



**Minutes of the  
Town of Belmont  
PRE-ATM SESSION  
of the  
SELECT BOARD  
May 29, 2024**

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: July 9, 2024  
TIME: 3:11 PM

Approved by Select Board:  
Friday, June 28, 2024

To view the recording of the meeting, please click [HERE](#).

**I. Call to Order:** Ms. Dionne called the meeting to order at 5:32pm.

Select Board Members	Present	Town Staff Attending	
Roy Epstein, Chair	Absent	Patrice Garvin, Town Administrator	Yes
Elizabeth Dionne, Vice-Chair	Yes	Jennifer Hewitt, ATA/Finance Director	Yes
Matthew Taylor, Member	Yes	Jay Marcotte, DPW Director	Yes
<b>Others Present</b>		David Blazon, Director of Facilities	Yes
Reverend Chris Jablonski, LGBTQ+ Alliance	Yes		

**II. ACTION BY CONSENT: Proclamation in Honor of LGBTQ+ Pride Month**

Mr. Taylor read the following proclamation:

WHEREAS: The Town of Belmont affirms our obligation to uphold the dignity of all people to help lay the foundation for a more just and equitable community; and

WHEREAS: In recognition of the resilience and determination of many individuals who are striving to live authentically and free from discrimination, the month of June has been recognized nationally as Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ+) Pride Month; and

WHEREAS: Support of LGBTQ+ equality has increased throughout society at large it is essential to acknowledge that education and awareness remain vital to combat discrimination and prejudice; and

WHEREAS: The celebration of LGBTQ+ Pride Month influences awareness and provides advocacy and support for The Town of Belmont's LGBTQ+ community.

WHEREAS: The celebration of LGBTQ+ Pride Month provides an opportunity to increase visibility, engage in dialogue to strengthen alliances, build acceptance, end discrimination and contribute to the advancement of equal rights; and

NOW THEREFORE BE IT RESOLVED, that the Select Board of the Town of Belmont in partnership with the Belmont Human Rights Commission and the Belmont LGBTQ+ Alliance, hereby proclaim the month of June as LGBTQ+ Pride Month.

**Discussion and Possible Votes on the Requests from the Belmont LGBTQ+ Alliance:**

**a. To Host the Annual LGBTQ+ Pride Parade on Saturday, June 15, 2024 at 1:00 PM.**

**b. Use of the Wellington Station Town Green on Saturday, June 15, 2024 from 11:00 AM to 4:00PM.**

*A Motion was made to approve the request from the Belmont LGBTQ+ Alliance to host the annual pride parade on Saturday, June 15, 2024 at 1:00 PM. The motion was seconded and passed unanimously by 2-0 vote.*

*A Motion was made to approve the request from the Belmont LGBTQ+ Alliance to use Town Green on Saturday, June 15, 2024 from 11:00 AM to 4:00 PM. The motion was seconded and passed unanimously by 2-0 vote.*

**Discussion and Possible Votes on the Requests from the First Church in Belmont, Unitarian Universalist, 404 Concord Avenue, for Use of the Wellington Station Town Green on:**

**a. Sunday, June 2, 2024 from 10:00 AM – 11:00 AM for Outdoor Services**

40 **b. Sunday, June 9, 2024 from 9:00 AM – 1:00 PM for a Community Picnic**

41 *A Motion was made to approve the request from the First Church in Belmont, Unitarian Universalist to*  
42 *use the Town Green on Sunday, June 2, 2024 from 10:00 AM – 11:00 AM. The motion was seconded*  
43 *and passed unanimously by 2-0 vote.*

44 *A Motion was made to approve the request from the First Church in Belmont, Unitarian Universalist to*  
45 *use the Town Green on Sunday, June 9, 2024 from 9:00 AM – 1:00 PM. The motion was seconded*  
46 *and passed unanimously by 2-0 vote.*

47 **Discussion and Possible Vote to Approve the Following Department of Public Works Contracts:**

48 **a. FY2025 Cooperative Fuel Bids:**

49 **(1) Diesel Fuel to Dennis K. Burke, Taunton, MA**

50 **(2) Gasoline to Dennis K. Burke, Taunton, MA**

51 **(3) No. 2 Fuel to Devaney Oil, Newton, MA**

52 Mr. Marcotte explained that all the contracts are annual or regularly occurring items. He said there are 11-12  
53 communities who collaborate on these fuel contracts and explained how that process works.

54 *A Motion was made to award the following cooperative fuel contracts for estimated annual costs as*  
55 *follows:*

56 *(1) Diesel to Dennis K. Burke, Taunton, MA for \$101,129 (\$2.9442 gal.)*

57 *(2) Gasoline to Dennis K. Burke, Taunton, MA for \$94,662 (\$2.7842 gal.)*

58 *(3) No. 2 Fuel to Devaney Oil, Newton, MA for \$74,272 (\$2.8348 gal.)*

59 *The motion was seconded and passed unanimously by 2-0 vote.*

60 **b. FY2024 Water Main Replacement Project to Cedrone Trucking, Inc., North Billerica, MA**

61 Mr. Marcotte explained that the MWRA provides interest-free loans for projects that eliminate unlined pipes.  
62 The project will start in the summer and continue through next year.

63 *A Motion was made to award the FY2024 Water Main Replacement Project contract to Cedrone*  
64 *Trucking, Inc., North Billerica, MA in the amount of \$594,392.40. The motion was seconded and passed*  
65 *unanimously by 2-0 vote.*

66 **c. FY2025 Sand, Gravel and Stone to J&J Landscaping Supply, Waltham, MA**

67 Mr. Marcotte said this is the first year with one landscaper providing all these services, which is why this is  
68 before the Board (normally the contracts are under \$100,000 so do not require Select Board approval).

69 Mr. Taylor asked how this combined cost compares to individual contracts, and Mr. Marcotte explained that  
70 the biggest cost factor is trucking and associated fuel costs and the combined bid is much better than  
71 individual ones.

72 *A Motion was made to award the FY2025 Sand, Gravel, and Stone contract to J&J Landscaping*  
73 *Supply, Waltham, MA in the amount of \$217,500. The motion was seconded and passed unanimously*  
74 *by 2-0 vote.*

75 **d. FY2025 – FY2027 Tree Services to Asplundh Tree Expert, LLC, Willow Grove, PA**

76 Mr. Marcotte explained that costs have gone up. Also, tree planting has been added to this contract and  
77 there has been an uptick in the maintenance of trees in town.

78 Ms. Dionne asked if the Town is losing trees, and Ms. Garvin explained that Mr. Marcotte initiated a tree  
79 donation program which has been very successful. Mr. Marcotte explained that two planting years were lost  
80 during Covid and they are still trying to catch up. Typically there is a loss of 100 trees per year and they  
81 plant about 100-120 each year (this year 103 were planted with 15 are planned for the fall).

82 Ms. Dionne asked about a cut that was made in a sidewalk to plant a tree. Mr. Marcotte said the tree ball  
83 was bigger than the planting area so the crew cut part of the sidewalk out so it would fit. However, they plan  
84 to return and replace the sidewalk area.

85 Ms. Dionne spoke about a possible future zoning bylaw change about replacing trees taken down during  
86 construction or making a payment to a tree fund for their replacement.

87 *A Motion was made to award the FY2025-FY2027 Tree Services to Asplundh Tree Expert, LLC, Willow*  
88 *Grove, PA in the amount of \$2,044,444.50. The motion was seconded and passed unanimously by 2-0*  
89 *vote.*

90 **e. FY2025 Bituminous Concrete Permanent Patching Trench and Gutter Repair to N. Sacca & Sons,**  
91 **Inc., Arlington, MA**

92 Mr. Marcotte explained that this is for repair after construction is done in the roads and that this contract is  
93 also used by the Water Department, Parks Department, and Belmont Light.

94 Ms. Dionne asked why there was only one bid submitted, which Mr. Marcotte explained.

95 Mr. Taylor asked if the cost had increased, which Mr. Marcotte confirmed and explained.

96 *A Motion was made to award the FY2025 Bituminous Concrete Permanent Patching Trench and Gutter*  
97 *Repair to N. Sacca & Sons, Inc., Arlington, MA in the amount of \$33.50 per square yard. The motion*  
98 *was seconded and passed unanimously by 2-0 vote.*

99 **Discussion and Possible Vote to Approve the Following Facilities Department Contracts:**

100 **a. Daniel Butler School Slate Roof Replacement to Cape Cod Builders, Inc., Bourne, MA**

101 Mr. Blazon explained that the school has a number of sections that need repair as it is the original slate  
102 which is 125 years old. He provided information about the problems experienced because of the condition of  
103 the roof. He then explained the process used to choose this contractor.

104 Ms. Dionne asked about salvaging the old slate, and Mr. Blazon said they try to save any decent pieces and  
105 outlined the slate that has been saved from previous projects which will be used for repairs.

106 Mr. Blazon outlined how the projects are monitored, including a new position for a Projects Manager who  
107 will be responsible for this work.

108 *A Motion was made to award the Daniel Butler School Slate Roof Replacement contract to Cape Cod*  
109 *Builders, Inc., Bourne, MA in the amount of \$1,485,000. The motion was seconded and passed*  
110 *unanimously by 2-0 vote.*

111 **b. Belmont School Administration Building Chimney and Roof Repair to Galvin and Sons Masonry and**  
112 **Construction, Hadley, MA**

113 Mr. Blazon outlined the process used to choose this contractor and the challenges of finding the areas that  
114 are leaking. This contractor did the chimney repair at the library last year.

115 Ms. Dionne reminded the meeting that this was an off-cycle funding request for the Community Preservation  
116 Act, so Town Meeting has approved the funds and this action is just to choose the contractor.

117 *A Motion was made to award the Belmont School Administration Building Chimney and Roof Repair to*  
118 *Galvin and Sons Masonry and Construction, Hadley, MA in the amount of \$152,333. The motion was*  
119 *seconded and passed unanimously by 2-0 vote.*

120 Mr. Blazon pointed out that this project is for *restoration* of the chimney, not repair.

121 **Discussion and Possible Vote on Articles and Possible Amendments for Segment B of the 2024 Annual**  
122 **Town Meeting, May 29, 2024**

123 Ms. Garvin explained that no amendments had been received and that the only motion the Select Board has  
124 not voted on is Article 7C Fund to Support New Affordable Housing. She reported that the Warrant Committee  
125 voted unfavorable action 11-4 on this article.

126 Ms. Dionne explained that the CPC has historically been able to approve most projects but has realized that  
127 this could not be sustained. She asked Ms. Hewitt and Mr. Haskell to work with the Comprehensive Capital  
128 Budget Committee (CCBC) to create a 5-year lookout of requests and projected funding. She explained that  
129 the Town funding has gone up, but the State match has gone down. She also explained that the State CPA

130 Trust Fund is funded by recording fees at the Registry of Deeds and because of increased mortgage rates  
131 there are fewer mortgages and refinancing being done. Additionally, there is no State surplus funding  
132 available.

133 In looking at the 5-year list of projects, there will be cumulative deficit of \$5,700,000 and Ms. Dionne shared  
134 some of the projects on the list.

135 Ms. Dionne reviewed the process for creating the 5-year list of projects and explained that the CPC voted to  
136 approve projects before creating a matrix for prioritizing them. She recommended that the Select Board do the  
137 same thing.

138 She then shared her top funding priorities and explained why she chose them:

- 139 • Sherman Gardens & Belmont Village
- 140 • Community Path
- 141 • Chenery Park Complex

142 Ms. Dionne then spoke about what needs to be done to get grants for Sherman Gardens & Belmont Village.

143 She then explained that she has decided to vote unfavorable action on Article 7C Fund to Support New  
144 Affordable Housing because of the above priorities, and because the Housing Trust already has \$500,000 and  
145 she would like to see some activity before new funding is approved.

146 Ms. Dionne also is willing to reconsider the vote in favor of the Article 7D Homer House Exterior Paint  
147 Restoration, although she emphasized that both this and the Affordable Housing requests are important and  
148 worthwhile.

149 Mr. Taylor expressed his discomfort with reconsidering a vote when Mr. Epstein is not present. But he agreed  
150 that an unfavorable vote for Article 7C is acceptable and explained his views on these.

151 There was a discussion of the impacts of these votes and how to proceed.

152 William Anderson, a member of the Warrant Committee explained that he voted against the Affordable  
153 Housing article (Article 7) because of the Housing Trust's lack of documentation that there is a ready-to-go  
154 program in place, funding information, application process, developer selection, funds handling, how problems  
155 will be handle, and other specific criteria. He suggested using the requested \$275,000 elsewhere and letting  
156 the Housing Trust use the \$500,000 they already have and illustrate their capability to implement a project.

157 Mr. Taylor explained that there was confusion about who would distribute the documentation from the Housing  
158 Trust to the Warrant Committee, not that the documentation was not provided. He pointed out that some of the  
159 funds being requested are to hire a consultant and to get legal counsel to create an agreement to meet the  
160 requirements of the program, and that there would be no payments until construction begins. He spoke about  
161 how this request is one leg of a stool to create more affordable housing in Belmont although there are other  
162 ways to do this.

163 Ms. Dionne explained that she is looking at it from the view of having sufficient funds to rebuild Sherman  
164 Gardens & Belmont Village and the overall fiscal situation.

165 Jolanta Eckert said she attended the recent Housing Trust meeting and suggested that the \$25,000 be  
166 approved so the Trust could get the documentation done. There was a discussion about whether or not this  
167 change could be made, and Ms. Dionne and Ms. Garvin said the applicants had rejected this suggestion  
168 previously.

169 Mr. Taylor asked if this request could be considered at the fall Town Meeting, and Ms. Dionne said this could  
170 not be guaranteed.

171 Mr. Taylor and Ms. Dionne discussed how to handle the vote for the Homer House request (Article 7D).

172 *Article 7C: A Motion was made to recommend unfavorable action on Article 7C Fund to Support New*  
173 *Affordable Housing. The motion was seconded and passed unanimously by 2-0*

## 174 **Next Meetings & Upcoming Topics**

- 175 1. Friday, May 31, 2024 – 8:30 AM – Regular Meeting
- 176 2. Monday, June 3, 2024 – 5:30 PM – Pre-ATM Meeting

- 177 3. Wednesday, June 5, 2024 – 5:30 PM – Pre-ATM Meeting  
178 4. Monday, June 10, 2024 – 5:30 PM – Pre-ATM Meeting  
179 5. Friday, June 28, 2024 – 8:30 AM – Regular Meeting

180 **Recess**

181 *A Motion was made to recess the Select Board to Town Meeting. The motion was seconded and*  
182 *passed unanimously by 2-0 vote.*

183 Respectfully submitted by,

184  
185 Susan Peghiny, Recording Secretary  
186