



**Minutes of the  
Town of Belmont  
REGULAR SESSION  
of the  
SELECT BOARD  
June 5, 2024**

**RECEIVED  
TOWN CLERK  
BELMONT, MA**

DATE: July 10, 2024  
TIME: 9:13 AM

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

Approved by Select Board:  
Monday, July 8, 2024

**I. Call to Order:** Mr. Epstein called the meeting to order at 5:32pm.

Select Board Members	Present	Town Staff Attending	
Roy Epstein, Chair	Yes	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>		Michael Widmer, Town Moderator	Yes
George Hall, Town Counsel	Yes	Glen Clancy, Town Engineer	Yes

**II. ACTION BY CONSENT: None**

**Discussion and Possible Vote to Award FY2025 Contract for Cement Concrete Sidewalk and Granite Curbing to N. Sacca & Sons of Arlington, MA**

Mr. Marcotte explained that 3 bids were received and this company offered the lowest bid. The amount shown is a not-to-exceed amount which is based on rough estimates for the year. There was a discussion of why Sacca routinely wins these bids and the high quality of their services.

There was a discussion of the scope of work, including where granite curbing will be installed.

Mr. Taylor asked if there is staff and equipment to do more if there were more funds, and Mr. Marcotte said there are but there are also other projects that also need to be done.

Mr. Marcotte said the sidewalk assessment showed that there is about a half a mile more sidewalk than they realized. The total amount is 98.16 miles of sidewalk.

*A Motion was made to award the FY2025 Contract for Cement Concrete Sidewalk and Granite Curbing to N. Sacca & Sons of Arlington, MA in the amount of \$522,500.00. The motion was seconded and passed unanimously by 3-0 vote.*

**Discussion and Possible Vote to Approve Request from The Russian School of Mathematics, Inc., 14 Church Street, to Use Two Municipal Parking Spaces at the Waverley Square Municipal Parking Lot on June 10, 11, 12 from 3:30 PM to 8:30 PM and June 16 from 10:00 AM to 6:00 PM to serve Lemonade to Students for an End of School Year Celebration**

Mr. Dionne asked why this request is for 4 dates. Ms. Garvin said she did not know but could find out.

There was a discussion of using parking spots for events/activities.

Ms. Dionne said there needs to be a policy for on-street dining, and they should decide if one is also needed for this type of request.

*A Motion was made to approve the request from the Russian School of Mathematics for use of two municipal parking spaces in the Waverley Square Municipal Parking Lot on June 10, 11, 12 from 3:30 PM to 8:30 PM and on June 16 from 10:00 am to 6:00 pm for the purpose of hosting a lemonade stand for the Russian School of Mathematics student's end of school year celebration. The motion was seconded and passed unanimously by 3-0 vote.*

39 **Discussion and Possible Vote on Articles and Possible Amendments for the 2024 Annual Town**  
40 **Meeting – Segment B**

41 Mr. Epstein said the only issue is the proposed update to the McLean TMMA. He explained that since the  
42 Select Board discussed the amended agreement at the May 20, 2024 meeting, several issues have come up:

- 43 • Mr. Clancy discovered that of the \$1,000,000 commitment by McLean that was originally agreed to in  
44 1999, \$110,000 has not been paid by McLean. Previously, it was thought that the entire amount had  
45 been expended so the original TMMA amendment does not reference this obligation. Town Counsel  
46 advised that the amendment be revised to include language about these funds.
- 47 • The amended TMMA called for installation of a traffic signal at the intersection of Olmsted and Pleasant  
48 only if certain traffic thresholds were exceeded. Since then, Town Counsel and Mr. Clancy determined  
49 that the original agreement states that the traffic signal would be installed before occupancy of buildings  
50 in Zone 3 and Zone 4. Town Counsel recommended that the amended agreement revert to the original  
51 approach and have McLean install the signal without the traffic threshold requirements, and McLean  
52 has agreed to this. This will also require revision of the TMMA amendment.
- 53 • The Board received public input asking for a separate Public Hearing on the topic before a Town  
54 Meeting vote.
- 55 • It is urgent to resolve this issue during June otherwise the entire Zone 3 project is at risk.

56 He then outlined recommendations on how to proceed:

- 57 • Ask Town Meeting to not vote on the existing revised TMMA amendment at tonight's meeting, but  
58 rather wait until a new revision is ready.
- 59 • Hold a Public Hearing on June 17, 2024.
- 60 • Add one more session of Town Meeting on June 26, 2024 to allow for a vote on the new agreement.

61 Mr. Epstein then explained what motions would be needed at tonight's Town Meeting to accommodate the new  
62 plan. He spoke about the concern about Town Meeting not agreeing to postpone the vote on this item, which  
63 was discussed.

64 Ms. Dionne pointed out that there needs to be a signal at Olmsted & Pleasant, and the one at Mill & McLean  
65 has to be repaired. She assumed that the Town would have to pay for these because the project is so  
66 important, and she is pleased that there are funds available for these.

67 Mr. Clancy clarified that a resident's email prompted him to look more closely at signalization at Olmsted &  
68 Pleasant. He found that the trigger for the signal in 1999 was occupancy in Zone 3 or Zone 4. The originally  
69 proposed amendment changes that trigger to traffic volume, and explained why this was done.

70 Mr. Clancy explained that the signal at McLean Drive & Mill Street is interesting because the original TMMA  
71 includes a discretionary item to be decided by the Select Board. This is the \$110,000 that was previously  
72 referred to. He said he has not been able to confirm that this money has been paid and McLean is also looking  
73 into this. He added that the agreement specifies locations where these funds could be spent and one of them  
74 is the McLean & Mill intersection. He said there is the possibility that McLean, as a good faith gesture, may  
75 consider loosening up what they are obligated to do under the old agreement.

76 Mr. Taylor said he had spent time at the intersection and believes there is quite a bit of room for improvement  
77 to the signal and shared some of what he saw.

78 There was further discussion about the McLean & Mill intersection, and the impact of determining who owns  
79 the signal. Belmont Light looked into it, and believes it is owned by McLean (who is trying to confirm this). The  
80 outcome of this research will also have an impact on the future of that intersection.

81 Mr. Epstein returned the conversation to the importance of an updated TMMA to allow the Zone 3 project to go  
82 forward and that there are two major conditions: a financial penalty on the part of the developer, and a  
83 restriction that would limit parking on the site if certain traffic counts were exceeded. These two conditions  
84 must be removed for the project to proceed.

85 Mr. Widmer said there will be a request to do the June 26<sup>th</sup> meeting remotely. This could only be done if there  
86 is a new Town Meeting, and the required procedure and suggestions were discussed.

87 Jolanta Eckert expressed her support for the Board holding a Public Hearing on this topic. She spoke about  
88 issues that she believes are not being addressed in the TMMA and made some recommendations on  
89 modifications to the agreement. She also spoke about the possible future changes to McLean's use of the  
90 property and the impact on traffic.

91 Mr. Clancy took issue with Ms. Eckert's characterization of the situation and emphasized that he has done his  
92 due diligence regarding the TMMA.

93 Ms. Garvin said all of Ms. Eckert's issues have been discussed and considered.

94 There was a discussion of possible future use changes on the property, traffic impacts, the need for  
95 development of this property, reaching an agreement with McLean, and next steps.

96 Mr. Epstein suggested that concerned residents submit specific requests for the TMMA, rather than just  
97 requesting a Public Hearing.

98 There was a discussion of what would happen if Town Meeting declines to adjourn the Special Town Meeting,  
99 and Mr. Hall outlined several scenarios. There was also further discussion about holding the June 26, 2024  
100 meeting remotely.

101 **Other Business Not Anticipated by the Chair: None**

102 **Recess**

103 *A Motion was made to recess the Select Board Meeting to Town Meeting. The motion was seconded*  
104 *and passed unanimously by 3-0 vote. The Board went into recess at 6:41pm.*

105 Respectfully submitted by,

106 Susan Peghiny, Recording Secretary  
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