Structural Change Impact Group
MEETING MINUTES
Monday, March 14, 2022
Location – Remote Meeting on Zoom

Members present: Travis Franck, Joe Bernard, Norma Massarotti, Matt Gasbarro, Brian Antonellis, Anne Helgen, Paul Rickter, Aaron Pikcilingis, Vicki Amalfitano

Members absent: Mark Paolillo, Meg Moriarty

Other attendees: Matt Taylor

[Meeting called to order at 6:34pm by Chair Travis Franck]

Discussion of draft Final Report

- Travis Franck shared document 'SCIG Final Report (Draft-220315)' and made edits during discussion. Review of the draft Final Report commenced. There was general discussion about each idea listed below, and the following edits were made:
  - Idea #107 – Reevaluate Town Zoning
    - Joe Bernard suggested changing Idea #119 to be a child of Idea #286—Increase Parking Fee Revenue
    - Aaron Pikcilingis suggested adding reference to Idea #40—New Master Plan
    - Norma Massarotti suggested clarifying language regarding the inclusion of Vision 21 Implementation Committee in the approach to zoning
    - Travis Franck suggested changing the order of the recommendations to follow chronologically
    - Aaron Pikcilingis suggested clarifying language regarding that zoning should include a developer's perspective
    - Joe Bernard suggested striking the line about the Select Board preparing a work group and replacing it with the bullet point about the Master Plan Refresh Committee
    - Joe Bernard suggested clarifying language regarding Section 3A of MGL 40A, and adding a Next Step that explains the most immediate steps needed to comply with this new state law
    - Travis Franck suggested clarifying language that the comprehensive master plan should promote redevelopment in line with the community desires embodied in the final master plan
    - Aaron Pikcilingis suggested adding language clarifying that master plans are a guidance document, and that final zoning bylaws need to be approved during a Town Meeting by two-thirds majority vote
  - Idea #154 – South Pleasant Street Development
    - Joe Bernard suggested changing Next Steps to "None"
    - Travis Franck suggested changing Other Ideas to "None", and adding a Weighted Final Score of zero

- ▪ Norma Massarotti suggested adding a Recommendation to refer to Idea #107—Reevaluate Town Zoning
- o Idea #174 – Adopt a Housing Production Plan
  - ▪ Travis Franck suggested moving the information about April 2021 Town Meeting to Background Information
  - ▪ Norma Massarotti suggested adding a Next Step regarding compliance with the state law by adopting a new Housing Production Plan in 2023
  - ▪ Travis Franck suggested changing Other Ideas to "None"
  - ▪ Paul Rickter suggested adding a Weighted Final Score of zero
- o Idea #36 – Review Town Owned/Used Property for Best Use
  - ▪ Joe Bernard suggested adding a reference to Idea #40—New Master Plan
  - ▪ Anne Helgen suggested adding a reference to Idea #84—Use Benton Library
  - ▪ Anne Helgen suggested clarifying language that the Recommendations include the possibility of utilizing the building space more efficiently, in addition to the possibility of selling or leasing land
  - ▪ Travis Franck suggested clarifying language regarding the Fresh Pond/Cambridge market
- o Idea #176 – Acorn Park Development
  - ▪ Travis Franck suggested changing Other Ideas to "None"
  - ▪ Paul Rickter suggested adding a Weighted Final Score of zero
  - ▪ Joe Bernard suggested clarifying language regarding the building permit issuance
- o Idea #196 – Final Plan for Incinerator Site
  - ▪ Travis Franck suggested adding language to clarify that the Select Board led a participatory process to decide a post-closure use, and adding a recommendation that the Select Board follow through with its vote to allow the site to be used by Belmont Light
  - ▪ Travis Franck suggested adding language to explain why the score is zero
- o Idea #197 – Improve the DPW Facility
  - ▪ Aaron Pikcilingis suggested moving language from the Next Steps section to the Background Information section, and adding a Next Step that the Town should conduct an updated Facilities Audit
  - ▪ Norma Massarotti suggested clarifying language that next steps should be determined after conducting an updated Facilities Audit
  - ▪ Paul Rickter clarified that the next step should be owned by the Capital Budget Committee, until the Comprehensive Capital Budget Committee is formed
- o Idea #352 – Legislate PILOT for all Nonprofits
  - ▪ Joe Bernard took the action item to merge the write-up for Idea #352 into the write-up for Idea #101
  - ▪ Travis Franck suggested that the Weighted Final Score for the combined write-up should be 40 (Financial Impact: 4, Operational Impact: 0, Time Scale: 2, Ease of Implementation: 2)
- o Idea #358 – Build a Soccer Bubble
  - ▪ Anne Helgen suggested clarifying language regarding the location for a bubble space

- Aaron Pikcilingis suggested clarifying language regarding the cost savings versus other alternatives
- Brian Antonellis suggested that the Weighted Final Score should be 57 (Financial Impact: 5, Operational Impact: 2, Time Scale: 2, Ease of Implementation: 3)
  - Idea #391 – Allow Hotels and B&Bs in Bylaws
    - Anne Helgen suggested adding reference to Idea #271—Short-term Rental Community Impact Fees
    - Joe Bernard suggested clarifying language regarding a Rooms Tax and a Short-term Rental Community Impact Fee
    - Brian Antonellis suggested adding a Weighted Final Score of 43 (Financial Impact: 3, Operational Impact: 2, Time Scale: 2, Ease of Implementation: 3)

[Norma Massarotti left the meeting at 8:30pm]

- Joe Bernard suggested striking the reference to the master plan in the next steps
- Brian Antonellis suggested striking the line regarding traffic studies
- Aaron Pikcilingis suggested clarifying language regarding the hotel developers being within code

Public comments

- Matt Taylor commented with gratitude for the work of the committee and that a few particular points he was looking to be addressed were already mentioned during the group's discussion. He added that he is interested in the logistics of making town governments work, and he will connect with Travis Franck for any potential follow-up.

[Vote to adjourn was unanimous; the meeting was adjourned at 8:45pm]

Meeting minutes recorded by Joe Bernard