont-ma.gov](mailto:gcastro@belmont-ma.gov) or call our hotline at (617) 993-2774.

Copies of this document will not be available at Town Meeting, so we encourage you to bring this packet with you at the April 2018 session or contact the CPC in advance to schedule a time to pick up a hardcopy.

We look forward to discussing these recommendations with you at Town Meeting.

Margaret Velie, Chair  
Community Preservation Committee

# Overview of the CPA in Belmont

## Recommended Community Preservation Act Funding for FY 2019

The Community Preservation Committee (CPC) is recommending six projects to the 2018 Annual Town Meeting for funding. Described In the following pages, each of these projects was evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA). The projects have been presented at a public hearing held on November 8, 2017 and at a League of Women Voters meeting on April 23, 2018.

---

## Community Preservation Act

The CPA is a state statute which individual communities in the Commonwealth may choose to adopt; Belmont adopted the statute at the State election held November 2, 2010. CPA communities impose a surcharge on their own property taxes of up to 3%, and funds raised from the surcharge are restricted to use for projects in four categories: community housing, historic resources, open space and recreation. To support expenditures in these areas, the state provides partial match of the funds raised by the community surcharges.

Belmont elected a 1.5% surcharge on both residential and commercial taxpayers. Mindful of the burden on homeowners, however, the Town also adopted provisions which exempt the first \$100,000 of residential property values from the surcharge, and grant a total exemption from the surcharge to lower income residents. In 2018, the annual surcharge averaged \$182.93 per Belmont single family household.

The State match, originally 100%, has declined since 2006 as additional communities have adopted the statute and joined the funding pool, and as registry of deed fees which feed the State fund have suffered. The match is currently estimated at 15%. On average, Belmont generates approximately \$1.3 million of CPA funding annually.

Revenue	FY12	FY13	FY14	FY15	FY16	FY17	FY18 (Estimated)
Surcharge	\$ 858,359	\$ 890,299	\$ 917,630	\$ 963,355	\$ 1,058,166	\$ 1,095,847	\$ 1,160,347
Surcharge - Subsequent Year Collection		6,359	7,326	6,204	4,137	6,148	5,473
State Match ( Based Off of Prior Year Collections		232,884	470,418	291,615	288,337	219,502	189,960
<b>Total</b>	<b>\$ 858,359</b>	<b>\$ 1,129,542</b>	<b>\$ 1,395,374</b>	<b>\$ 1,261,174</b>	<b>\$ 1,350,640</b>	<b>\$ 1,321,497</b>	<b>\$ 1,355,779</b>

## Community Preservation Committee

The CPA requires each adopting community to appoint a Community Preservation Committee. By statute, the CPC consists of nine members, of whom three are appointed by

Community Preservation Committee

the Board of Selectmen as at-large members and six are appointed by the following boards and commissions: Parks Commissions (the Board of Selectmen in Belmont), Conservation Commission, Historic District Commission, Housing Authority, Planning Board, and the Recreation Commission. Currently Margaret Velie serves as Chair of the CPC and Edward Sanderson serves as Vice-Chair.

The CPC is responsible for reviewing applications for funding under the CPA and recommending to Town Meeting expenditure of CPA funds on those projects it approves each year. All recommendations to Town Meeting by the CPC were made within the framework of the Community Preservation Plan, which was originally approved by the CPC on August 14, 2013. The Community Preservation Plan was last updated in July 2017 following the 2017 Annual Town Meeting.

---

## FY 2019 CPA Project Summary

<b>Proposed FY19 Projects</b>	<b>Recommended Appropriation</b>
Town Field Playground Restoration	\$ 180,000
Architectural Drawings for Music Bandstand at Payson Park	5,000
McLean Barn Stabilization	200,000
Belmont Veterans Memorial	103,000
Funds Set Aside to Housing Trust	250,000
Construction of Grove Street Park Intergenerational Walking Path	780,087
<b>Total</b>	<b>\$ 1,518,087</b>

<b>Project:</b>	<b>Town Field Playground Restoration</b>
<b>CPA Category:</b>	<b>Recreation</b>
<b>Amount Requested:</b>	<b>\$180,000.00</b>
<b>Amount Recommended:</b>	<b>\$180,000.00</b>
<b>CPC Vote:</b>	<b>Approved</b>
<b>Sponsors:</b>	<b>Cortney Eldridge - Friends of Town Field Playground</b>

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### **Project Description**

Town Field Playground is located at the intersection of Beech and Waverley Streets. It is a highly utilized recreational playground for children of all ages, adjacent to Town Field and the pickleball/tennis/basketball courts. The Town Field Playground is roughly 160 feet by 60 feet.

The Friends of Town Field Playground seek to remove the existing outdated equipment and replacing it in-kind with modern equipment. The new equipment would remain within the current playground's footprint. At the recommendation of the DPW, three sides of the fence will be upgraded at the same time as the installation of the new playground equipment. The basketball and pickleball courts are not included in the area we seek to rehabilitate, nor are the soccer and baseball fields.

### **Project Goals and Objectives**

The goal of this proposed project is to rehabilitate the Town Field Playground. We would like to make an already integral recreational Belmont area even more fun and improve the safety of the equipment. In addition, we would like to make it more attractive to children of a wider variety of ages.

### **Project Benefit**

The Town Field Playground is located in an area where houses are close together and residents do not have large back yards. Many neighbors meet here to play. It is a central point for our town's soccer organizations. On any given weekend, you can see Belmontonians from all parts of town use the fields and the Playground while soccer is in session. Given the high utilization, this project is a benefit to a major cross-section of our town's residents and this reach, we believe, helps to fulfill the CPC guidelines even further.

<b>Project:</b>	<b>Architect for Payson Park Music Festival Band Stand</b>
<b>CPA Category:</b>	<b>Recreational Land, Open Space</b>
<b>Amount Requested:</b>	<b>\$5,000</b>
<b>Amount Recommended:</b>	<b>\$5,000</b>
<b>CPC Vote:</b>	<b>Approved</b>
<b>Sponsors:</b>	<b>Payson Park Music Festival with support from Recreation and the Department of Public Works</b>

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### **Project Description**

The acquisition of an architect to design an appropriate, acoustically sound structure in keeping with the natural habitat of the Payson Park. The structure will conform to the existing 20' x 24' concrete slab that was donated by resident, Brian Saper and which exists as a platform for the 16 musical venues provided, at no cost to the Town, each Summer.

### **Project Goals and Objectives**

Design and cost generation for building an appropriate, acoustically sound structure in harmony with the natural surroundings of the Park.

### **Project Benefit**

Payson Park Music Festival is a recreational community event on the site of the old Payson Park School. Its location preserves open space for the resident of Belmont.

The PPMF series just completed its 27<sup>th</sup> consecutive season of concerts. All funds to support our well-known, talented, performing bands are donated by businesses and residents. Typically 15 to 16 concerts are presented each summer. Eleven (11) Wednesday evening family concerts are offered along with four (4) Friday morning Children's concerts.

The Recreation Department, the Highway Department, the Health Department, the Town Clerk and the Selectmen's Office have all been supportive of the Concert series throughout the years.

**Project:** McLean Barn Stabilization  
**CPA Category:** Historic Preservation  
**Amount Requested:** \$200,000  
**Amount Recommended:** \$200,000  
**CPC Vote:**  
**Sponsors:** Office of Community Development - Glenn Clancy, Director;  
Historic District Commission - Lauren Meier, Co-Chair;  
Land Management Committee for Lone Tree Hill Conservation  
Land - Ellen O'Brien Cushman, Chair

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### **Project Description**

According to the Belmont Historic District Commission, the Town Hall Complex is the apex of Belmont's most valued historic structures in public ownership; the next most important building is the McLean Barn located at 248 Mill Street. The Barn is included in the National Register of Historic Places and in the Massachusetts Historical Commission's Cultural Resources database as an element of the McLean Hospital National Register District. Though recognized for its historic significance, the McLean Barn today is threatened by the effects of time, weather and encroaching vegetation. The goal of this project is to ensure that the McLean Barn survives intact until such time that the Town decides an appropriate use for it. This project is not to determine the ultimate use of the McLean Barn; that is a process that will be undertaken separately. With a successful CPA-funded stabilization, the Land Management Committee will begin to lead a community conversation to determine the best use(s) for the Barn, and if necessary, the appropriate path for approval and incorporation of these uses into the Conservation Restriction.

The McLean Barn Stabilization Project will provide funding to arrest further deterioration of the historically significant structure, until a plan for use for the building can be determined by the Town. The project is jointly sponsored by the Office of Community Development (OCD), the Historic District Commission (HDC), and the Land Management Committee for Lone Tree Hill (LMC). The application is for \$200,000, which will fund the stabilization work. A Conditions Assessment and Stabilization Recommendations Study has recently been completed by Spencer, Sullivan & Vogt and informs the detailed scope of work for the stabilization, allowing work to begin in FY19. The detailed cost estimate includes such categories as concrete repairs, masonry cleaning and repair and graffiti removal and prevention, exterior wood treatment and selective trim replacement, gutters and downspout removal, missing and broken roof slates replacement, new plywood boarding installation for all windows and doors, painting of exterior wood surfaces, exterior security lighting and cameras, as well as construction contingency and service costs.

The McLean Barn is a New England-style banked barn, with the gable end facing Mill Street. It sits on a 4.6-acre site directly south of Rock Meadow on Mill Street. The exterior is clad in brick with stone lentils. Two cupolas (ventilators) are located on the roof peak. The building was constructed c.1915 and was used as part of the McLean Farm until it was transferred to the Town in 2005 as part of the Memorandum of Agreement with McLean Hospital. The interior contains two levels and a hay loft.

### **Project Goals and Objectives**

Community Preservation Committee



As a significant historic building, the McLean Barn contributes to the character of Belmont, one of the few extant barns in a semi-rural setting that visually conveys Belmont's agricultural past. It is much beloved in Belmont, but its condition has deteriorated and the building is in dire need of emergency stabilization. Thus, funding through the Community Preservation Act (CPA) will provide much needed financial resources to implement emergency work to stabilize the building envelope ensuring it is protected from weather, animals and vandals and in so doing, arrest further deterioration. This project is a first step toward a future plan for the building, ensuring that the barn is adequately preserved and protected while the process is underway.

### **Project Benefit**

Town Meeting has continued to demonstrate community-wide support for historic preservation and the retention of its neighborhood character, evidenced by adoption of Community Preservation Act, the Demolition Delay Bylaw in 2013 and 2017, funding for a town-wide historic resources survey, recent zoning changes that protect specific neighborhoods from incompatible alterations, and the establishment of Historic Districts, most recently the Richardson Farm Historic District.

Preservation of the McLean Barn and the rural character of Mill Street is important to the Town of Belmont, the Kendall Gardens neighborhood, the adjacent Lone Tree Hill Belmont Conservation Land, Rock Meadow, as well as the grounds of McLean Hospital. But this character is also experienced by everyone who walks the conservation land and drives the Mill Street corridor, and for the users of the adjacent state reservations of Beaver Brook and Beaver Brook North, both nationally significant historic landscapes in their own right.

In the late 1990s, the public process to save the land now known as Lone Tree Hill as well as the last remaining parcel of the McLean farm generated much support for both land conservation and historic preservation in Belmont. In 1999, the Town of Belmont entered into an agreement with McLean Hospital Corporation (MOA) that included the conveyance of land as public open space as well as the preservation of historically significant features of the property. This agreement resulted in the transfer of nearly 100 acres of conservation land (including the historic McLean Barn) to the town of Belmont in 2005. These important resources are further protected by Conservation Restrictions held by the Trustees of Reservations (Trustees) and a preservation agreement administered by the Historic District Commission. Throughout the planning process for the McLean campus, preservation of both the open space and the historic resources associated with the development of the hospital were an important goal of the Town and this is clearly memorialized in the final agreement.

The McLean Barn is threatened and without CPA funding will continue to deteriorate until a final use can be determined and installed. While the Lone Tree Hill Conservation Land receives a small income of approximately \$1,200 per month generated from the cell tower on Lone Tree Hill on Concord Avenue (located between the Highland Meadow Cemetery entrance and the Pine Alee), this funding is for routine maintenance and is not sufficient to undertake the major projects the Barn requires. The Conservation Restriction Attachment B1 within the MOA as an Exception to Otherwise Prohibited Acts and Uses, #15, states: "The historically and architecturally significant Barn located at 248 Mill Street may be renovated (including new infrastructure), used, and maintained for such uses as environmental education, the storage of materials and equipment associated with management of the Premises or management of the cemetery area, and office space for staff of the cemetery and/or the Premises."

The McLean Barn is threatened and without CPA funding will continue to deteriorate until a final use can be determined and installed. While the Lone Tree Hill Conservation Land receives a small income of approximately \$1,200 per month generated from the cell tower on Lone Tree Hill on Concord Avenue (located between the Highland Meadow Cemetery entrance and the Pine Alee), this funding is for routine maintenance and is not sufficient to undertake the major projects the Barn requires. The Conservation Restriction Attachment B1 within the MOA as an Exception to Otherwise Prohibited Acts and Uses, #15, states: “The historically and architecturally significant Barn located at 248 Mill Street may be renovated (including new infrastructure), used, and maintained for such uses as environmental education, the storage of materials and equipment associated with management of the Premises or management of the cemetery area, and office space for staff of the cemetery and/or the Premises.”

This CPA proposal is a complete project. At a future time, should the Town determine an appropriate use for the McLean Barn, that project would be required to address funding options for the specific work, including but not limited to private funding, open fundraising, or even a separate CPA proposal on its own merits. The Land Management Committee is committed to leading the community conversation about future uses and looks forward to a strong public process.

<b>Project:</b>	<b>Belmont Veterans Memorial Restoration and Enhancement</b>
<b>CPA Category:</b>	<b>Historic Preservation</b>
<b>Amount Requested:</b>	<b>\$103,000</b>
<b>Amount Recommended:</b>	<b>\$103,000</b>
<b>CPC Vote:</b>	<b>Approved</b>
<b>Sponsors:</b>	<b>Belmont Veterans Memorial Committee - Angelo Firenze, President Town Project Sponsor - Mary Trudeau, Conservation Agent VFW Waverley Post #1272 American Legion Post #175</b>

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### **Project Description**

The Belmont Veterans Memorial is a historical structure in the middle of a historic park designed by Loring Underwood

Today, the historic memorial next to the pond shows the wear and tear of its 77 years. The wall is failing, the stones discolored, and the (excessive) mortar is (again) chipping out. Brush is growing over (and through) the structure and compromises the integrity of the wall. The flagpole is old and shabby, and the bronze plaque is pitted. In its current shape, the memorial does not properly honor the memories of our service men and women. The CPA portion of the project will restore the existing monument to its original condition. The wall will be taken down, the stones preserved and cleaned (where possible), and the walls rebuilt to the same specifications. The flagpole will be replaced with a historically appropriate pole and an identical bronze plaque will replace the one that cannot be restored.

Our project will repair the entrance wall, which is in better condition than the wall by the pond and will likely need less drastic restoration. We have included funding for the re-creation of the path from the entrance wall to the monument at the pond, which will be ADA compliant.

### **Project Goals and Objectives**

The Veterans Memorial is historical in nature, as its role is to commemorate, in perpetuity, the service and sacrifice of our citizens. In 1940, Belmont residents dedicated this location to all Belmont veterans "In Honor of the Citizens Who Served the United States in War." It is our intent to restore and expand the memorial to guarantee that their legacy, the Veterans Memorial at Clay Pit Pond, continues for future generations.

### **Project Benefit**

The restored and enhanced Veterans Memorial will be a destination where veterans, families and residents can sit, relax, and spend time with their thoughts.

<b>Project:</b>	<b>Funds Set-Aside for Belmont Housing Trust</b>
<b>CPA Category:</b>	<b>Community Housing</b>
<b>Amount Requested:</b>	<b>\$250,000</b>
<b>Amount Recommended:</b>	<b>\$250,000</b>
<b>CPC Vote:</b>	<b>Approved</b>
<b>Sponsors:</b>	<b>Belmont Housing Trust</b>

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**Project Description:** **The Funds Set-Aside will enable the Belmont Housing Trust to act expeditiously on emerging opportunities that fit within the CPA guidelines for creating community housing** for persons and families whose annual income is equal to or less than 100% of area-wide median income. The Belmont Housing Trust proposes that a grant agreement be established between the Town and the Housing Trust to ensure that the funds used by the Trust follow CPA rules; the grant agreement will also define the time frame for use of the funds and detail any required reporting.

Authorized by Town Meeting in 1999 and then created by the state legislature (Chapter 126 of the Acts of 1999), **the Trust is a local body appointed by and answering to the Belmont Board of Selectmen.** The Trust's purposes are: (1) to *investigate and implement alternatives for providing affordable housing* for persons of low, moderate, and middle income; (2) to enhance the Town of Belmont, Massachusetts and lives of its residents, and so lessen the burdens of government, by *promoting and undertaking the development and maintenance of affordable housing* for the benefit of persons of low and moderate income; (3) to *foster and promote community-wide interest and involvement* in the problems associated with the under-development of affordable housing, and toward that goal, to sponsor and participate in public symposia and discussions involving governmental officials, real property developers, and community organizations and institutions; and (4) to *assist parties in obtaining financial support for affordable housing projects* from state and federal agencies, foundations and other sources; and by any other means, to cooperate with, encourage, and contribute to the efforts of parties in the accomplishment of affordable housing purposes.

**Project Goals and Objectives:** The Belmont Housing Trust is seeking CPA funds to provide the resources needed to fulfill the Trust's purposes and duties listed above. Real Estate moves quickly in Belmont. Having these funds set aside would allow the Trust to respond to opportunities through a variety of activities, depending on what is needed to create new affordable homes. This could include pre-development due diligence (site surveys, Phase I environmental work, title search and more). The Trust could also use the funds to achieve affordability by subsidizing the construction costs of new production. In return, the Town would get affordable deed-restricted units. Or the Trust could invest the funds in (provide equity to) an affordable housing development to help make the project financially viable. There may also be opportunities to purchase land or work with developers to build deed-restricted housing in developments being proposed in Belmont. The CPA funds could also be used to leverage state dollars that would increase the number of affordable units in Belmont.

**Project Benefit:** Demand for housing is on the rise in Belmont, particularly for seniors and families. The Housing Trust recently completed a draft Housing Production Plan that details housing need. Nearly 25% of Belmont's current households are eligible for affordable housing. Belmont's housing prices have increased by more than 40% since 2009. More than 40% of renters and nearly 30% of current homeowners are cost-burdened, paying more than 30% of their income for housing. This burden affects all income groups and affects those with the lowest incomes the hardest. In addition, Belmont has an old housing stock, and there is a lack of homes that are accessible for people with disabilities. **To meet the needs of Belmont's residents and to contribute to economic growth in the Town and the region, Belmont must produce more homes that are affordable to people with low and moderate income.** The CPA funds are a resource enabling the Trust to help meet that need.

<b>Project Title:</b>	<b>Construction of Intergenerational Walking Path, Landscaping and Seating, Grove Street Park</b>
<b>CPA Category:</b>	<b>Open Space and Recreation</b>
<b>Amount Requested:</b>	<b>\$780,086.90</b>
<b>Amount Recommended:</b>	<b>\$780,086.90</b>
<b>CPC Vote:</b>	<b>Approved</b>
<b>Sponsor:</b>	<b>Donna Ruvolo, Friends of Grove Street Park</b>

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**Description of Project:**

The Friends of Grove Street Park have applied for CPA funding to build an Intergenerational Walking Path with associated landscaping and seating at Grove Street Park. The plan also includes two 55' batting tunnels installed in a graded, recessed knoll. Construction will follow a site plan developed by Activitas, Inc., under a \$35,000 CPA grant approved by the 2017 Belmont Annual Town Meeting.

Grove Street Park is the largest of Belmont's public parks and probably the most heavily used. In recent years, the entrances to the park have deteriorated markedly from erosion and tree root growth. Furthermore, the park has only one short interior walkway and no exterior sidewalks except along Grove Street, on east side away from the neighborhood. As a result, access to and mobility inside the park has become increasingly difficult, if not impossible, for visitors with strollers, canes, walkers, and wheelchairs.

At the same time, the loss of trees and shrubs to storms, disease, vandalism and preventive maintenance has left an open expanse of turf and fencing that offers no protection from the elements for spectators of sporting events and other visitors. The lack of seating for relaxation and social interaction also emphasizes the Park's lack of welcome.

**Project Goals:**

The proposed Intergenerational Walking Path project is intended to address all of these issues through construction of a six-foot wide, paved walking path that circumnavigates the park from *within* the park, adds shade trees for shade and visual interest, and includes seating areas and benches.

The addition of a two batting tunnels, and the redesign of the batting warm up boxes (which will increase in size to accommodate actual swing space needs) will provide improved facilities for both formal and recreational baseball play and practice at the Park.

**Project Benefits:**

The work and improvements to the Grove Street Park are far-reaching. The Intergenerational walking path will not only address much needed access into the park for those with mobility issues, but will also be a welcome feature for walkers and runners. Similarly, the landscaping will provide shade, act as a buffer from traffic noise, and also contribute to a visually pleasing environment for those visiting the park, and even for those walking or driving by. The seating areas will provide areas for socializing and resting, and the improvements in the baseball facilities will benefit scores of baseball participants who use the park for both formal and informal games.

**TOWN OF BELMONT**  
**COMMUNITY PRESERVATION COMMITTEE**  
**CPA FUND**  
**April 9, 2018**

<b>Revenue (FY2012-18)</b>	<b>Total</b>
Local Surcharge	\$ 6,944,002
State Match	1,692,716
Interest and Misc. Fees	57,351
<b>Total Collection</b>	<b>\$ 8,694,069</b>

<b>Expenses (FY12-FY18)</b>	
Project Spending	\$ (4,493,056)
Remaining Appropriated Project Funding	(1,570,557)
Admin Expenses (see spending guidelines)	(154,790)
<b>Total Expenses</b>	<b>\$ (6,218,403)</b>

<b>Turnbacks (FY12-FY18)</b>	
Project Turnbacks	\$ 559,009

<b>Proposed Appropriations (FY19)</b>	
FY19 Projects	\$ (1,518,087)
FY19 Admin. Budget (see spending guidelines)	(50,000)
<b>Total Proposed Appropriations (FY19)</b>	<b>\$ (1,568,087)</b>

<b>Summary</b>	
Collections	\$ 8,694,069
Expenses	(6,218,403)
Proposed Appropriations	(1,568,087)
<b>Total Estimated CPA Fund Balance (7-1-18)</b>	<b>\$ 907,579</b>

<b>Admin Fees</b>	<b>FY14</b>	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>
Admin Salary	\$ 8,917	\$ 11,412	\$ 10,092	\$ 11,584	\$ 11,000
Procurement Training	450	1,265	-	-	-
Open Space Land and Housing Inventory Project	30,000	-	-	-	-
CPA Coalition Dues	3,000	3,500	3,500	3,500	4,350
Deed Restriction - Homer House	-	-	4,266	-	-
Town Hall Railings and Retaining Wall Study					5,050
McLean Barn Stabilization Study					15,000
Misc. Office Supplies	154		363		
<b>Total Admin Spending</b>	<b>\$ 42,521</b>	<b>\$ 16,177</b>	<b>\$ 18,220</b>	<b>\$ 15,084</b>	<b>\$ 35,400</b>
Original Appropriated Admin Budget	\$ 58,000	\$ 56,498	\$ 56,200	\$ 50,650	\$ 55,000
Administrative Turnback	\$ 15,479	\$ 40,321	\$ 37,980	\$ 35,566	\$ -

Community Preservation Committee

**TOWN OF BELMONT**  
**COMMUNITY PRESERVATION COMMITTEE**  
**CPA Project Statuses**  
**April 4, 2018**

FY 2014						
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE
(Belmont Village) Electric Service Upgrade Underground Wiring	Donna Hamilton	\$ 147,000.00	\$ 128,161.22	100.00%	\$ 18,838.78	CLOSED
(Town Hall) Concord Avenue Door Remediation	Kevin Looney	\$ 72,000.00	\$ 71,870.50	100.00%	\$ 129.50	CLOSED
Building Survey and Investigation of the William Flagg Homer House	Susan Smart	\$ 10,000.00	\$ 9,500.00	100.00%	\$ 500.00	CLOSED
Comprehensive Cultural Resources Survey	Lisa Harrington	\$ 115,000.00	\$ 115,000.00	100.00%	\$ -	CLOSED
Irrigation Improvements at Rock Meadow Community Gardens	Mary Trudeau	\$ 10,000.00	\$ 9,023.63	100.00%	\$ 976.37	CLOSED
Joey's Park Rehabilitation	Ellen Schreiber	\$ 100,000.00	\$ 100,000.00	100.00%	\$ -	CLOSED
Landscape Plan for Intergenerational Walking Path at Clay Pit Pond	Mary Trudeau	\$ 20,000.00	\$ 18,970.00	100.00%	\$ 1,030.00	CLOSED
Preserving and Digitizing Belmont's Vital Records	Ellen O'Brien Cushman	\$ 100,000.00	\$ 86,604.16	100.00%	\$ 13,395.84	CLOSED
Underwood Park (Plan & Design)	Peter J Castanino	\$ 298,000.00	\$ 298,000.00	100.00%	\$ -	CLOSED
		\$ 872,000.00	\$ 837,129.51	100.00%	\$ 34,870.49	

FY 2015						
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE
Belmont Community Moving Image Archive	Jeffrey Hansell	\$ 12,000.00	\$ 11,963.85	100.00%	\$ 36.15	CLOSED
Daniel Butler School Playground Project (Phase II)	Michael McAllister, Principal	\$ 66,524.00	\$ 64,488.00	100.00%	\$ 2,036.00	CLOSED
The project is expected to be completed by October 2017.						
(Belmont Village) Electrical Upgrade Interior Wiring	Donna Hamilton	\$ 165,000.00	\$ 165,000.00	100.00%	\$ -	CLOSED
First Time Homebuyer Assistance	Helen Bakeman	\$ 375,000.00	\$ -	100.00%	\$ 375,000.00	CLOSED
JV Field Irrigation Upgrade	Jim Fitzgerald	\$ 8,700.00	\$ 8,700.00	100.00%	\$ -	CLOSED
Underwood Pool	David Kale	\$ 2,000,000.00	\$ 2,000,000.00	100.00%	\$ -	CLOSED
Winn Brook Field Renovation	Peter Thomson	\$ 100,000.00	\$ 96,373.54	100.00%	\$ 3,626.46	CLOSED
		\$ 2,727,224.00	\$ 2,346,525.39	100.00%	\$ 380,698.61	

**TOWN OF BELMONT**  
**COMMUNITY PRESERVATION COMMITTEE**  
**CPA Project Statuses**  
**April 4, 2018**

FY 2016						
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE
Belmont Veterans Memorial Project	Kevin Ryan	\$ 60,000.00	\$ 26,800.00	100.00%	\$ 33,200.00	CLOSED
Electrical Upgrade	Donna Hamilton	\$ 522,500.00	\$ 522,500.00	100.00%	\$ -	CLOSED
Donna Hamilton will be submitting invoices						
Digitization of Belmont Newspapers (1890-1923)	Emily Reardon	\$ 17,923.24	\$ 17,105.00	100.00%	\$ 818.24	CLOSED
Floyd Carman will contact the sponsors to request that a public presentation be made upon						
1853 Homer House Rehabilitation and Restoration	Kelly Higgins	\$ 100,000.00	\$ 17,750.00	17.75%	\$ -	OPEN
After some delays due to a change of project leadership, the Invitation For Bids has been drafted.						
Pegussette Tennis Courts Rehabilitation and Restoration	David Kale	\$ 295,000.00	\$ 210,046.66	100.00%	\$ 84,953.34	CLOSED
The project has been completed. Final invoices have not yet been submitted.						
Wellington Station Exterior Restoration and Rehabilitation	Emilio E Mauro, Jr.	\$ 26,300.00	\$ 26,300.00	100.00%	\$ -	CLOSED
All invoices have been paid in full.						
		\$ 1,021,723.24	\$ 820,501.66	86.29%	\$ 118,971.58	

FY 2017						
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE
Construction of Intergenerational Walking Path at Clay Pit Pond	Mary Trudeau	\$ 228,350.00	\$ 9,500.00	4.16%	\$ -	
The survey has been completed. The next step is to put the project out to bid.						
Preserving Belmont's Original Vital Records	Ellen Cushman	\$ 80,000.00	\$ -	0.00%	\$ -	
Digitizing Belmont's Town Meeting Records						
	Ellen Cushman	\$ 85,000.00	\$ -	0.00%	\$ -	
Town Hall Exterior Railings Improvements						
	Gerald R. Boyle	\$ 75,000.00	\$ -	0.00%	\$ -	
The project is expected to be cancelled or delayed due to the need to repair the retaining wall first. The project sponsors will likely resubmit an application once a more accurate budget estimate has been obtained.						
PQ Playground Revitalization (Phase I)	Julie Crockett	\$ 25,000.00	\$ 25,000.00	100.00%	\$ -	CLOSED
Winn Brook Tennis Courts						
	Jay Marcotte	\$ 325,000.00	\$ 300,531.68	100.00%	\$ 24,468.32	CLOSED
All invoices have been paid in full. Confirmed with Judy Carmody DPW						
		\$ 818,350.00	\$ 335,031.68	34.03%	\$ 24,468.32	



**TOWN OF BELMONT**  
**COMMUNITY PRESERVATION COMMITTEE**  
**CPA Project Statuses**  
**April 4, 2018**

FY 2018						
PROJECT	SPONSOR	APPROPRIATION	EXPENSES	% COMPLETED	TURNBACK	STATUS UPDATE
Grove Street Tennis Courts	Jay Marcotte	\$ 336,000.00	\$ 37,000.00	11.01%	\$ -	
Town Meeting approved the project on May 3, 2017						
Assessment and Project Redevelopment of Sherman Gardens	Donna Hamilton	\$ 173,200.00	\$ -	0.00%	\$ -	
Town Meeting approved the project on May 3, 2017						
Belmont Headquarters Sons of Italy - Historical Artifacts Preservation	Cynthia Pasciuto	\$ 24,125.00	\$ 14,984.11	62.11%	\$ -	
A vendor has been selected to begin work on the project.						
Grove Street Park Intergenerational Walking Path Construction Site	Donna Ruvalo	\$ 35,000.00	\$ 35,000.00	100.00%	\$ -	
Town Meeting approved the project on May 3, 2017						
PQ Playground Revitalization Project Phase 2	Julie Crockett	\$ 615,000.00	\$ 66,884.01	10.88%	\$ -	
Town Meeting approved the project on May 3, 2017						
		<b>\$ 1,183,325.00</b>	<b>\$ 153,868.12</b>	<b>36.80%</b>	<b>\$ -</b>	



**OFFICE OF COMMUNITY DEVELOPMENT  
TOWN OF BELMONT**

19 Moore Street  
Homer Municipal Building  
Belmont, Massachusetts 02478-0900

**BELMONT HISTORIC DISTRICT COMMISSION**

To: Town Meeting Members  
From: Historic District Commission  
Date: April 3, 2018

**Subj: Establishing the Thaddeus Frost House Historic District**

The Thaddeus Frost House (the House), located at 291 Brighton Street, is one of the last surviving homes associated with Belmont's market garden industry of the 19<sup>th</sup> and early 20<sup>th</sup> centuries. It is an outstanding example of Federal style architecture, and is associated with the Frost family of local prominence. For these reasons, the Historic District Commission (HDC) determined during the Town's efforts to conduct a historic resources survey that the House is historically significant and subsequently placed the House on the Town's List of Significant Buildings (the List).

As a result of the House being placed on the List, the homeowner, Athena McInnis, asked the HDC to consider establishing the Thaddeus Frost House Historic District (the District) to ensure that this historic asset continues to be preserved. Over the last year, the HDC followed procedural requirements put forth by the Massachusetts Historical Commission (MHC) for establishing a new historic district. These requirements include historical research, authoring a preliminary study report, and public outreach.

Obtaining a 2/3 vote of approval at Town Meeting is the next step in the process, and the HDC provides the following information to facilitate discussion at the 2018 Annual Town Meeting.

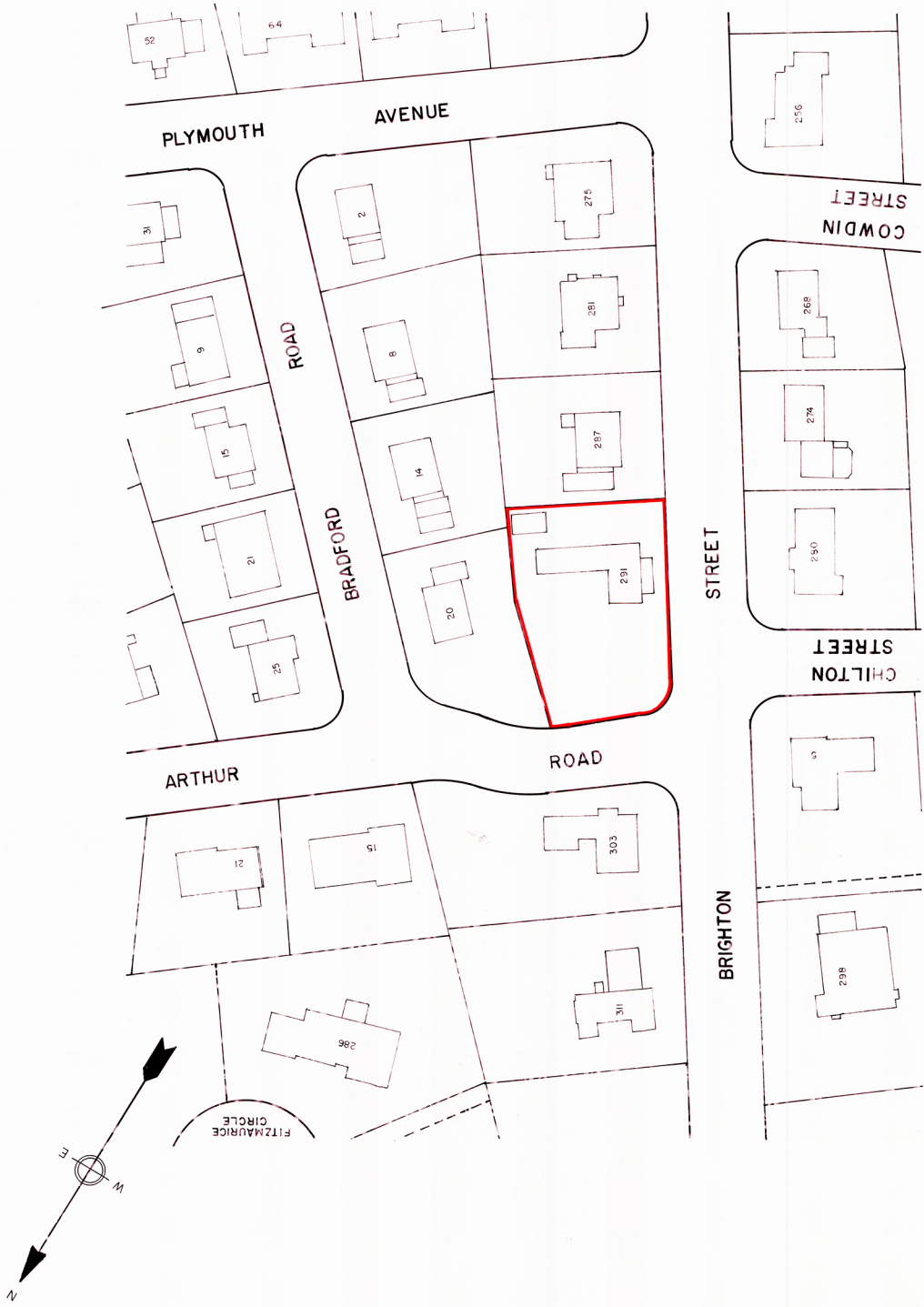
- **Plan Showing Thaddeus Frost House Historic District**  
The Plan shows the location of the proposed District and will be filed with the Middlesex Registry of Deeds upon establishment.
- **Answers to Frequently Asked Questions (FAQs)**  
The HDC compiled the attached FAQs in advance of Town Meeting.
- **Thaddeus Frost House Preliminary Study Report Summary**  
Prior to establishing a new historic district in Massachusetts, the MHC requires that a preliminary study report be submitted providing a facts-based rationale supporting the establishment a district. Attached is the summary excerpt from the HDC's Thaddeus Frost Preliminary Study Report (Report). The entire report can be found on the HDC's [webpage](#).
- **Support Letter from MHC**  
In response to the HDC's Report, the MHC submitted the attached letter encouraging establishment of the District.
- **Thaddeus Frost House Inventory Form**  
Generated as part of the Town's Historic Resources Survey and used to inform the HDC's decision to place the Thaddeus Frost House on the List of Significant Buildings, the attached inventory form provides historical and architectural information on the House.

PLAN FILED  
TOWN CLERK'S OFFICE  
DATE: April 6, 2018  
Ellen M. O'Brien  
TOWN CLERK

APPROVED BY  
BOARD OF SELECTMEN  
DATE: \_\_\_\_\_

ACCEPTED BY  
TOWN MEETING  
DATE: \_\_\_\_\_  
ARTICLE: \_\_\_\_\_

\_\_\_\_\_  
TOWN CLERK



PLAN SHOWING  
THADEUS FROST HOUSE  
HISTORIC DISTRICT  
291 BRIGHTON STREET  
BELMONT, MASSACHUSETTS

SCALE: 1 INCH = 40 FEET      FEBRUARY 7, 2018

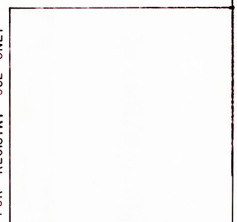
[Signature]  
TOWN ENGINEER



I CERTIFY THAT THIS PLAN WAS  
PREPARED IN ACCORDANCE WITH  
THE RULES AND REGULATIONS  
OF THE REGISTERS OF DEEDS



FOR REGISTRY USE ONLY



## **Thaddeus Frost House Historic District**

### **FAQ**

April 4, 2018

#### **Why is the Thaddeus Frost House being considered for local designation as a historic district?**

The c.1805 (1827) Thaddeus Frost house is both historically and architecturally significant and is one of Belmont's most important historic assets. The Thaddeus Frost house is historically significant because it was owned by three members of the Frost family, who were prominent citizens of Watertown, Arlington, and Belmont and is one of the last surviving homes that was originally part of a sixteen acre farm. This farm was once part of Belmont's flourishing market garden industry and was one of the last to be subdivided for residential development. In addition, the house is one of the few remaining examples of Federal-period architecture in Belmont that survives virtually unchanged.

The Massachusetts Historical Commission determined it was eligible for inclusion in the National Register of Historic Places due to its architectural and historical significance. This house is also listed on Belmont's Significant Historic Buildings Subject to Demolition Delay Bylaw.

#### **What is a local historic district and what does it do?**

A local historic district is a tool to preserve and protect buildings and properties that are significant to the history of the Commonwealth and its cities and towns. The intent of a local historic district is to ensure that exterior changes and additions that are visible from a public way are harmonious, and do not diminish the historic values and integrity of the district.

#### **What does a local historic district NOT do?**

The purpose of a local historic district is not to halt growth, but to allow for the thoughtful consideration of change. Changes to the interior of a building are not subject to review in a local historic district. It does not provide any tax benefits to the owner.

#### **Who oversees local historic districts in Belmont?**

The Historic District Commission (HDC), appointed by the Board of Selectmen, is charged with reviewing additions and/or modifications to the exterior of properties located within the Town of Belmont's local historic districts. The HDC holds public hearings on these projects to determine the appropriateness of such alterations and issues Certificates of Appropriateness to those projects that meet the Commission's Guidelines.

#### **How will this affect current or future owners?**

A resident in a local historic district is required by law to seek and receive approval for any applicable exterior alterations prior to the commencement of work. In addition to any required town permits, the owner must apply for a Certificate of Appropriateness, a Certificate of Non-Applicability or a Certificate of Hardship from the HDC if they wish to make any changes to the exterior of the home visible from a public way.

#### **How will this affect abutters?**

A local historic district does not affect abutters and does not require them to seek approval from the Belmont HDC to make changes to their property.

## **Thaddeus Frost House Historic District**

### **FAQ**

April 4, 2018

#### **Is there public support for this new local historic district?**

Athena McInnis, the current owner, fully supports the creation of a local historic district for the Thaddeus Frost House. The HDC held a public meeting on October 10, 2017, and a public hearing on January 9, 2018. Abutters were notified and invited to attend; there were no dissenting opinions from abutters.

#### **Was this proposed local historic district reviewed by the Massachusetts Historical Commission (MHC)?**

Yes, the Preliminary Study Report was reviewed by the MHC and in a letter dated Dec. 18, 2017, "The Massachusetts Historical Commission encourages the Town of Belmont to establish the Thaddeus Frost House Local Historic District."

#### **Can you make a local historic district out of a single home or property?**

Yes, single buildings or properties may be designated as a local historic district through Mass General Laws, Chapter 40C, Section 3: "The buildings, structures or sites to be included in the proposed historic district may consist of one or more parcels of land, or one or more buildings or structures on one or more parcels or lots of land." The Thaddeus Frost Historic District will be Belmont's first single building local historic district. Other comparable towns have successfully utilized single building local historic districts; for example, Wellesley currently has four.

#### **How is this different from the properties regulated by the Demolition Delay Bylaw?**

The Demolition Delay Bylaw only provides a temporary "pause" prior to the demolition of a historic building identified on the List of Significant Historic Buildings and does not protect a historic building from demolition nor inappropriate alteration.

#### **Do we have any other locally-designated historic districts in town?**

Belmont currently has three locally designated historic districts: Pleasant Street (formerly known as Wellington), Common Street, and the Richardson Farm.

#### **How is a local historic district different from a National Register Historic District?**

National Register Districts are established by the National Park Service after initial review by the Massachusetts Historical Commission, and are largely honorary. Listing on the National or State Register of Historic Places, or properties in a local historic district are protected from federal and state actions (funding, licenses, permits) through a review process required by Section 106 of the 1966 National Historic Preservation Act (36 CFR Part 800) as well as MGL Chapter 9, sections 26-27C.

In Massachusetts, a locally designated historic district is established and regulated by municipal governments according to MGL Chapter 40C. Sometimes, National Register Districts are also local historic districts. In Belmont, Pleasant Street is both a National Register district and a local historic district. McLean Hospital, including Lone Tree Hill and Rock Meadow, is a National Register district only.

**Preliminary Study Report**  
**on the Establishment of the**  
**Thaddeus Frost House Local Historic District**



291 Brighton Street, current view 2017

**Belmont, Massachusetts**

**October 10, 2017**

## **SUMMARY SHEET**

### **Report Preparation:**

Written by Michael Chesson, Belmont Historic District Commission

Contact: Michael Chesson 617-953-0146

### **Study Committee:**

Belmont Historic District Commission

Lauren Meier, Co-chair

Lisa Harrington, Co-chair

Elizabeth (Sue) Pew

Terry McCarthy

Kathleen Fahey

Michael Chesson

Nushin Yazdi

Karl Leabo

Michael Smith

Jacob Cohen

Lydia Phippen Ogilby, Member Emeritus

**Date of Public Hearing:** On or about January 9, 2018

**Date of Town Meeting:** Spring 2018 Town Meeting, date TBD

**Total Number of Properties in Proposed District:** 1

### **Conclusion:**

The handsome Federal-style Thaddeus Frost House (ca. 1805) at 291 Brighton Street is historically significant for several reasons, and merits the enhanced protection that designation as a Local Historic District would give it. The house is one of the last surviving homes originally part of the many large farms in Belmont, which existed prior to the Town's incorporation in 1859 until the end of WW II. It belonged to several members of the Frost family, a large, extended group of Puritan pioneers, Revolutionary War veterans, Civil War Soldiers, and prosperous farmers who were important in Watertown, West Cambridge (Arlington, 1867), and Belmont. It is an iconic example of Federal period architecture that survives virtually unchanged, on what was once a major road for drovers taking their cattle to Boston markets. With significant development pressure in the metro West area, few of these houses remain today in Belmont. The Frost house still faces the street that has become a busy commuter route for those with jobs in Boston and Cambridge. In 1993, MHC gave a written opinion that the house was individually eligible for listing on the National Register of Historic Places under criteria A and C. Article 15 of the General Laws of Belmont established the Historic District Commission (HDC) that authorizes the HDC to propose "additional historic districts and changes in historic districts," (15.4(c)) and it is under that authority the new district is proposed.





COMMUNITY  
DEVELOPMENT  
2017 DEC 20 AM 9 57

**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

December 18, 2017

Mr. Michael Chesson  
Belmont Historic District Commission  
455 Concord Avenue  
Belmont, MA 02478

RE: Local Historic District Preliminary Study Report for Thaddeus Frost House Local  
Historic District

Dear Mr. Chesson:

I am pleased to inform you that the Massachusetts Historical Commission voted on December 13, 2017 to acknowledge receipt of the Preliminary Study Report for the Thaddeus Frost House Local Historic District and provide the following advisory recommendations and comments:

The Massachusetts Historical Commission encourages the town of Belmont to establish the Thaddeus Frost House Local Historic District.

If you have any questions, please do not hesitate to contact me. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Skelly", written over a horizontal line.

Christopher C. Skelly  
Director of Local Government Programs



# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

45-87

Boston  
North

BT

BLM.157

**Town/City:** Belmont

**Place:** (*neighborhood or village*):

## Photograph



**Address:** 291 Brighton Street

**Historic Name:** Thaddeus Frost House

**Uses:** Present: single family dwelling

Original: single family dwelling

**Date of Construction:** 1827

**Source:** Betts, p. 255

**Style/Form:** Federal

**Architect/Builder:** unknown

## Exterior Material:

Foundation: granite, concrete

Wall/Trim: wood clapboards

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
garage (1946)

**Major Alterations** (*with dates*):

**Condition:** good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 12,486 SF

**Setting:** former farmland now surrounded by post World War II houses

## Locus Map (north at top)



**Recorded by:** Lisa Mausolf

**Organization:** Belmont Historic District Commission

**Date** (*month / year*): July 2014

# INVENTORY FORM B CONTINUATION SHEET

BELMONT

291 BRIGHTON STREET

## MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BT

BLM.157

☒ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

### ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

Located at the southeast corner of Brighton Street and Arthur Road, 271 Brighton Street is a 2 ½-story, 5 x 2 bay, side-gabled dwelling. The center entrance displays a modest Federal-style entry. The molded surround features a semi-elliptical arch spanning above the front door which is flanked by partial sidelights with small cornerblocks. The house is outlined by simple cornerboards and the eaves display shallow returns on the gable ends. The windows contain double-hung wooden sash in a six-over-six configuration, with molded surrounds and flanked by wooden shutters. Only the east chimney remains on the main block.

Extending behind the east part of the main house block is a two-story ell. There is a secondary entrance toward the rear of the east elevation. It is capped by a ca. 1870 door hood. According to research published by local historian Mrs. Frank French in 1973, the rear ell includes a fireplace with original crane and Dutch oven. A hardwood ice chest, dating from the mid 19<sup>th</sup> century, and originally used to store produce to be sent to market was located in the kitchen at that time.

The house occupies a level lot with a 20<sup>th</sup> century picket fence extending along the Brighton Street and Arthur Road frontage. A paved driveway extends along the southeast side of the house, terminating at a two-car, side-gabled garage constructed in 1946.

The Thaddeus Frost House is significant as one of the few surviving examples of Federal-style residential construction in Belmont.

### HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

This house is of interest for its associations with the locally-important Frost family as well as its associations with the market gardening industry active in the Winnbrook section of Belmont from the late 19<sup>th</sup> century through World War II. The Frost family were early settlers who owned property in what is now Belmont back to the early 1700s. Thaddeus C. Frost (1796-1884) was born in Watertown, the son of Amos Frost and Lydia Bemis. He was also the nephew of Capt. Stephen Frost and the grandson of Capt. Ephraim Frost, both of whom were Revolutionary War heroes. Thaddeus was born in Cambridge and at the age of 11 became a member of the West Cambridge Musical Society.

Thaddeus Frost married Abigail Locke in 1827 and this house was built at that time. He was a farmer. The couple had six daughters and two sons. By the time of the 1880 Census Thaddeus was an 84-year old widower, living here with his son George, daughter Margaret, a nurse and several farm laborers. When Thaddeus Frost died in 1884 ownership of his sixteen acre parcel passed to his son, George A. Frost. After George Frost died in 1890, Varnum Frost purchased the property for \$3,500 at auction.

Cornelius and Isabella Bresnan bought the property in 1899 and continued the farming tradition. In 1910 the Census indicates that the couple was living here with their five children between the ages of 13 and 25, a sister-in-law, and three hired farm laborers. "Boston Market Celery" was cultivated on the site. Mrs. Bresnan died in 1931, followed by Mr. Bresnan in 1941.

Charles Trenholm, a local real estate man (Belmont Hill Trust) purchased the property in 1943. In 1944 Trenholm sold the house and 12,486 SF of land to Richard and Jessie Rablin (Book 6768, Page 405). Richard Rablin worked as a statistician. In 1945 and 1946 the Rablins filed a building permit for the construction of a two car garage to be built by Sam Alcock.

# INVENTORY FORM B CONTINUATION SHEET

BELMONT

291 BRIGHTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BT

BLM.157

The remainder of the original Thaddeus Frost farm was subdivided in 1946; Arthur Road was cut through in 1947. The Rablins owned the house at 291 Brighton Street until 1965 when it was purchased by Athena McInnis (Book 10872, Page 170).

## BIBLIOGRAPHY and/or REFERENCES

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# INVENTORY FORM B CONTINUATION SHEET

BELMONT

291 BRIGHTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BT

BLM.157

## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible      ☐ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district      ☐ Potential historic district

Criteria:    ☒ **A**    ☐ **B**    ☒ **C**    ☐ **D**

Criteria Considerations:    ☐ **A**    ☐ **B**    ☐ **C**    ☐ **D**    ☐ **E**    ☐ **F**    ☐ **G**

Statement of Significance by \_\_\_\_\_ Lisa Mausolf \_\_\_\_\_

*The criteria that are checked in the above sections must be justified here.*

The Thaddeus Frost House is eligible for listing in the National Register under Criteria A and C on the local level. Under Criterion A, the house is significant for its associations with the locally prominent Frost family as well as its associations with the market gardening active in the Winnbrook section of Belmont from the third quarter of the 19<sup>th</sup> century through World War II. Under Criterion C, the house is significant as one of the few surviving examples of Federal-style residential construction in Belmont.

April 24, 2018

COMMUNITY  
DEVELOPMENT

2018 APR 24 PM 3:17

Town Meeting Members  
C/O Belmont Historic District Commission  
19 Moore Street  
Belmont, MA 02478

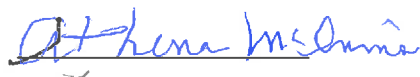
Dear 2018 Annual Town Meeting Members,

As the owner of the Thaddeus Frost House, I am writing to express my complete support for the establishment of the Thaddeus Frost House Historic District, which will regulate my property at 291 Brighton Street and ensure the preservation of this historic building.

I understand the regulatory ramifications, and that once established, exterior work and alterations visible from the public way will require Historic District Commission review and approval.

It is my request that you vote to support the establishment of the Thaddeus Frost House Historic District so that this historic asset will continue to provide the residents of Belmont with a connection to their past for generations to come.

Sincerely,



Athena McInnis, Property Owner  
291 Brighton Street (The Thaddeus Frost House)

## Article 7

Mark Carthy

April 10, 2018

Dear Town Meeting Member,

As you may already know, a group of Belmont residents has been meeting over the past several months to draft a bylaw that will ban the use of plastic check-out bags throughout Belmont and promote the use of reusable bags. We are writing at this time to provide you with information about this effort in advance of the Town Meeting. The goals and rationale for the bylaw are listed below:

- Protect the Town's natural beauty by reducing litter created by plastic bags and minimizing harm to animals ingesting the material.
- Reduce the amount of plastic waste that is washed or blown into the ocean where it does not biodegrade but fragments into very small pieces and enters the aquatic food chain.
- Reduce storm drain congestion from non-biodegradable litter, such as plastic bags.
- Because thin film plastics, such as disposable shopping bags, are not to be placed in curbside recycling and result in problematic contamination at the material sorting centers when they inadvertently make it into the recycling stream, our goal is to reduce such contamination.

The committee has sought and received feedback from merchants in all the major shopping areas in town. We have also presented this proposal to business associations in Belmont. The group was on the Board of Selectman's agenda on February 28, 2018 and received unanimous support of the Selectmen. The proposed bylaw will be put forward at the upcoming Town Meeting in May.

Some of the significant aspects of the Plastic Check-Out Bag Reduction by-law are described below:

--single-use bags are defined as equal to or less than 4.0 mils in thickness.

--paper bags can be substituted for plastic, as long as they are 100% recyclable and contain at least 40% post-consumer recycled content.

--the bylaw would take effect 6 months following the approval of the bylaw by the Attorney General for stores that are larger than 30,00 square feet or that have at least 2 locations in Belmont that total 30,000 square feet or have stores in other Massachusetts towns that have already implemented a similar regulation.

--smaller stores in Belmont will have 9 months to comply with the new regulation. Further exemptions may be granted.

-- a schedule of fines is proposed to deal with non-compliant establishments.

The committee is currently investigating the creation of a sturdy reusable bag to be distributed to customers as an environmentally friendly alternative to plastic or paper.

Thank you for your consideration,

Belmont Group to Ban Plastic Bags

## **Substitute Motion for Article 7, Amend General Bylaws: Plastic Bags, as Offered by the Bylaw Review Committee**

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### **ARTICLE 7:**

### **PLASTIC BAG GENERAL BYLAW**

To see if the Town will vote to amend chapter 60 of the General Bylaws by inserting a new Article 11 as follows:

#### **§ 60-1100 Findings and Purpose**

Plastic check-out bags have a significant impact on the marine and terrestrial environmental, including but not limited to: 1) harming marine and terrestrial animals through ingestion and entanglement; 2) polluting and degrading the terrestrial and marine environment; 3) clogging storm drainage systems; 4) creating a burden for solid waste disposal and recycling facilities; 5) requiring the use of non-renewable fossil-fuel in their composition. Studies have shown that alternative “compostable” or “biodegradable” bags require very specific and controlled conditions in order to biodegrade, and have potentially negative environmental effects similar to conventional plastic bags. Such bags should therefore be subject to the same restrictions as conventional plastic check-out bags. The purpose of this Article is to protect the Town’s unique natural beauty and irreplaceable natural resources by reducing the number of single-use plastic check-out bags that are distributed in the Town of Belmont and to promote the use of reusable bags.

#### **§60-1105 Definitions**

The following words shall, unless the context requires otherwise, have the following meanings:

**CHECK-OUT BAG** - A bag provided by a store to a customer at the point of sale. Check-out bags shall not include bags, whether plastic or not, in which loose produce or products are placed by the consumer to deliver such items to the point of sale or check out area of the store.

**DEPARTMENT** - The Belmont Department of Public Works.

**NET FLOOR AREA** – The actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms, and closets.

**RECYCLING COORDINATOR** - The Recycling Coordinator for the Belmont Department of Public Works or a designee thereof.

**RECYCLABLE PAPER BAG**- A paper bag that is 100% recyclable and contains at least 40% post-consumer recycled content, and displays in a visible manner on the outside of the bag (1) the word “recyclable” or a symbol identifying the bag as recyclable and (2) a label identifying the bag as being made from post-consumer and the percentage of post-consumer recycled content in the bag.

**REUSABLE CHECK-OUT BAG** – A sewn bag with stitched handles that is specifically designed for multiple reuse and that (1) can carry 25 pounds over a distance of 300 feet; (2) is machine washable or is made of a material that can be cleaned or disinfected more than 125 times; (3) is either (a) made of natural fibers (such as cotton or linen) or (b) made of durable, non-toxic plastic (other than polyethylene or polyvinyl chloride) that is generally considered a food-grade material and that is more than 4.0 mils thick.

**RETAIL ESTABLISHMENT**- Any business facility that sells good directly to the consumer whether for or not for profit, including but not limited to, retail stores, restaurants, pharmacies, convenience and grocery stores, liquor stores, seasonal and temporary business jewelry stores, household goods



stores, professional offices, food banks, farmers markets and any other enterprise that offers the sale and display of merchandise.

THIN-FILM PLASTIC CHECK-OUT BAGS - Those bags typically with handles, constructed of high-density polyethylene (HDPE), low density polyethylene (LDPE), linear low density polyethylene (LLDPE), polyvinyl chloride (PVC), polyethylene terephthalate (PET), or polypropylene (other than woven and non-woven polypropylene fabric), if said film is equal to or less than 4.0 mils in thickness.

#### §60-1110 Regulated Conduct

- A. No Retail Establishment in the Town of Belmont shall provide Thin-Film Plastic Check-Out Bags to customers
- B. If a Retail Establishment provides or sells Check-Out Bags to customers, the bag must be one the following:
  - 1. Recyclable Paper Bag; or
  - 2. Reusable Check-Out Bag

#### §60-1115 Exemption:

Thin-film plastic bags with or without handles that are used to contain laundry or dry cleaning, newspapers, produce, meat, bulk foods, wet items, and other similar merchandise are not prohibited under this Article.

#### §60-1120 Penalties and Enforcement

- A. The Department of Public Works and its Recycling Coordinator shall have the authority to administer and enforce this Article. As an alternative to any other means of enforcement, the provisions of this Article and any regulations adopted pursuant thereto may be enforced by non-criminal disposition in accordance with the provision of M.G.L. c. 40, §21D.
- B. For the first violation, the enforcing authority, upon a determination that a violation has occurred, shall issue a written warning notice to the Retail Establishment specifying the violation.
- C. The following penalties shall apply:
  - 1. First offense: Warning - written warning notice.
  - 2. Second offense: A penalty of \$50 shall apply for the next violation following the issuance of a written warning notice.
  - 3. Third and subsequent offense: A penalty of \$200 shall apply for the third violation and each additional violation of this Article.
  - 4. Penalties shall be cumulative and each day on which a violation occurs shall constitute a separate offence.

#### §60-1125 Effective Date

This Article shall take effect six months following satisfaction of the posting and publication requirements set forth in M.G.L. c.40, §32, or on November 1, 2018, whichever is later, for Retail Establishments with net floor area equal to or exceeding 30,000 square feet or with at least two locations under the same name within the Town of Belmont that total 30,000 square feet or more net floor area, or those Retail Establishments that are subject to a similar regulation in any other city or town in Massachusetts. This Article shall take effect nine months following satisfaction of the posting and publication requirements set forth in M.G.L. c.40, §32 or on February 1, 2019, whichever is later, for any other Retail Establishments less than 30,000 square feet net floor area. The Director of the Department of Public Works or a

designee thereof may exempt a Retail Establishment from the requirements of this Article for a period of up to an additional three months upon a finding by the Director of Public Works or designee that (1) the requirements of this Article would cause undue hardship; or (2) a Retail Establishment requires additional time in order to draw down an existing inventory of Thin-Film Plastic Check-Out Bags; provided, however, that any Retail Establishment receiving an exemption shall file with the Department of Public Works monthly reports of inventory reduction and remaining stocks.

#### §60-1130 Regulations

The Board of Selectmen may adopt and amend rules and regulations to effectuate the purposes of this Article.

#### §60-1135 Severability

If any provision of this Article shall be found invalid for any reason in a court of competent jurisdiction, such invalidity shall be construed as narrowly as possible, and the balance of the Article shall be deemed to be affected to the minimum extent necessary, so as to secure the purposes thereof, as set forth in §60-1100.

**Changes from the Warrant Version, contained in the  
Substitute Motion for Article 7, Amend General Bylaws: Plastic Bags,  
as Offered by the Bylaw Review Committee**

In § 60-1100, the penultimate sentence, the word "bas" should be "bags"

In § 60-1105, the definition, NET FLOOR AREA, there should be a comma after "mechanical rooms."

In § 60-1105 the definition, REUSABLE CHECK-OUT BAG, the semicolon before (b) should be replaced with "or" to read: ". . . linen) **or** (b) made of . . . ." I

Also, in this definition, (b) should have parentheses added and the word "and" added so that (b) reads as follows:

"(b) made of durable, non-toxic plastic (**other than polyethylene or polyvinyl**) that is generally considered a food-grade material **and** that is more than 4.0 mils thick."

In § 60-1110.A, the sentence needs three changes, adding the word "No" as the first word before "Retail Establishment", delete the words "Single-Use" after "Thin-Film " and make "Bag" plural so that the sentence reads: "**No** Retail Establishment in the Town of Belmont shall provide Thin-Film Plastic Check-Out **Bags** to customers."

In § 60-1110. A & B, the reference to the defined term, "Check-Out bags" , should have initial capitalized letters, "**B**ags."

Also, in § 60-1110.B, capitalize the initial letters of the defined terms, as follows:

1. Recyclable **P**aper **B**ag; or
2. Reusable Check-Out **B**ag

In § 60-1115, the word "which" should be "that" and reworded as follows: "Thin-film plastic bags **with or without** handles **that** are used . . . .".

In § 60-1120.C.1, the semicolon should be a colon, there should be a space between the word "Warning" and the dash, and the phrase should end with a period.

Also in § 60-1120.C

The word "offence" should be corrected to "offense" the four times it appears.

In § 60-1125, the last sentence, the word "The" should not be capitalized after (1); likewise, the word "A" should not be capitalized after (2); and the defined term "thin-film" should be "**T**hin-**F**ilm."

## Article 12: Home Rule Petition- Increasing the size of the Board of Selectmen

As they deal with larger budgets and more complex responsibilities, MANY TOWNS IN MASSACHUSETTS HAVE ENLARGED THEIR BOARDS OF SELECTMEN. Nearly all communities comparable to Belmont have made this change. Belmont has briefly considered citizens' petitions to make this change several times in the past. Now we're taking it up after a serious study by a committee of Town Meeting members from all precincts, appointed by the Moderator in June 2017. After extensive data collection and discussion, **the committee voted 9-4 to endorse an increase in the number of selectmen.**

We presented Articles 11 and 12 via citizens' petitions because the committee has not been dissolved, nor was it in their charge—should they recommend a change—to draft a warrant article or bylaw language. Thus, the timing would not allow the committee to get it on the warrant for this Town Meeting. Our thanks to the Moderator for arranging for Town Counsel to draft it.

Here is a link to the committee's section of the town website, including both its report and an interesting supplement: <http://www.belmont-ma.gov/committee-to-study-the-number-of-selectmen>. We urge you to read them both.

Of the 11 reasons cited in the committee's report for increasing the size of the board, two that influence us the most are increased representation, diversity, and viewpoints and the potential for a wider range of skills and experience. More views should be represented, and it would be good for the Board to include people with more varied skills. The committee majority also thought having more members would produce greater stability in town policy, planning, and hiring.

Interestingly, there's a suggestion that airing more views would result in less divisiveness among selectmen. Former town administrator Mel Kleckner, interviewed for the committee by Ralph Jones, said that a lot of his time in Belmont was spent responding to the requests of selectmen who were disagreeing with one another. Based on his experience in other towns, this is less likely to happen with a board of five selectmen.

Sue Bass, TMM Precinct 3, 617-489-4729  
Judie Feins, TMM Precinct 5, 617-484-6302

4/8/2018

**Vote of the Bylaw Review Committee**  
**Article 13 – Citizens’ Petition: Amend General Bylaws 30-115 Procedural Rules**

**From:** Ray miyares

**Sent:** Wednesday, March 28, 2018 12:05 PM

**To:** Cushman, Ellen <ecushman@belmont-ma.gov>

**Subject:** Bylaw Review Committee - Disapproval of Citizens' Petition warrant language, Amend General Bylaw 30-115, Procedural Rules

**The Bylaw Review Committee voted to recommend disapproval of the proposed amendment to Subsection 30-115F, which had been submitted by citizens petition.**

The intended impact of this proposal appears to have been to remove the Moderator’s discretion, in connection with a final vote on a warrant article, to declare the result of such vote without resort to an electronic roll call, except if the initial voice vote is unanimous. As drafted, however, the proposal would leave intact Paragraph (1) of Subsection 30-111F, which would preserve the Moderator’s discretion with respect to votes requiring a two-thirds majority.

At our meeting, representatives of the petitioners group indicated that this was not their intention—they wanted the new “no discretion” rule to apply to all final voice votes, regardless of the *quantum* of vote required for passage. However, the Committee believes that a repeal of Paragraph (1) is outside the scope of the Article as proposed, and therefore cannot be approved as to form.

The Committee considered the alternative of adding language to the petitioners’ proposal (such as “Notwithstanding the requirements of Paragraph (1)...”) to make clear that the “no discretion” rule would supersede the contrary language of Paragraph (1). However, the Committee concluded that this would be confusing and inartful, and could not be recommended, since Paragraph (1) would remain intact but be stripped of any meaning.

The petitioners group suggested that the phrase “unless otherwise provided by law,” contained in its proposal, should be interpreted as remedying the Committee’s objection. However, this suggestion was not accepted because that phrase clearly pertains only to when a voice vote is to be taken in the first instance. The phrase does not apply to the “no discretion” rule, which is expressed in a different sentence.

Having been unable to come up with a revision to the proposal that both adequately expressed the petitioners’ intent and was within the “four corners” of the Article, the Committee voted unanimously to recommend disapproval.

Ray Miyares

Member of the Bylaw Review Committee



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**Memorandum**

To: Town Meeting Members  
From: Belmont Planning Board  
Date: April 6, 2018

**RE: Planning Board Report to the 2018 Annual Town Meeting**

Pursuant to the requirements of Massachusetts General Laws, Chapter 40A, Section 5, the Planning Board hereby provides the following recommendations on the zoning amendments that will appear before the 2018 Annual Town Meeting. Sitting for the Board were Charles Clark, Chair; Stephen Pinkerton, Vice Chair; Thayer Donham, Karl Haglund, Edmund Starzec and Edward Sanderson, associate member. A brief overview of the zoning amendments, the reasons for them and the Board's recommendation to the Town Meeting are provided below.

**Article 4 Amend Zoning By-Law: General Residence Zoning District, Sunset Clause**

In 2013, a citizens' petition was initiated in response to overdevelopment and "mansionization" occurring throughout the General Residence (GR) Zoning District. As a result, a number of zoning amendments were adopted by Town Meeting in 2014 in order to promote development of single- and two-family dwellings that are compatible with the surrounding built environment.

In order to advance this purpose, Section 6D, which will expire on June 30, 2018, outlines performance standards which are used to review new development within the GR Zoning District. As a result of these amendments, the Planning Board was designated as the Special Permit Granting Authority. The Planning Board analyzed the Special Permit cases it heard between 2014 and February 2018, conducted a photographic survey, and reviewed public input to determine the effectiveness of the 2014 changes. Based on information obtained through this process, the Board determined the By-Law is an effective tool for achieving the goals of the 2014 changes, and therefore, Section 6D.2 should be deleted so that Section 6D could become permanent.

The Board held a public hearing on February 15, 2018, and continued it to March 6 and 20. At the conclusion of the public hearing, the Board deliberated on the zoning amendment and voted unanimously **to recommend favorable action by Town Meeting to delete Section 6D.2, Time Limitation.**

## **Article 5**      **Amend Zoning By-Law: General Residence Zoning District**

This amendment seeks to establish a threshold whereby projects increasing nonconforming structures by less than 300 square feet go to the Zoning Board of Appeals for Special Permits and projects greater than 300 square feet go to the Planning Board for Special Permits. The intent of this amendment is to take away the small Special Permit applications (such as, dormers and decks) so that Planning Board has time to focus on planning-related projects and policy initiatives. Additionally, most of these cases involve zoning compliance and as such are more appropriate for the Zoning Board of Appeals to be the Special Permit Granting Authority.

The Planning Board analysis: existing conditions, Special Permit cases, photographic survey and public input, informed the Board as to the appropriate threshold to implement.

The Board held a public hearing on February 15, 2018, and continued it to March 6 and 20. At the conclusion of the public hearing, the Board deliberated on the zoning amendment and voted unanimously **to recommend favorable action by Town Meeting to adopt the amendment to the General Residence Zoning By-Law.**

## **Article 8**      **Amend Zoning By-Law: Marijuana Establishment Extend Temporary Moratorium**

By vote at the State election on November 8, 2016, the voters of the Commonwealth approved a law regulating the control and production and distribution of recreational marijuana under a system of licenses and regulations. Since then the Cannabis Control Commission has been drafting regulations for Marijuana Establishments. Given that the regulations were not adopted with sufficient time to draft a By-Law that complies with them, the Planning Board proposes to extend the existing moratorium. The regulation of marijuana sales raises novel and complex legal, planning, and public safety issues for the Town. The Town needs time to study and consider these issues, as well as to address the potential impacts of the State regulations on local zoning. The moratorium will allow the Town sufficient time to engage in a planning process to address the effects of Marijuana Establishments and to enact By-Laws in a manner consistent with sound land use planning and state regulation.

The Board held a public hearing on March 6, 2018, and continued it to March 20. At the conclusion of the public hearing, the Board deliberated on the zoning amendment and voted unanimously **to recommend favorable action by Town Meeting to extend the existing temporary moratorium on Marijuana Establishments to December 31, 2018.**

If you have any questions regarding the zoning amendment, please do not hesitate to contact Jeffrey Wheeler, Senior Planner, at 617-993-2666 or at [jwheeler@belmont-ma.gov](mailto:jwheeler@belmont-ma.gov).

Thank you.

## 04.09.2018

