

**TOWN OF BELMONT
FINANCIAL TASK FORCE
REVENUE OPPORTUNITIES SUB GROUP**

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RECEIVED

Minutes: Wednesday, May 21, 2014, Town Hall Conference Room #4, 5:00PM
Present: Floyd Carman, Charles Clark, Anne Helgen, Charles R. Lavery III,
Jim Williams
Absent: Daniel A Dargon Jr
Other: Michael Trainor

Floyd Carman called the meeting to order at 5:10 PM.

New Growth Opportunity at South Pleasant St.

Charles Clark explained that the Planning Board conducted a series of public meetings in 2010 and 2011 to discuss development opportunities with the residents in the South Pleasant St area. The public expressed nearly unanimous approval for commercial development. The Planning Board then investigated the possibility of upzoning the area, increasing the presence of commercial buildings, and attracting potential buyers from the bio tech industry. The rezoning would affect Waverley Square and the Waverley Square residents opposed rezoning, expressing concerns that it would lead to increased noise pollution in the area. Waverley Square residents also opposed building anything over two stories high, because it would block the scenic view of the hill located on the opposite side of Pleasant St. Since a four- to six-story building would be required to make the new development feasible and gaining approval from the abutting neighborhoods would be political challenging, the Planning Board decided to shift their focus away from commercial development at South Pleasant St.

Charles Clark identified a number of properties at South Pleasant St that could be locations for possible redevelopment if they were sold, including Valley Crest Landscaping, James Flett Co., and Cityside Subaru. Charles Clark suggested that the Sub Group recommend, as part of their final report, that the Planning Board rezone South Pleasant St for more intensive commercial development.

Other Growth Opportunities

The following new growth opportunities were identified:

1. LaFauci Properties (Moraine St) – If the proposed GR zoning is passed by Town Meeting, the owner will be encouraged to develop single family units on his seven parcels. From a Town financial perspective, single-family units are preferred over multi-family complexes because a smaller population requires less Town resources.
2. King Properties (Trapelo Rd/White St) – The prior debts for the four parcels are being paid and the owners will be ready to redevelop soon. However, no firm timeline or plans are known of at present time.
3. Incinerator Site and Abutting Parcel (Concord Ave) – Depending on the severity of pollution at this location and the cost for cleaning or “capping” the area, the incinerator site might be an attractive property for solar power companies. Anne Helgen noted that

there was interest in creating a recreational field at this location. Charles Clark explained that the abutting parcel could be used for apartments or commercial use if the Town transferred ownership and made the requisite zoning changes.

4. Cushing Square Overlay District (Trapelo Rd) – The area has potential for redevelopment but no plans are known of at present time.

Sale of Town Owned Parcels

Charles Laverty provided a document from the Board of Assessors (BOA) which identified Town owned parcels (see attached, page 3). The BOA will determine the potential for selling these properties. Charles Clark cautioned that “once you sell land, you don’t get it back” so the Town should give careful consideration before selling any parcels.

PILOT Programs

The attached document from the BOA also focused on Belmont’s Pilot Program. Belmont Hill School was identified as contributing to the biggest gap in Belmont’s potential PILOT revenue. Although not required to participate in the PILOT program, Anne Helgen and Charles Clark suggested approaching Belmont Hill School with a request to provide free educational programs to Belmont residents as an alternative to their participation in the PILOT program.

Parking Revenue

David Kale will present the Sub Groups recommendations for raising parking revenue to the Board of Selectmen. The recommendations include creating thirteen commuter spaces in front of the Lions Club on Common St and increasing parking fees to cover the loss of revenue from the sale of the Cushing Square parking lot.

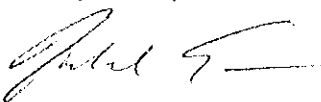
To Do

- Michael Trainor will research the real estate tax records for the LaFauci and King parcels.
- Michael Trainor will contact the Police and Fire Departments to obtain the number of service calls received from the Belmont Hill School.
- Daniel Dargon will provide more information on the potential for selling the Town owned parcels that have been identified by the BOA.

The next meeting is scheduled for Wednesday, June 18, 2014 at 5:00PM, Town Hall Conference Room 4.

Meeting was adjourned at 6:50 PM.

Respectfully submitted,



Michael Trainor