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**BELMONT WARRANT COMMITTEE MEETING MINUTES
FINAL**

APRIL 9, 2014, 7:30 P.M.

CHENERY COMMUNITY ROOM

Present: Chair Libenson; Members Bruschi, Epstein, Fallon, Gammill, Helgen, Manjikian, McLaughlin, Mennis, Sarno; BOS Vice Chair Baghdady; School Committee Representative Slap

Town Administrator Kale

Members Absent: Allison, Dash, Grob

The meeting was called to order at 7:34 pm by Chair Libenson.

Chair Libenson began by announcing that Selectman Baghdady is sitting in for BOS Chair Rojas. Selectman Baghdady informed the WC that Selectman Paolillo will continue as the Board's representative to the WC, until the budget season is complete.

Chair Libenson reminded the WC that the first draft of the WC subcommittee reports are due on April 23, 2014.

Review of Non-Financial Warrant Articles

Chair Libenson recapped that the WC will address only those Articles which will be discussed at the May TM. The Articles that will be discussed at the June TM will be taken up by the WC at a later date.

Chair Libenson informed the WC that it first needs to identify the Articles that it will make a recommendation on at TM. The WC will hold a joint meeting with the League of Women Voters on Monday, April 28, 2014 at 7:00 p.m.

Articles 1-2 are standard, pro-forma reports and as such the WC will not need to discuss these articles.

Article 3: Minuteman

Member McLaughlin said that the WC should opine on this article because of the financial implications. He then discussed concerns about the "right to withdraw" and the debt that will still be required from a withdrawing town. He said Belmont should consider *deferring* on the TM vote and that the Town will need to be thinking about a Plan B, in case Minuteman is no longer an option for the 30 or so Belmont students who are enrolled.

Chair Libenson agreed that since Minuteman will have a meaningful appropriation, the WC will need to opine on it. The new Minuteman agreement is correlated with the new

building, offered Member McLaughlin, with or without an appropriation. Therefore, the WC will need to make a recommendation.

Article 4: Lone Tree Hill

Chair Libenson said that there is little financial impact, therefore the WC will not comment on this article.

Article 5: Criminal History Checks

Chair Libenson said that there is little financial impact, therefore the WC will not comment on this article.

Article 6: Citizen's Petition to Delete the Snow Removal Bylaw

It was noted that the WC did not make a recommendation on the original Snow Removal Bylaw last spring. Because the Bylaw did not take effect until February, no fines were collected. The financial impact, if any, was discussed.

Chair Libenson said that there is little financial impact, therefore the WC will not comment on this article. The WC agreed.

Article 7: Citizen's Petition regarding Yard Sales

It was noted that the WC did not make a recommendation on the original Yard Sale Bylaw. Chair Libenson said that there is little financial impact, therefore the WC will not comment on this article.

Article 8: Animals

Chair Libenson said that while there are permit fees collected, there is little financial impact, therefore the WC will not comment on this article.

Article 9: Kennels by Special Permit

Selectman Baghdady explained the state licensing law regarding kennels and the zoning districts to which the licensing applies. When kennels are allowed, they require a special permit. Boarding is only allowed in the general business district. Chair Libenson said that there is little financial impact, therefore the WC will not comment on this article.

Article 10: Change Home Occupation Expiration Date

Selectman Baghdady explained this article, noting that the business certificate and the occupation certificate expiration dates need to be consistent. Therefore the occupancy certificate will be increased from 3 to 4 years. Chair Libenson said that there is little financial impact, therefore the WC will not comment on this article.

Article 11: Shared Driveways

Selectman Baghdady explained that this article allows for easements for shared driveways, by special permit. The shared driveway will benefit the town in some instances. Chair Libenson said that there is little financial impact, therefore the WC will not comment on this article.

Article 12: Marijuana Overlay District

Selectman Baghdady said that this Bylaw imposes restrictions on where the dispensaries could be located. The three areas include South Pleasant Street, DPW, and the Uplands. The dispensaries (within this bylaw) have a 300-foot buffer zone from kid spaces. He said there is only one dispensary license remaining for Middlesex County (the other four have been claimed). Regarding the financial impact, Mr. Kale said that this will not generate taxes for the town. The growing of marijuana was briefly discussed.

Chair Libenson said that there is little financial impact, therefore the WC will not comment on this article.

Article 13: Require “As Built” Submission Plan

Selectman Baghdady said that this incorporates a “best practice” for developers. This bylaw codifies the practice of requiring the developer to provide a plan that complies with Zoning and Planning Board regulations. The WC briefly discussed Article 13.

Chair Libenson said that there is little financial impact, therefore the WC will not comment on this article.

Article 14: Address Citizen’s Petition from 2013 Special TM

Selectman Baghdady said that this issue (overly large homes being built – sometime with two units – on small plots) has been a concern for a long time. This Article is more restrictive and allows for neighborhood input. It addresses the conversion of single-family residences to two family residences. Two family homes will now require a special permit. He discussed the design restrictions, frontage, mechanical system location, and character requirements. The site plan review process will now occur at public hearings.

Chair Libenson said that the WC will weigh in on this article, as it has a financial implication. Selectman Baghdady said that this article will expire in four years. This will allow the Planning Board to review the restrictions as well as the financial impact.

Article 15: CPA Projects

The WC has voted on the projects.

Article 16:

The WC has voted on the Pool project.

Article 17: Underwood Pool Debt Authorization

The WC will discuss this Article. Chair Libenson said that TM needs to endorse the debt exclusion vote. Member Sarno said he would like to see the language of the motion and the exact amount of the authorization.

Member McLaughlin suggested that the WC vote on this tonight. Member Epstein said that he would like to propose that the first-time home-buyer money (\$375.00) be re-appropriated to the debt on the pool. Mr. Kale said that TM cannot do this. Member Bruschi said that the WC has a longstanding tradition to not vote on an Article until the

motion is in front of the WC.

Member McLaughlin moved: Favorable action on Article 17 assuming the amount of \$2.902M.

The motion passed with 10 in favor and 2 opposed.

Chair Libenson made a note for the record, that he will vote with the WC majority on both the pool and the first time home-buyer assistance CPA projects.

The following Articles will be addressed in June:

Articles 18-27: Financial Articles

The WC will opine on these articles at a future WC meeting.

Regarding **Article 14: Address Citizen's Petition from 2013 Special TM**, Member McLaughlin said that he would like to hear from Town Counsel on this article. He said "the character of the neighborhood" comes down to if the neighbors like it or not. Member Bruschi raised a concern about the general residence restriction with regard to the placement of compressors. Selectman Baghdady said that this Article applies only to *new* construction in the general residence districts. He said this question should be put to the Planning Board. Chair Libenson said that this question will be put to PB Chair Battista. Member Gammill noted that this is a June TM article; there is time to explore it more thoroughly.

Chair Libenson said that he will distribute a template for the TM articles. He asked that WC questions (pertaining to the articles) be sent to him by next Wednesday (4/16).

Article 3: Minuteman

Member McLaughlin said that information is being gathered regarding the facts and figures relating to Minuteman. The WC discussed the timing of TM and upcoming WC meetings with regard to addressing the Minuteman concerns (amended agreement and new facility). Various Minuteman concerns were briefly discussed.

Selectman Baghdady said that the Board may request that this Article get moved to June in order to allow more time to address the questions and concerns. Mr. Kale said he will let Chair Libenson know as soon as the Moderator provides an answer. Member Bruschi raised the issue of the withdrawal clause. She said if other towns withdraw it will impact Belmont's assessment for both operating and capital (if the new facility does not move forward, Minuteman will likely request larger capital items.)

The Minuteman Plan B option was discussed. SC Rep Slap said that this issue is being addressed by the Superintendent and others.

Member Mennis said that **Article 24 (OPEB Stabilization Fund)** should be discussed further. This should include a discussion of the town's current OPEB policy.

Article 25: Revolving Funds:

Member Brusch requested the Revolving Fund balances. Mr. Kale said that the revolving fund amounts will be distributed. He discussed the COA revolving fund. Revolving fund limits were touched on, briefly.

Approval of Minutes

The minutes of 2/12/14 were approved with 0 abstentions.

The minutes of 2/26/14 were approved with 1 abstention.

The minutes of 3/26/14 were approved with 2 abstentions.

The minutes of 4/2/14 will be voted on when the WC meets again (4/23/14).

Updates: Board of Selectman, School Committee, Planning Board, and Minuteman

Planning Board: Selectman Baghdady said the PB is working on its TM presentations.

Board of Selectmen: Selectman Baghdady said that the Board voted on the Warrant and it also voted to certify the Statement of Interest (SOI) to the MSBA for the Belmont High School renovation. He said that the SOI is similar to what has been submitted in the past and that it is hoped that the MSBA will invite a follow-up proposal.

School Committee: SC Rep Slap said that the public forums were held this week to present and discuss the budget, as it now stands. The SC will vote on the budget on May 13. The SC is deeply involved in contract negotiations.

Financial Task Force: Member Helgen said that the group has met four times. It has broken up into sub-groups and is looking at the best practices of other towns and at the status of the buildings across town. The school has 8 subgroups and has reported out on several of them. Revenue opportunities are being explored, as well. Mr. Kale discussed naming rights.

Update: Subcommittee Reports

Education: Subcommittee Chair Sarno noted that the SC has provided answers to many of the questions. It will meet with the SC next week. The report is underway.

Human Services: Subcommittee Member McLaughlin informed the WC that the HS subcommittee has met and will continue to meet with the departments.

General Government: Subcommittee Member Epstein confirmed that the report is in.

Public Safety: Subcommittee Chair Manjikian informed the WC that questions have been submitted and that the Fire Department has responded. They will meet soon with

the Police Department.

Public Works: Subcommittee Chair Epstein informed the WC that the PW subcommittee has met with department heads; the report is underway.

Capital Budget Committee: Member Brusch said that the CBC has met with department heads to hear their capital requests. The CBC will have a straw vote on the projects tomorrow.

Chair Libenson said that the WC is scheduled to meet next week, but that this meeting could be set aside for Subcommittees to meet. If Minuteman defers to June, it may not be necessary to meet next week.

Chair Libenson will let the WC know if it will meet next week. The WC will meet on April 23 – at least for the moment. Draft subcommittee reports are due that day, whether the WC meets or not.

Adjournment

Member McLaughlin moved to adjourn at 9:33 pm.

Submitted by Lisa Gibalerio
WC Recording Secretary
