

# ANNUAL TOWN MEETING

APRIL 25, 2011

## Motions Under the Warrant Articles

**Note: Articles 3 through 15 pertaining to the FY12 Town Budget will be deferred until the May session of Town Meeting. You will be mailed those motions in May.**

### PRELIMINARY MOTION

MOVED: That the Articles in the Warrant be considered in the following order:  
1, 2, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 13, 14, 15, 11, 6, 7, 8, 5, 12, 10, 9, 4, 3.

### ARTICLE 1

MOVED: That the reports of the Selectmen and other Town officials, departments and committees for the year 2010 be accepted.

MOVED: That Article 1 be laid on the table.

*This Motion requires a two-thirds vote.*

### ARTICLE 2

MOVED: That the Board of Selectmen be, and it hereby is, authorized to bring and defend actions for and against the Town, to submit any such claims to arbitration, and to enter into settlement on account of the same in behalf of the Town as and when it deems it for the best interest of the Town so to do; said power shall be vested solely in the Board of Selectmen.

### ARTICLE 16

MOVED: That the Town vote to approve the concept of the preliminary design of a new main library, and authorize the Board of Library Trustees to apply for and accept any federal and/or state grants that may be available for the Belmont Public Library building project, such grants to be expended, together with other funds subsequently appropriated or made available for the project, by a building committee authorized at a future Town Meeting.

### ARTICLE 17

MOVED: That under Article 17, the reading of the proposed home rule petition entitled "An Act To Create an Appointed Municipal Light Board in the Town of Belmont" be dispensed with, the same being set forth in full under Article 17 in the Warrant for this Meeting and having been distributed to each Town Meeting Member.

MOVED: That the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation creating an appointed Municipal Light Board substantially in the form printed in the warrant, and further to authorize the selectmen to approve amendments to the bill before enactment by the General Court which shall be within the scope of the general public objectives of the petition.

### ARTICLE 18

MOVED: That the Town vote to amend the General By-laws of the Town in Article 4, "Board of Selectmen" by inserting after Section 4.13 the following new Sections 4.13.1 through 4.13.3:

"4.13.1 The Board of Selectmen shall promulgate regulations establishing addressing standards and governing the numbering of properties. All properties, buildings and structures are required to have a valid address.

"4.13.2 The regulations promulgated by the Board of Selectmen shall designate a Town official(s) as the sole authority to assign and modify addresses for all taxable and non-taxable properties.

"4.13.3 The Town will maintain an up-to-date Master Address Table using the addresses assigned by the Board of Selectmen's designated Town official(s) and parcel identification numbers for all taxable and non-taxable properties. No one may publicly use or list an address for a property, building, or structure located within the Town of Belmont, for any purpose, unless that address is included in the Master Address Table."

### ARTICLE 19

MOVED: That under Article 19, the reading of the new proposed general by-law of the Town "Tree Preservation and Maintenance By-Law" be dispensed with, the same being set forth in full under Article 19 in the Warrant for this Meeting and having been distributed to each Town Meeting Member.

MOVED: That the Town vote to adopt a new by law of the Town "Tree Preservation and Maintenance By-Law" regulating the preservation of existing trees and the promotion of new tree planting as set forth in full under Article 19 in the Warrant for this Meeting.

## ARTICLE 20

MOVED: That under Article 20, the reading of the new proposed general by-law of the Town *Chapter 32 of the Town of Belmont General Bylaws, entitled "Stretch Energy Code,"* for the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to *Appendix 120 AA of the Massachusetts Building Code, 780 CMR, the "Stretch Energy Code"* be dispensed with, the same having been set forth in full under Article 20 in the Warrant for this Meeting and having been distributed to each Town Meeting Member.

MOVED: That the Town vote to enact Chapter 32 of the Town of Belmont General Bylaws, entitled "Stretch Energy Code," for the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 120 AA of the Massachusetts Building Code, 780 CMR, the "Stretch Energy Code", including amendments or modifications thereto, as set forth in full under Article 20 in the Warrant for this Meeting.

## ARTICLE 21

MOVED: That under Article 21 the reading of the proposed new general by-law to enact Chapter 33 of the Town of Belmont General Bylaws, entitled "Community Preservation Committee" for the purpose of overseeing the adopted Community Preservation Act in compliance with Massachusetts General Law Chapter 44B, be dispensed with, the same being set forth in full under Article 21 in the Warrant for this Meeting and having been distributed to each Town Meeting Member.

MOVED: That the Town vote to enact Chapter 33 of the Town of Belmont General By-laws, entitled "Community Preservation Committee" for the purpose of overseeing the adopted Community Preservation Act in compliance with Massachusetts General Law Chapter 44B, as set forth in Article 21 of the Warrant for this Meeting.

## ARTICLE 22

MOVED: That the Town vote to amend the General By-Laws of the Town in Article 2, "Town Meeting" as follows:

By inserting in Section 2.4 the words "electronically distributed," after the words "sent by mail," such that the section, as amended, will read as follows:

"2.4 At least seven days prior to the date of any annual or special town meeting, the Town Clerk shall cause a copy of the Warrant therefore to be

TOWN OF BELMONT  
WARRANT FOR  
2011 ANNUAL TOWN MEETING  
APRIL 25, 2011  
7:00 P.M.

BELMONT HIGH SCHOOL AUDITORIUM  
221 CONCORD AVENUE, BELMONT



**ARTICLE 3: Authorization to Transfer Balances**

*To see if the Town will authorize the transfer of certain balances on the Treasurer's books and Accountant's books, or in any way act thereon.*

This article authorizes the transfer of balances from various sources necessary to achieve the Town's financial plan for Fiscal Year 2012 (the Budget) as contained in Article 4.

Majority vote required for passage Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee and Capital Budget Committee will report orally on this Article.

**ARTICLE 4: Budget Appropriation**

*To determine what sums of money shall be granted to pay Town expenses for the fiscal year beginning July 1, 2011 and to make the necessary appropriations for the same for the support of schools and for other Town purposes, determine how the same shall be raised, or in any way act thereon.*

This article is the appropriation of the Town's Fiscal Year (FY) 2012 budget, commencing on July 1, 2011. Typically, the Budget is broken down into several major categories of expenditures, each requiring a separate vote of Town Meeting.

Majority vote(s) required for passage Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee will report orally on this Article.

**ARTICLE 5: Salaries of Elected Officials**

*To see if the Town will vote to fix the salary and compensation of each and all the elective officers of the Town, appropriate a sum of money for that purpose, determine how the same shall be raised, or in any way act thereon.*

This article fulfills the state law requiring Town Meeting to set the compensation of a town's elected officers. This article also appropriates the funds necessary to meet these compensation levels. For FY 2012, the recommended compensation levels are listed below. Please note that the Town Meeting establishes and appropriates the compensation of all other municipal employees under separate articles (Article 10 and Article 4).

Town Moderator	\$200
Chairman of the Board of Selectmen	\$5,000
Selectman (2)	\$4,500 each
Town Clerk	\$72,499
Town Treasurer	\$89,145
Chairman of the Board of Assessors	\$2,748
Assessor (1)	\$2,424
Assessor (1)	\$2,424

Majority vote required for passage Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee will report orally on this Article.



Chapter 90 funds for design purposes in order to "leverage" substantial federal transportation funding for major road projects (i.e., Trapelo Road).

Majority vote required for passage Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee and Capital Budget Committee will report orally on this article.

**ARTICLE 9: Appropriation of Capital Expenditures**

*To see if the Town will vote to appropriate sums of money to purchase Public Safety Equipment, Computer Equipment (including consulting work), Public Works Equipment and Furnishings and Equipment for Town Facilities, construct public ways, and for Building and Facility and Public Works Construction, Major Maintenance and Alterations (including design work); to determine whether these appropriations shall be raised by borrowing or otherwise and by whom expended, or in any way act thereon.*

This is a standard article appearing on the Warrant to appropriate funds to support capital expenditures. While the article is general as to the categories of capital expenditures, the motion shall be explicit. The recommendations of the Capital Budget Committee for FY 2012 capital expenditures will be provided in advance of the Annual Town Meeting.

Majority vote required for passage (two-thirds if borrowing) Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee and the Capital Budget Committee will report orally on this article.

**ARTICLE 10: Appropriation for Water and Sewer and Stormwater Services**

*To see if the Town will vote to appropriate a sum of money from the accounts classified as an "Enterprise Fund", pursuant to Chapter 44, Section 53F½ of the General Laws for water service, and for sewer and stormwater service, determine by whom expended, or in any way act thereon.*

This is a standard article appearing on the Warrant to appropriate funds to support the operations of the Town's water and sewer functions. Each of these functions has an enterprise fund that receives revenues from user fees. These funds then are used to fund the utility's operations. These operations are entirely self-supporting from user fees and do not receive any funding from property taxes.

Majority vote required for passage (two-thirds for borrowing) Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee will report orally on this Article.

**ARTICLE 11: Authorization of Expenditure from Revolving Funds**

*To see if the Town will vote, pursuant to Chapter 44, Section 53E½, of the General Laws, to establish and authorize the expenditure from revolving funds by various Town Departments, or in any way act thereon.*

This article seeks authorization to establish revolving funds for certain operations of the Town. A revolving fund allows the expenditure of user fees for program expenses without further Town Meeting appropriation. However, the Town Meeting must

annually renew the funds. At this time, the Board of Selectmen and Warrant Committee are considering the use of revolving funds for the following programs:

Revolving Account	Spending Authority	Revenue Source	Allowed Expenses	Expenditure Limits
Teen/Youth Events	Recreation Commission	Event fees	Teen/youth center events	\$5,000
Senior Programs	Council on Aging	Course and program fees	Program costs, including trip expenses	\$50,000
Art Gallery	Belmont Cultural Council	Percentage of art sales	Gallery exhibit and event expenses	\$15,000
Wetlands Protection	Conservation Commission	Filing fees collected under the Wetlands Protection Act	Administration and enforcement of the Wetlands Protection Act	\$10,000
Rock Meadow Maintenance	Conservation Commission	Rental fees from garden plots	Restoration and maintenance of Rock Meadow Conservation Area	\$10,000
Copying/Lost Books	Board of Library Trustees	Lost book fees; printing and copying fees	Replacement of lost books; paper, ink, printer/copier maintenance and replacement	\$10,000
Ambulance	Fire Chief	Ambulance fees and revenue	Expenses related to the ambulance service	\$300,000 effective March 1, 2012

Majority vote required for passage Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee will report orally on this Article.

**ARTICLE 12: Cemetery Balance Transfer**

*To see if the Town will authorize the transfer of certain balances relative to the Highland Meadow Cemetery on the Treasurer's books and Accountant's books, or in any way act thereon.*

This article authorizes the transfer of balances to apply proceeds from the sale of cemetery lots toward the cemetery's perpetual care.

Majority vote required for passage Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee will report orally on this Article.

**ARTICLE 13: Butler School Boiler Replacement**

*To see if the Town will vote to appropriate, borrow or transfer from available funds, a sum of money to be expended under the direction of the School Building Committee for the replacement and removal of the boiler at the Butler Elementary School, 90 White Street, Belmont Massachusetts. The proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program,*



Two-thirds vote required for passage

Yes \_\_\_\_\_ No \_\_\_\_\_

**ARTICLE 16: Approval of Application by Library Trustees to the State's Library Construction Grant Program**

*To see if the Town will vote to approve the concept of the preliminary design of a new main library, and authorize the Board of Library Trustees to apply for and accept any federal and/or state grants that may be available for the Belmont Public Library building project, such grants to be expended, together with other funds subsequently appropriated or made available for the project, by a building committee authorized at a future Town Meeting or in any way act thereon.*

This article, as required by the Commonwealth of Massachusetts Board of Library Commissioners (MBLC), seeks Town Meeting approval of a future library construction project and authorization to apply for an MBLC grant. This article requires no monetary commitment from the Town at this time. Through its Board of Library Trustees, the Town of Belmont has applied for an MBLC grant, which if awarded, as expected, would provide \$8.5 million for library construction. Among its many requirements, the MBLC grant application requires towns to complete a library needs analysis and an architectural feasibility study that results in a preliminary architectural design. Belmont has already completed these. This warrant article is the next step in the grant application process with wording as required by MBLC. A yes vote will allow Belmont to apply for and accept state funding. The ultimate approval of the future construction project, and the actual payment from the state, are contingent on later action by a future Town Meeting.

Majority vote required for passage

Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee and Capital Budget Committee will report orally on this Article.

**ARTICLE 17: Creating an Appointed Municipal Light Board**

*To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation creating an appointed Municipal Light Board substantially in the form below, and further to authorize the selectmen to approve amendments to the bill before enactment by the General Court which shall be within the scope of the general public objectives of the petition, on in any way act thereon.*

**AN ACT TO CREATE AN APPOINTED MUNICIPAL LIGHT BOARD IN THE TOWN OF BELMONT.**

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

**SECTION 1.** Notwithstanding any general or special law to the contrary, the board of selectmen of the town of Belmont shall appoint a municipal light board to consist of four suitably qualified persons to serve for staggered three year terms, plus one member of the board of selectmen who shall be designated by a majority vote of said board of selectmen to serve until the next town



*for all taxable and non-taxable properties. No one may publicly use or list an address for a property, building, or structure located within the Town of Belmont, for any purpose, unless that address is included in the Master Address Table.*

*4.13.6 No property owner, lessor, or licensee may apply for any permit or license within the Town unless the property, building, or structure has a valid address which is included in the Master Address Table. Those applicants who do not possess a valid address included in the Master Address Table must a) Demonstrate and provide documentation to prove that an existing address is valid according to the regulations established by the Board of Selectmen, or b) Provide necessary information required to allow the Board of Selectmen or its designated agent to assign a valid address consistent with the regulations."*

*4.13.7 Upon approval of a final plan, which requires new or modified addresses for buildings, roads, or other structures, final addresses must be assigned by the Board of Selectmen or its designated agent prior to applying for a building permit."*

*or in any way act thereon.*

This article would give the Selectmen authority to make regulations governing the naming of roads and the assignment of addresses, and to assign addresses to all properties in Town. All addresses would be standardized and stored in a Master Address Table. This would ensure that every property in Belmont has a single, unique address.

Majority vote required for passage                      Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee and By-Law Review Committee will report orally on this Article.

#### **ARTICLE 19: Tree Preservation and Maintenance By-Law**

*To see if the Town will vote to adopt a new by law regulating the preservation of existing trees and the promotion of new tree planting, or in any way act thereon.*

#### **Tree Preservation and Maintenance By-Law**

##### **Section 1. Preamble.**

The Town of Belmont finds that the preservation of existing trees and the promotion of new tree planting is a public purpose that protects the public health, welfare, environment and aesthetics of the Town of Belmont and its citizens. The urban forest serves a wide variety of functions, which promote the health, safety and welfare of residents. These functions include:

- (a) conserving energy, by providing shade and evaporative cooling through transpiration;
- (b) improving local and global air quality by absorbing carbon dioxide, absorbing particulate matter, and producing oxygen;
- (c) reducing wind speed and directing air flow;
- (d) reducing noise pollution;
- (e) providing habitat for birds, small mammals, and other wildlife;

- (f) reducing storm runoff;
- (g) increasing real property values; and
- (h) enhancing visual and aesthetic qualities that attract visitors and businesses.

## **Section 2. Intent and Purpose.**

This by-law is enacted for the purpose of preserving and protecting certain defined trees.

## **Section 3: Definitions**

When used in this by-law, the following definitions shall apply:

- 3.1 Certified arborist: An arborist certified by the Massachusetts Arborists Association, or any successor organization.
- 3.2 Demolition: Any act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same.
- 3.3 Diameter: The diameter (in inches) of the trunk of a tree (or, for multiple trunk trees, the aggregate diameters of the multiple trunks) measured four feet six inches from the existing grade at the base of the tree.
- 3.4 Mitigation period: For purposes of replanting trees pursuant to Section 5.3(a) of this by-law, a period ending 365 days from the completion of construction. For purposes of making a payment to the Tree Replacement Fund pursuant to Section 5.3(b) of this by-law, a period ending 365 days from the grant of the building or demolition permit.
- 3.5 Person: Any person, firm, partnership, association, corporation, company or organization of any kind including any public utility or municipal department.
- 3.6 Protected Tree: Any tree with a diameter of eight inches or greater, or any multiple trunk tree with an aggregate diameter of 15 inches or greater on land which is subject to the provisions of this by-law.
- 3.7 Building: A combination of any materials, whether portable or fixed, having a roof, to form a building for the shelter of persons, animals or property. For the purpose of this definition "roof" shall include an awning or any similar covering, whether or not permanent in nature. The word "building" shall be construed where the context allows as though followed by the words "or part or parts thereof".
- 3.8 Tree Removal: Any act that will cause a tree to die within a one (1) year period, including but not limited to cutting down, damaging, poisoning, or other direct or indirect actions resulting in the death of a protected tree.

The Planning Board may provide other such definitions of terms in rules and regulations deemed useful to implement this by-law.

#### **Section 4: Applicability of the By-law**

4.1 Applicability: The circumstances under which the tree removal and replacement mitigation process delineated in this by-law shall apply are as follows:

- (a) the proposed demolition of an existing residential or non-residential building and its replacement with a new dwelling or building.
- (b) the proposed construction of an addition to an existing non-residential building that constitutes a 10% or greater increase in the building footprint.
- (c) the proposed new construction of a residential or non-residential building on any lot.

4.2 Nothing herein is intended to conflict with the General Laws, Chapter 87 and to the extent that any provision hereof conflicts with said Chapter 87, such provisions shall not be valid.

#### **Section 5: Regulation of Protected Trees**

5.1 Scope: The removal of protected trees is prohibited unless authorized as set forth below.

5.2 Procedures.

(a) In all circumstances identified in Section 4.1(a) – 4.1(c), the owner of the property shall submit to the Inspector of Buildings a site plan drawn and stamped by a registered land surveyor or landscape architect showing all existing Protected Trees. The owner shall state at the time of filing this site plan whether any protected trees have been removed from the site during the 12 months prior to the application and shall certify the accuracy of that statement, to the best of his/her personal knowledge, under the pains and penalty of perjury.

(b) If any Protected Trees will be removed in connection with the circumstances set forth in Section 4.1(a) – 4.1(c), the owner of the property shall submit a proposal for tree removal and mitigation to the Inspector of Buildings with the application for a building or demolition permit. In addition, if any Protected Trees were removed during the 12 months preceding the application for the building or demolition permit, a tree removal and mitigation proposal regarding the Protected Trees already removed shall be submitted to the Inspector of Buildings. The proposal shall satisfy the mitigation requirements set forth below. The Selectmen may set an application fee which shall be adequate to compensate the Town for all costs incurred in administering this by-law.

(c) If any Protected Trees will be removed in connection with the circumstances set forth in Section 4.1(a) – 4.1(c), the owner of the property shall post with the Town a financial guarantee, as defined in Rules and Regulations as promulgated pursuant to Section 8, of \$2,000. The financial guarantee required in this section shall include provisions relative to forfeiture for failure to complete work specified in Section 5.3. The financial guarantee shall be released 365 days after the last day of the mitigation period for Section 5.3(a) or at such other time as authorized by the Inspector of Buildings.

(d) The Inspector of Buildings shall refer the tree proposal to the Tree Warden. If the Tree Warden determines that applicant's proposal is consistent with the mitigation requirements herein and the rules, regulations or manuals issued pursuant to Section 8, the Tree Warden will issue a tree permit to authorize the tree work. If the proposal does not meet or satisfy these requirements, the Tree Warden shall so notify the applicant and deny the tree permit.

### 5.3 Mitigation

A Protected Tree shall not be removed unless at least one of the following provisions is satisfied:

(a) A commitment is made to replant trees. Such replanting shall be on the basis of one (1.0) inch diameter of new tree(s) for each one (1.0) inch diameter of Protected Tree(s) removed. The replanting shall occur on or before the last day of the mitigation period, either on the site from which the tree was removed or on another site in Belmont with the written permission of the owner of the alternative site. The replacement tree shall be required to survive for a minimum of one year from the date it is planted; or

(b) A payment is made to the Tree Replacement Fund equal to \$100 per each inch of diameter of Protected Tree removed not already mitigated as per section 5.3(a). The payment shall occur on or before the last day of the mitigation period. The payment amount may from time to time be modified in accordance with regulations adopted pursuant to Section 8.

### 5.4 Tree Replacement Fund

(a) There is hereby established a Tree Replacement Fund which shall be held by the Town Treasurer, providing that such fund is annually reauthorized. Any payments made pursuant to §5.3(b) shall be deposited in said Tree Replacement Fund.

(b) The Director of the Department of Public Works shall have sole discretion concerning the use of funds from the Tree Replacement Fund, provided that such funds shall be disbursed exclusively for the purpose of buying, planting and maintaining trees in Belmont.

## **Section 6. Emergencies and Exemptions.**

Provisions of this by-law shall not apply to:

(a) emergency projects necessary for public safety, health and welfare as determined by the Director of the Department of Public Works; or

(b) trees that are a threat to life and/or property as determined in writing by a certified arborist; or

(c) trees identified by the Commonwealth that pose a risk due to insect/disease infestation.

**Section 7. Verification and Enforcement.**

7.1 The penalty for each violation of this by-law will be a fine in an amount equal to \$150 per each inch of diameter of Protected Tree removed not already mitigated as per section 5.3(a).

7.2 Each instance in which a Protected Tree is removed without the mitigation required by this by-law shall constitute a separate violation of this by-law.

7.3 If mitigation is not completed by the end of the mitigation period as determined by the Inspector of Buildings, each day beyond the date on which the mitigation period ends shall constitute a new and separate violation.

**Section 8. Rules and Regulations**

The Planning Board may promulgate, after public notice and hearing, Rules and Regulations to effectuate the purposes and intent of this by-law. Failure by the Planning Board to promulgate such Rules and Regulations shall not act to suspend or invalidate the effect of this by-law.

**Section 9. Severability**

If any section, paragraph or part of this by-law is for any reason declared invalid or unconstitutional by any court, every other section, paragraph and part shall continue in full force.

**Section 10. Relationship to Other By-laws**

Nothing in this by-law shall be construed to restrict, amend, repeal, or otherwise limit the application or enforcement of existing Town of Belmont By-laws or Commonwealth of Massachusetts laws.

**Section 11. Effective Date**

This by-law shall take effect immediately upon enactment.

Majority vote required for passage                      Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee and By-Law Review Committee will report orally on this Article.

**ARTICLE 20: Adoption of the Stretch Energy Code**

*To see if the Town will vote to enact Chapter 32 of the Town of Belmont General Bylaws, entitled "Stretch Energy Code," for the purpose of regulating the design and construction of buildings for the effective use of energy, pursuant to Appendix 120 AA of the Massachusetts Building Code, 780 CMR, the "Stretch Energy Code", including amendments or modifications thereto, a copy of which is on file with the Town Clerk, or in any way act thereon.*

## Chapter 32 STRETCH ENERGY CODE

- 32.1 Definitions**
- 32.2 Purpose**
- 32.3 Applicability**
- 32.4 Authority**
- 32.5 Stretch Code**

### **32.1 Definitions**

**International Energy Conservation Code (IECC) 2009** - The International Energy Conservation Code (IECC) is a building code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency. Commencing July 1, 2010, the baseline energy conservation requirements of the MA State Building Code will default to IECC 2009 and MA amendments.

**Stretch Energy Code** - Codified by the Board of Building Regulations and Standards as 780 CMR Appendix 115.AA, the Stretch Energy Code is the International Energy Conservation Code (IECC) 2009 with amendments contained herein.

### **32.2 Purpose**

The purpose of 780 CMR 120.AA is to provide a more energy efficient alternative to the base energy code applicable to the relevant sections of the building code for both new construction and existing buildings.

### **32-3 Applicability**

This code applies to residential and commercial buildings. Buildings not included in this scope shall comply with 780 CMR 13, 34, 61, or 93, as applicable.

### **32-4 Authority**

A municipality seeking to ensure that construction within its boundaries is designed and built above the energy efficiency requirements of 780 CMR may mandate adherence to this appendix.

780 CMR 120 AA may be adopted or rescinded by any municipality in the commonwealth in the manner prescribed by law.

### **32-5 Stretch Code**



33.1.2 With respect to initial at-large members, one member shall be appointed for a one-year term, one for a two-year term and two for three-year terms. After the initial appointments, all at-large members shall be appointed for three year terms. At-large members shall include persons who have expertise or demonstrated interest in open space, recreation, historic preservation or affordable housing.

33.1.3 Mid-term vacancies in the office of at-large member or statutory member shall be filled by the Board, Commission or Authority which made the original appointment, and members appointed to fill a vacancy shall serve for the remainder of the unexpired term.

33.2 The Committee shall study the needs, possibilities and resources of the Town regarding community preservation. The Committee shall consult with other Town boards, commissions, committees and authorities, including, among others, the Conservation Commission, the Historic District Commission, the Housing Authority, the Planning Board and the Recreation Commission, and with the Belmont Housing Trust (if and while in existence) in conducting such studies. As part of its studies the Committee shall hold one or more public information hearings on the needs, possibilities and resources of the Town regarding community preservation, notice of which shall be posted publicly on the Town's web page at least two weeks prior to the date of the hearing, and published in each of two weeks preceding the week in which the hearing is to be held in a newspaper of general circulation in the Town. The Committee shall file an annual report of its activities with the Town Clerk.

33.2.1 The Committee shall make recommendations to the Town Meeting for the acquisition, creation and preservation of open space; for the acquisition, rehabilitation, restoration and preservation of historic resources; for the acquisition, creation and preservation of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space, land for recreational use and community housing that is acquired or created as provided in the Act. With respect to community housing, the Committee shall recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

33.2.2 The Committee may include in its recommendations to the Town Meeting a recommendation to set aside for later spending funds for specific purposes that are consistent with community preservation but for which sufficient funds are not then available in the Community Preservation Fund to accomplish that specific purpose or to set aside for later spending funds for general purposes that are consistent with community preservation.

33.3 The Committee shall not meet or conduct business without the presence of a quorum. A majority of the members of the Committee shall constitute a quorum. The Committee shall approve its actions by majority vote of the quorum. Recommendations to the Town Meeting shall include their anticipated costs.

33.4 The Board of Selectmen shall insert one or more articles in the warrant for each Annual Town Meeting, and for any Special Town Meeting, upon the written request of the Committee,



Majority vote required for passage

Yes \_\_\_\_\_ No \_\_\_\_\_

**ARTICLE 24: Disposition of Town Owned Property**

*To see if the Town will vote to authorize the Board of Selectmen to sell or otherwise dispose of a vacant parcel of real property of 4,300 square feet, more or less shown on Assessors' Map 32, Parcel 3, in accordance with Chapter 30B of the General Laws, on such terms and conditions as the Board of Selectmen determine to be in the best interests of the Town, or in any way act thereon.*

This article authorizes the Selectmen to sell a vacant piece of commercially zoned land located on Pleasant Street.

Two-thirds vote required for passage

Yes \_\_\_\_\_ No \_\_\_\_\_

The Warrant Committee and Capital Budget Committee will report orally on this Article.

**ARTICLE 25: Disposition of Town Owned Property**

*To see if the Town will vote to authorize the Board of Selectmen to sell or otherwise dispose of a discontinued portion of White Street of real property of 3,000 square feet, more or less shown on Assessors' Map 32, (adjacent to parcel 20), in accordance with Chapter 30B of the General Laws, on such terms and conditions as the Board of Selectmen determine to be in the best interests of the Town, or in any way act thereon.*

This article authorizes the Selectmen to sell a discontinued portion of residentially zoned land located at the intersection of White Street and Grant Avenue.

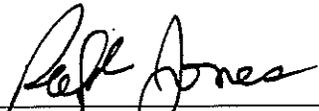
Two-thirds vote required for passage

Yes \_\_\_\_\_ No \_\_\_\_\_

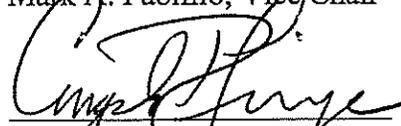
The Warrant Committee and Capital Budget Committee will report orally on this Article.

Given under our hands this 28th day of March, 2011.

BOARD OF SELECTMEN

  
\_\_\_\_\_  
Ralph T. Jones, Chair

  
\_\_\_\_\_  
Mark A. Paolillo, Vice Chair

  
\_\_\_\_\_  
Angelo R. Firenze



**FY2012 Capital Budget Committee  
Report to Belmont 2011 Annual Town Meeting**

**Introduction.**

Again this year, the Capital Budget Committee (“CBC” or “this Committee”) has chosen to repeat some of the material from its previous reports. And once again, this decision is motivated by two considerations. First, every year brings new Town Meeting Members. The Committee believes that some of them may benefit from the background provided. Second, some of this Committee’s recommendations and observations are a work in progress. Although each year we have more developments to report, this Committee believes that it is worthwhile to keep these matters in the minds of Town Meeting Members. The report contains captions to assist readers in finding their way through the report. The report touches on the following topics.

- Who is the CBC and what does it do (what are the CBC procedures)?
- What is the difference between the common understanding of “capital asset” and the CBC responsibility?
- What are “orphans” and a reminder not to lose sight of them.
- Some general remarks.
- The Town’s Streets.
- Status of extraordinary, large capital projects.
- Override in 2011?
- Recommendations for FY2012 capital budget.
- Other Articles
- Five-year projection of capital needs.

As discussed below, only the last two items are required by the Town’s by-laws. The Committee believes, however, that the rest of the material is useful.

**Who is the CBC and what does it do.**

The Capital Budget Committee is established by Article 13 of the Town by-laws. There are seven members, of whom three are appointed by the Moderator for terms of three years, and the other four are the chairman (or a member appointed by the chairman) of the Board of Selectmen, the Warrant Committee, the Planning Board and the School Committee, all of whom serve at the pleasure of the appointing authority. The members of the Committee who acted on the FY12 Capital Budget recommendations are Rebecca Vose (School Committee), M. Patricia Brusch (Warrant Committee), Mark F. Clark (Moderator, term expires 6/30/11), John Conte (Moderator, term expires 6/30/12), Jennifer M. Fallon (Planning Board), Mark A. Paolillo

(Board of Selectmen) and Anne Marie Mahoney (Moderator, term expires 6/30/13). Mrs. Brusch serves as the Committee's chairman and Mr. Clark serves as its secretary. Barbara Hagg, Town Accountant, serves as staff liaison to the Committee and Thomas Younger, Town Administrator, usually attends Committee meetings.

According to Article 13 of the Town's by-laws, "It shall be the duty of the Committee annually to prepare a capital report showing, for each six years hence following a list of those public improvements and non-recurring major equipment needs which, in its opinion, represent the most necessary enhancement projects or purchases to be undertaken by the Town during each such year. The report shall include the probable cost of each such improvement or purchase and the Committee's recommendations as to the method of financing them."

This duty is addressed in several ways in this report. Following sections of more general remarks, we make specific recommendations for a Capital Budget for FY2012. Finally, we provide a chart that sets forth the capital requests for fiscal years 2012 through 2016 or 2017 that have been forecast by administrators of various Town departments.

The Committee has spent its time this spring particularly on the recommended Capital Budget for FY2012. In past years, the Committee has been part of two more general planning groups. The Blueprint for Belmont Group (consisting of the Board of Selectmen, the School Committee, the Warrant Committee and the Capital Budget Committee) has met to consider ways to cope with the Town's shortage of funds. The Capital Planning Group (informally known as the "mega-group" and consisting of the Board of Selectmen, the Warrant Committee, the Permanent Building Committee and the Capital Budget Committee) has met to consider the many large building projects facing the Town which are beyond the means of the budget that is annually allocated to this Committee. Those projects are summarized below. This January, the Committee met again with the "mega-group" to discuss those projects. Other Town planning committees and their reports are mentioned below.

Last year, the Planning Board developed a Comprehensive Plan for Belmont, *A Sustainable Vision for Belmont: Mapping the Future*, to be a framework guiding future decisions and policies governing a wide range of land-use related issues including public and private development, open space, transportation, historic preservation, and housing. This Plan was developed (with the help of professional consultants) as a "bottom-up" exercise involving a broad range of people from the community and built on components developed by several task forces in which members of this Committee participated. One of those task forces focused on public finance and capital facilities planning. Its report includes several convenient and interesting appendices, including budget projections for the Town, an excerpt from the Capital Project Overview Committee report, a summary of override history in Belmont, and a list of recent gifts to the Town. The Comprehensive Plan, including the Public Finance and Capital Facilities Planning Element and its appendices, is available through a link on the Planning Department's page on the Town's website.

In the past, each department (whether it reports to the Selectmen or some other elected body) has made its own request to the Capital Budget Committee, and established its own set of internal priorities. It was then left to this Committee to sort out priorities among departments. It was also left to this Committee to notice that departments were making similar requests or that

the needs being addressed by one department could be addressed without a capital expense, or with a better capital expense, by another department.

In an effort to address problems such as these, the Committee has recommended that a preliminary or draft capital budget be formulated through the Town Administrator and then presented to the Capital Budget Committee in the same manner as the current operating budget is formulated each year by the Town Administrator and then presented to the Board of Selectmen and then to the Warrant Committee. Although such a procedure has not been fully adopted, the Town Administrator has again included a capital budget recommendation in his recommended budget insofar as departments that report to the Board of Selectmen are concerned. For other town functions (including enterprises), the traditional process prevails.

In preparing to recommend an annual Capital Budget, the Committee collects requests from Town departments (including the School Department) for capital expenditures to be made from enterprise funds, from state reimbursements and from general tax. With respect to items to be paid from general tax, the Board of Selectmen proposes to the Warrant Committee and the Capital Budget Committee an amount to be spent in the Capital Budget. After receiving requests from Town departments and [a] proposed general tax budget allocation[s] from the Board of Selectmen, the Committee, at its meetings, interviews department representatives from those departments that have made requests. This year -- as for the last several years -- the process began with the individual members of this Committee reviewing copies of the departmental requests and developing individual questions regarding those requests. Those individual questions were then pooled and submitted to the departments in writing.

After interviewing department representatives, the Capital Budget Committee proceeds to assemble a recommended budget for the next fiscal year. The Committee considers each item that has been requested and votes whether that item should be included in its recommended budget. The item is included if it receives a majority vote; unanimity is not required. (Usually, however, most items that are recommended receive a unanimous vote.) The requests for capital funds from various departments are, at the request of the Committee, presented by each department in a priority order. This is particularly helpful when the Committee is confronted with requests that are technical and have implications only for the department making the request. When, however, the request is less technical and/or has implications for others outside the department making the request, the Committee often exercises its own sense of priority.

**What is the difference between the common understanding of "capital asset" and the CBC responsibility.**

The definition of capital expenditure for which the Committee is responsible is *not* the common understanding of a capital asset -- it is a narrower concept. The common understanding of a capital asset is some asset that can be used and enjoyed for an extended period of time, often taken as more than one year, or that can be used to produce another product. It is often thought of as anything that is not for immediate consumption. This is *not* the definition with which this Committee works.

Note the key words in the by-law responsibility quoted previously: "public improvements and non-recurring major equipment needs." An example of the differences

between the two concepts that is very relevant to the Town's budgeting process is police cruisers. In common understanding, an automobile is a capital item but a police cruiser is a "recurring" item. (The average front-line cruiser is driven 25,000 - 30,000 miles in its first year. Cruisers must be replaced on a regular cycle.) In the view of the Committee, replacement of police cruisers belongs in the regular operating budget. As mentioned below, there are other items that should be considered part of the operating budget that have a tendency to find their way into the capital budget process.

In an effort to draw a "bright line" between what it would consider and not, more than twenty-five years ago a previous Capital Budget Committee established a \$10,000-per-item requirement for requests addressed to it. In 1985, it was the intent of the then Capital Budget Committee to raise that amount to \$12,500 but that did not happen.

Meanwhile, increasing pressure on the Town's operating budget resulted in the virtual elimination of a line item ("Capital Outlay") in departmental budgets under which the small or recurring capital items had been purchased. (This line item has now been restored, but for FY2012 the limited funds available do not militate in favor of adequate funding of many requests under this category.) An even more insidious thing began to happen. Maintenance was not pursued. As noted below, the inevitable result of wear, tear, and simple weathering plus maintenance neglect is the seeming transmutation of a current expense item (maintenance) into a seeming capital expenditure (starting all over again). The current dismaying condition of the Town's streets, some of which have deteriorated so badly that they can not be repaired but must be rebuilt -- literally from the ground up, resulted (unsuccessfully, as noted below) in a targeted, separate funding proposal.

Confronted by increasing pressure from smaller or recurring requests, previous Capital Budget Committees, loathe to see necessary expenditures unmet, tried to accommodate small items and recurring items within previous Capital Budgets -- often by turning a blind eye to the practice of aggregating separate items in order to meet the \$10,000 threshold. As noted below, the current Capital Budget Committee is making a vigorous effort to confine the Capital Budget to items that are truly "public improvements and non-recurring major equipment needs." As also noted below, however, members of the Committee do not feel that small capital items and recurring capital items are inappropriate expenditures for the Town; indeed, members of the Committee feel that the smaller capital expenditures, recurring expenditures and maintenance of capital assets are very important and should be funded annually under their own explicit headings in each department's operating budget. The members of the Committee feel, however, that the Capital Budget should be available to meet the needs of the Town that are truly "public improvements and non-recurring major equipment."

#### **What are "orphans" and a reminder not to lose sight of them.**

As explained more fully in the previous section, the items within the purview of this Committee and the common definition of capital expenditures are not the same. This Committee diligently seeks to keep its recommendations within its mandate. That means it must reject requests for smaller or recurring capital items. As noted above, that does not mean that the requests falling outside the purview of this Committee are not worthy or that those expenditures should not be made. That only means that they should be dealt with outside the allocation of

funds to this Committee. This problem arises most stealthily when an item that was initially a capital expenditure becomes a routine item. The Committee frequently refers to these capital expenditures that are outside its jurisdiction as "orphans."

Preservation of the Town's capital assets (maintenance) is a continual struggle. There is a great temptation and tendency in difficult times to preserve current operations at the expense of preservation of capital items. The result is the seeming transmutation of an operating expense (maintenance) into a capital expense (replacement of the capital asset that has been so neglected that it must be replaced). The situation with regard to the Town's roads has become so desperate that one of the recommendations of the Pavement Management Committee, appointed by the Selectmen, was that funds be set aside for pavement management in such a way that they could not be reached for other purposes.<sup>1</sup> The Building Envelope Study, mentioned below, is another example of an effort to raise the profile of capital asset maintenance to the point where it can survive the tendency to neglect capital asset maintenance in favor of current expenditures.

An important example of the process of distinguishing between items that are appropriate for the Capital Budget and those that are appropriate for the current operating budget -- in other words, an item that might become an "orphan" -- is provided by computer technology. When computer technology was novel, the then Capital Budget Committee was easily convinced that acquisition of the Town's (including the School Department's) first computer capability was a capital item within the by-law definition.

Now computers are the current era's "textbooks." Textbooks, though they are used for more than one annual cycle, are an item for the current operating budget. In like manner, much of the Town's computer capability should be accommodated within the current operating budget. The importance to the Town of making a success of its transition to computer-based operations is of great concern to the Committee. The Committee has recommended that a special fund be set aside in each department's operating budget to be spent each year on the constant and continual maintenance and improvement of its computer capability. (The Committee remains ready to address requests for expenditures for the Town's technology infrastructure that supports its computer capability [- indeed, the Committee's recommended budget for FY2012 contains phase II of a project to replace the Town's switching equipment].)

The obvious implication of these observations is that more money is needed. That is a conclusion that this Committee has come to. Both within the operating budget and in the allocation set aside for this Committee, more should be budgeted to maintain and improve the Town's capital assets.

### **Some General Remarks.**

There are some general topics -- some mentioned above -- which the Committee wishes to emphasize to the Town Meeting. They are an envelope study and a coordinated approach.

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<sup>1</sup> Article 25 of the Warrant for the 2008 Annual Town Meeting established a special stabilization fund for the benefit of the Pavement Management Program and the Selectmen set June 9, 2008, as the date for a special override election for the benefit of the Pavement Management Program. The voters, however, rejected that override.

In 1994, the Town commissioned a study of the roofs of major municipally owned buildings and embarked on a program to ensure that its buildings are weather tight above. (The roof program is further discussed below.) More recently, the School Department completed an envelope study of its buildings with the same objective.<sup>2</sup> The approach with respect to the non-School-Department assets of the Town is somewhat different. Although there has been no single study covering all of these assets, there have been individual studies of the principal assets. These studies form the basis of the extraordinary, large capital projects discussed below or for individual current capital budget requests.

The Committee feels that the Town should take a coordinated approach to its capital needs and budgeting for those capital needs. As noted above, the Committee has urged that a proposed comprehensive Capital Budget be presented to this Committee in the same manner as the Warrant Committee is presented with a proposed operating budget and progress is being made in this regard.

Coordination, however, is not easily achieved when several of the departments proposing capital expenditures report to different, independently elected boards and officials. Frequently the Town Meeting, and this Committee as an agent of the Town Meeting, are the only point at which authority merges. This Committee tries to stay alert to coordination issues but continues to urge coordination in awareness of the issue at all levels of Town government.

Issues of coordination include acquisition and reuse of replaced equipment. Although this year coordination has not been an issue, in the past this Committee noted examples involving vehicles and emergency generators. Issues also arise regarding programs that have application to more than one Town operation. Recent examples include the proposals for building security and a "reverse 911."

The issue of coordination is particularly important when it involves the major capital expenditures that the Town is facing. Four years ago, the Board of Selectmen appointed a "Capital Project Overview Committee" with the mandate to examine all future capital projects to determine "the most efficient use of land and buildings, including the possibility of combining two or more projects." (That committee reported to the Selectmen on April 7, 2008.) The Police Station feasibility study recommended re-use of the current main library building for a police station. The School Department has in the past several years proposed a number of capital expenditures to maintain or improve its facilities on the north side of Concord Avenue. These proposals in themselves may be worthwhile but in a context of limited funds and uncertain plans for that area may not be wise. The Committee welcomed the report of the Capital Project Overview Committee. (See further discussion below concerning major capital expenditures that confront the Town.)

Both the report of the Capital Project Overview Committee and the Police Station feasibility study are mentioned again in this report. The CPOC report, dated April 7, 2008, is

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<sup>2</sup> The total estimate for work identified by the School Department envelope study is \$6.8 million, originally to be phased over five years. Many of the needs identified by the study might be classified for the operating budget rather than for the allocation to this Committee under the criteria discussed earlier in this report. Nevertheless, the figure indicates the magnitude of the task faced by the Town to protect its investment in capital assets.

available on the Town's website (<http://www.town.belmont.ma.us>) under "Boards and Commissions." "Boards and Commissions" is further divided into "permanent" and "temporary." The CPOC and its report can be found under "temporary" and a discussion of the Police Station feasibility report can be found at pages 10-11 of the CPOC report.

### **The Town's Streets.**

Although the maintenance (including rebuilding, if needed) of the network of streets in Town is (or should be) a recurring item, the funds for providing the Town with its streets have traditionally been included in the Capital Budget. As this Committee has observed previously, since much of the work on the Town's streets must be planned and contracted for in advance and actually accomplished in warm weather over more than one fiscal year, the pavement management program of the Town would greatly benefit from a stable and predictable budgeting atmosphere. An adequate pavement management program could easily use the Town's entire Capital Budget, but this Committee believes that some of the funds available to the Capital Budget should be available for the Town's many other capital needs. In an effort to address as many needs as feasible, this Committee regularly recommends about half its annual allocation (an amount based on the 2001 override<sup>3</sup>) plus the targeted state aid ("chapter 90") to roads and the remainder to other capital requests. In order to make the available road funds as effective as possible, the Selectmen have instructed the Department of Community Development to expend funds only on the travel surface, omitting almost all curb and sidewalk work. (The Department includes curbs and handicap accessible sidewalks at intersections. The Trapelo Road/Belmont Street corridor will include both sidewalks and curbs because that is a state -- and state funded -- project.)

The Committee included extensive discussions of the Town's streets and efforts to maintain them in its 2009 and 2010 reports to the Annual Town Meeting. The reader is referred to those reports for more detailed information.

### **Status of large, extraordinary capital projects.**

Here is a summary of some of the large capital projects the Town is pursuing or faces -- projects that cannot be undertaken within this Committee's annual allocations from general tax.

The first is not, strictly speaking, a general tax issue. It involves the Belmont Municipal Light Department. Because there is considerable overlap among BMLD customers, Belmont real estate taxpayers and Belmont voters, and because possible aspects of this issue and its resolution will require Town Meeting action, we include it here. The BMLD, with the help of a special committee appointed by the Board of Selectmen acting in its capacity as the Board of Commissioners of the Belmont Municipal Light Department, is considering whether to build a new substation and if so, where. The 2010 Annual Town Meeting rejected an initial proposal for a site put forward by the BMLD. A revised proposal may be presented to a special town meeting in the fall of 2011.

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<sup>3</sup> The 2001 override was \$3mm, of which \$1,000,000 was for roads.

At the April 24, 2006, session of the Annual Town Meeting, the Town Meeting approved letters of interest for both the Wellington School and the High School. These were first steps in obtaining reimbursements from the Commonwealth for work that is being planned for both sites. (In March of 2006, the Capital Project Planning Group had held a meeting at which a presentation was made concerning a schematic design that had been produced for the replacement of the current Wellington School.) In July 2007 the Massachusetts School Building Authority (MSBA) began to accept applications for funding for school building projects. Belmont applied for both schools, but was later forced to prioritize the projects. The School Committee listed the Wellington School as the first priority.

The Wellington project was among the first 11 approved to go forward by the MSBA. On March 25, 2009, the MSBA approved a funding grant for up to \$12.4M for a total project costing \$37,664,430 for the construction. There was an additional \$2.1M requested by the School Department which was added to the Town Meeting and debt exclusion votes for the design of and set up of modular classrooms to house students during the construction period. That debt exclusion passed on June 8, 2009. The students moved to modular units located on the grounds of the High School in February 2010. Also in 2010, the Wellington Building Committee awarded a construction contract to Skanska Construction USA Inc. As of this writing (March 2011), the construction is progressing on time and on budget. The Building Committee expects that the building will be ready to accept students for the fall of 2011.

In the fall of 2003, Town Meeting authorized funding for the development of a master plan for the comprehensive renovation of Belmont High School, now 40 years old. The resulting plan, accepted by the School Committee in the fall of 2004 and reported to Town Meeting in April 2005, consists of a conceptual design and proposed schedule which presents one possible solution to the identified needs of the building and the educational program. The total estimated cost of the project at that time before any state aid was \$62.3M. This estimate, developed in 2004, was meant to represent the cost in FY2008 dollars, FY2008 being at that time the first year the Superintendent's Advisory Committee on the Future Building Needs of Belmont High School felt the project might feasibly be begun. An updated estimate, developed four years ago, was \$70M, assuming the project had been started in 2008.

During the spring of 2007 there was a re-evaluation of the proposed High School project. Given the backlog of school projects waiting to be put on the state's School Building Assistance list and the relative urgency of some of the needs of the High School Building, especially the science classrooms, and the HVAC, electrical and fire protection infrastructure, there is a proposal to move ahead with a first phase of the renovation. This would mean putting off the balance of the project for at least ten years after the start of phase one, given state rules about separation of distinct reimbursable projects for one building. This first phase would include the construction of a new science wing, some renovation of current science classrooms and would address some of the most pressing infrastructure needs for an estimated cost, again at that time, of \$22.0 million. The Superintendent's Advisory Committee recommended this proposal for a phase one project, if it could be funded relatively soon. The Advisory Committee felt the balance of the proposed renovation is also necessary and should not get pushed too far into the future.

This Committee believes that it will be necessary to make decisions about the timing of the start of a major renovation project at the high school soon. HVAC, fire protection, and

electrical systems and other infrastructure are all overdue for up-grade. No state reimbursement is available for these major maintenance expenditures outside of a major capital project. The question that needs to be decided is how long can the Town wait. The likely failure of some of these components within a relatively short time frame needs to be considered in light of the appropriate investment of the Town's resources. If the Town will be moving ahead with bringing a major high school renovation to the voters of Belmont in the next two to four years, then a "band-aid" approach to failing equipment would be advisable. If any proposed project is to be pushed out further into the future, then this Committee believes that the Town should be funding School Department requests to invest in system up-grades one at a time, with the Town covering the whole cost over time. The roof-top HVAC units have been replaced, some through the ESCO (Energy Services Company) project and some through borrowing with repayment over seven years from the capital budget allocation. A request has been made this year to replace the burners in the high school furnaces, and the School Department has begun to plan a project to up-grade heating and ventilating equipment in the classrooms that are not served by the roof-top equipment. Decisions about how to move forward with these significant and costly projects must be made, balancing the feasibility and priority of a major capital project with the current pressing needs of the high school building.

The Memorial Library (the main library building on Concord Avenue) is also on the list of large capital projects to be undertaken by the Town. A previous feasibility study and application (now abandoned) for assistance from the Massachusetts Board of Library Commissioners was premised on building a new building on the site of the current building. One of the recommendations of the previously mentioned Capital Projects Overview Committee, however, is that a new library be built on the north side of Concord Avenue (Claypit Pond side) and that the vacated building be made available to house the Police Department (see next discussion).

In the late spring of 2010, the Board of Library Trustees was notified by the MBLC that the Commissioners would begin to accept applications for assistance in renovation or building projects. The deadline for such an application was January 2011. The Library Trustees went before the Board of Selectmen in June of 2010 and received permission to make an application, this time premised on a plan to use the field across Concord Avenue from the current site as a new location for a new library. The proposed new site is used and controlled by the School Department, and approval from the School Committee is required for library use of the proposed site.

The Library Trustees formed a study committee consisting of Trustees, library employees, representatives of town committees and citizens to assist them in selecting a project manager and an architect to design a new library. In December of 2010, the Trustees voted to accept a design for a new library, and they submitted an application for assistance in January 2011, to the MBLC. An article concerning this library proposal will come before the Annual Town Meeting but was not presented to this Committee in time to meet the deadline for this written report. The Committee will report orally at Town Meeting.

Four years ago (for FY2008), pursuant to this Committee's recommendation, the Town Meeting funded a feasibility study concerning the current Police Station and the needs of the Police Department. That feasibility study was completed and reported that the police function

(including allowance for future development) can be accommodated within the existing footprint -- indeed, within the walls -- of the current main library building. The cost to renovate the library for use as a police station was estimated to be approximately \$13.0 million (2008 dollars). This included all work, bringing the building to meet the seismic code and using "green building" features. Although no change in the current building footprint was contemplated, there would be need to raise the roof in the rear to accommodate full use of the attic areas. Movement of the Police Department into a renovated library building is the recommendation of the feasibility study committee. It is also one of the recommendations of the Capital Projects Overview Committee.

In 2006, the Town received a report from the firm of Gannett Fleming, Inc., concerning a feasibility study the Town had commissioned regarding a new Public Works Facility to house all divisions of the DPW, including Administration, Cemetery, Highway, Parks and Facilities, and Water. At that same meeting at which it was briefed on the Wellington and High Schools (March 2006), the Capital Project Planning Group was given a report of that feasibility study. The estimated cost of consolidating and replacing the buildings on site at the Town Yard was nearly \$20,000,000. This figure is in 2006 dollars and it is necessary to add an escalation factor of 5 to 8% for each year that the project waits. (The Municipal Light Department is also headquartered at the Town Yard, but its building is not involved in the proposal because that building was built within the last ten years.) No further formal action has yet been taken in this matter. Meanwhile significant capital expenditures to maintain these facilities are ongoing.

There are other, less well-defined, projects that have received some consideration by this or other committees of the Town. The School Department has on several occasions made recommendations for renovations of restrooms at the Vigliolo Skating Rink and repairs of external stairs at the White Field House. In the past, the Committee has declined to recommend either of those projects; this year, however, the Committee is recommending a somewhat revised approach to the White Field House stairs. The Town has increased its ownership of land on the north side of Concord Avenue and may do so again in connection with the MLB substation project. Further work regarding Town facilities on the north side of Concord Avenue is undoubtedly in the offing. Finally, some work has been done in recent years concerning the Underwood Pool. This Committee would not be surprised if proposals concerning the Pool arose in the future. [Indeed, all of these issues are addressed by one of the recommendations of the Capital Projects Overview Committee. See report available on Town website (details of how to find it given earlier)].

### **Override in 2011?**

There has been much discussion in recent weeks of a possible override proposal to be made to Belmont voters in 2011. No decision in this regard has been made as of the deadline for printing this report. The Committee expects, however, that if such a proposal is presented to Belmont voters, that proposal will include funds for capital projects.

## **FY2012 Recommendations.**

For FY2012, the Committee initially (January of 2011) received requests for more than five and a half million dollars in capital expenditures. Of this amount, slightly more than \$500,000 was to be funded by the so-called Chapter 90 funds (exclusively for roads), somewhat more than \$800,000 from enterprise funds (water and sewer), and the balance (nearly \$4.3 million) from the General Fund (mostly real estate tax). Capital budget funds in the amount of \$150,000 are being diverted to the debt portion of the operating budget to fund new HVAC units on the high school roof. This is the fourth year of that program, and this Committee agreed that the annual debt service for that program would come from funds that would ordinarily be part of the capital budget. This \$150,000 does not appear in the capital allocation. It will continue to be carried in the Debt and Interest account until bonds for the rooftop units are paid off, at which time the amount will be added to the capital allocation (but see leasing recommendation below).

The total amount allocated for the capital budget for FY2012, exclusive of enterprise funds, Chapter 90 funds, and the HVAC debt, and assuming no override funds, is \$2,087,793. After setting aside \$1,132,000 for Pavement Management (an amount consistent with the 2001 override vote), that leaves just \$955,760 to fund all other requests.

Following discussions between departments and this Committee, and further investigations, some initial requests were modified or withdrawn altogether. Still the amount requested for projects that this Committee believes are appropriate and important for the FY2012 capital budget, if funded immediately, exceeds the funds available. Therefore, the Committee recommends that the Town negotiate lease/purchase arrangements for three of the Fire Department requests and one of the Police Department requests. The remainder of the recommended expenditures can be made within the funds available.

The three Fire Department requests recommended for lease/purchase are self contained breathing apparatus with fill station (estimated at \$288,000), rescue ambulance (estimated at \$230,000) and portable radios (estimated at \$55,000). The Police Department request recommended for lease/purchase is four mobile radios & receivers (estimated at \$23,000). Similarly to the debt financing for the high school HVAC units (see above), the Committee recommends that the annual lease payments (estimated at slightly less than \$150,000 annually for a five-year arrangement) be taken from funds that might otherwise be allocated to the capital budget.

As one can see from our experience with this budget (and as one can confirm by consulting both the forecast at the end of this report and the experiences of the Capital Budget Committee in previous years), the allocation that the Committee receives each year from general tax allows the Committee to address only the most pressing requests each year. As previously reported, the Committee believes that the Town's allocation to the Capital Budget each year should be at least \$3.0 million (exclusive of money devoted to roads) and that, that amount should increase each year by the same 2½% allowed to other aspects of the Town's general tax budget. Although the 2½% annual growth has been put into practice in some years and in this year for the Pavement Management Program, the base figure is no where near the \$3.0 million recommendation. Moreover, a study of the five-year chart at the end of this report indicates that – even with an increased allocation – some years will present a challenge. Without increased

allocations, further creative financing is inevitable. In addition, the Committee has gone on record as strongly supporting the efforts of the Warrant Committee to establish a system whereby the condition of the Town's large capital assets can be assessed, indexed and tracked from year to year.

Article 9 in the warrant contains the Committee's FY2012 recommendations. In addition to the annual capital allocation, that for FY2012 is in the amount of \$2,087,760, this Committee routinely recommends reallocation of funds previously appropriated for capital projects that are now complete. One such project no longer needing general fund support is the Wellington School security system, which will now be provided by the Wellington Building Committee. For FY2012 this Committee reallocated these funds for projects usually deemed orphans. Following is a brief description of all the Committee's FY2012 recommendations, along with enterprise funded items, items recommended for lease/purchase and the so-called orphan projects:

### PUBLIC SAFETY

Network Switches (Police). The existing switches were purchased in 2002 and have a recommended life of five to seven years. The town IT department has recommended replacement on a regular 5 year cycle. Repair parts for this are no longer available for the existing switches

Replacing Radios (Police). This is part of a program begun four years ago to replace all the existing radios in Town with ones that comply with new FCC equipment and regulations. The Town must be in full compliance by 2103. The usual life cycle of these is seven years. The ones we are replacing are ten years old at this time.

Self Contained Breathing Apparatus (SCBA) and fill station (Fire). The breathing apparatus is now due for mandatory replacement, and will be purchased under the State Bid process. Replacement for this is required by law every 15 years. It is anticipated that there will be a minor effect on operating budget as repair costs will decrease in the first years of use. The fill station is part of this request. It is 19 years old and has lately been out of service at critical times.

Rescue Ambulance (Fire). The normal life cycle of an ambulance in front-line use is five years. The new ambulance will become the front-line ambulance, and the current front-line ambulance, bought in 2007, will become the back-up. The current back-up, which is over ten years old, will be traded in (credit included in this estimate). Once approved, it takes approximately ten months to receive the new ambulance. Therefore it is requested in this year's budget to arrive next spring

Portable Radios (Fire). Same reasons as the Police. These are five to six years old. They get very heavy duty and are crucial to life safety for fire personnel so they need replacing on a regular basis. Eleven of the 14 existing radios have had to be sent out for repairs in the last few months.

As noted above, it is the recommendation of this Committee to bundle the two radio purchases, the SCBA and filling station, and the ambulance into one project and to enter into a

lease/purchase agreement for the next five years. The money to pay for the lease will come from what would otherwise be the annual allocation to the capital budget for the life of the lease.

#### IT DEPARTMENT

Network Switching Equipment. This is the second year of a three year project. The project will replace the three core switches in the town wide communications and data network. Year one funded the switch at the library, the FY 2012 appropriation will deal with the one at the high school and the FY 2013 one is proposed to finish the job with the one at the Chenery.

#### SCHOOL DEPARTMENT

Replace Burners in the high school furnaces. New burners will replace original equipment (1970) in the three furnaces in the High School. All three will be converted to natural gas, with one having dual-fuel capability, able to use oil as a back-up. Natural gas is already supplied to the building. The current double walled oil tank will be retained for back-up purposes.

Rebuild two heating units in the high school Wenner Field House. There are four units used to heat this space, these two have failed (in 2010) and have caused great demand on the remaining two units. This cost is to rebuild, not to replace, them.

Air Duct Cleaning at all schools. A review of air duct system at all schools revealed a significant build-up of dust and particulates. Air quality is affected and this could pose a health and safety issue if not addressed.

Replacement of Main Exterior Entryway doors at Burbank and Butler Schools. Doors show rust and rot and are not closing properly causing a security issue.

Stairs--Burbank and White Field House. In both cases the stairwells are crumbling and present a hazard. At Burbank we recommend removing the stairs and regrading and reseeding the area. This will include a necessary small retaining wall. At the White Field House the project will remove the brick and stone stairs and replace them with composite materials and wood, allowing safe use of the second floor locker room.

Systemwide Building Envelope Project. This is the third year of a six year project (which may extend beyond six years due to funding issues). A comprehensive envelope study was done in 2007 of the exterior infrastructure (*e.g.*, siding, brick work windows, doors, foundations, etc. of all school buildings and a priority list was created to deal with all issues. This Committee recommends appropriation of money to continue to deal with all the identified issues. Each year the School Department and consultant review the priority list and make appropriate changes based on current conditions and funding.

#### COUNCIL ON AGING

Replacement of Belderbus. This appropriation is to fund the town portion and take advantage of a grant for a new 16 passenger van that the Council on Aging has applied for. The State would pay 80% of the cost, the town 20%. The current Belderbus was bought in 2002. If

the State does not fund this project (decision July 2011), the money will not be used, and will be reappropriated at a future town meeting.

## LIBRARY

Digital Microfilm Reader. This is to replace the existing 15 year old microfilm reader. This equipment allows access to all newspapers and periodicals, especially the collection of back issues, which are not available on-line. The current machine is no longer made and parts are not available.

## BUILDINGS

Repointing of the parking lot side of the police station. Water infiltration is causing a lot of exterior and interior damage. The worst area is that on the parking lot side of the building. This project will be bid with the school envelope work in order to achieve the best economy and efficiency.

## DEPARTMENT OF PUBLIC WORKS

Snowfighter Conversion. This is to convert an existing 2005 dump truck into a snowfighter, replacing a vehicle purchased in 1988, which will be traded in. This continues the process of converting used dump trucks to snowfighters instead of purchasing new snowfighters saving the Town significant capital resources. This is the third of six planned conversions.

Refurbish Snowfighter/Material Spreader. This continues the practice of repairing or replacing components in the snowfighter fleet at their half life in order to get 20 to 25 years use out of each vehicle. The vehicle in question (#32) was purchased in 1997 and is due for a major overhaul.

Power Angle Snow Plow replacements. The current plows are in excess of 30 years old. This particular item is used for one way streets, parking lots, and dead end streets where the plow needs to be able to push snow in either direction.

Replace 72 inch Riding Lawnmower. The current lawnmower is 14 years old and has no additional useful life and only scrap value. This equipment is used by the Town's parks and cemeteries.

Pequosette Tennis Court crack seal and resurfacing. This continues the refurbishing of some of the Town's tennis courts. This is the second of four sets of tennis courts to be repaired. This should continue the ability to play on these courts until they are fully replaced sometime in the future.

Sidewalks. This adds some money to the sidewalk budget to assist the DPW with repairing/replacing the many crumbling sidewalks in Town.

## OFFICE OF COMMUNITY DEVELOPMENT

**Pavement Management.** This continues the yearly infusion of money into the Town's Pavement Management program, which is discussed in greater detail in the narrative of the report. The Director of Community Development will report at Town Meeting on the specific streets to be paved with the FY 2012 funds.

### FROM THE ENTERPRISE FUNDS

**High Pressure Pipe Cleaner/Vactor lease (Water and Sewer).** This is the final year of a lease/ purchase that was entered into to purchase this equipment.

**Water Main Replacement Program.** This is the continuation of the 30 year project to replace all the unlined cast iron pipe in the town's water distribution system (approximately 40% of the system) to ensure a continued reliable supply of clean water. The project was originally approved by town meeting in 1995.

**Water Main Bond Repayment.** The Water Main Replacement Program (described above) is funded in part by taking advantage of no-interest loans from the MWRA through the Local Pipeline Assistance Program (LPAP). This is an integral part of the capital finance plan for the up-grade of the Town's water system.

**Replace 1995 Dump Truck (Sewer).** This is the replacement of a 16 year old vehicle, which will be traded in (included in estimate).

**Sewer and Drain Repair.** This funds the Town's ongoing program to repair infrastructure and alleviate flooding.

The Committee's recommendations for FY2012 are set forth in the motions that correspond to Articles 9 and 10 in the warrant. Water and sewer rates have been set appropriately to finance the expenditures recommended under Article 10.

As mentioned earlier, this Committee's recommendation includes \$150,000 in debt service. That amount appears, however, in the current budget appropriation under Article 4 rather than in Article 9. That amount represents the debt service on borrowing that was incurred to fund our recommendation three years ago that the Town borrow funds for a High School HVAC project which had been deferred in past years. (Also note that the so-called "chapter 90" money (\$531,147) will be appropriated under Article 8.)

### Other Articles

Articles upon which the Capital Budget Committee will give its recommendation other than the ordinary capital budget articles will be presented to the Annual Town Meeting. As of the printing deadline for this report, the Committee had not yet determined its recommendations regarding these articles. On these articles, the Committee will report orally at the Annual Town Meeting.

## Belmont Capital Budget 5-Year Projection

It is the responsibility of the Capital Budget Committee to present to the Town Meeting, in addition to the items to be funded in the upcoming fiscal year, a list of the expected projects for the following five years. (The available data, however, is often not precisely five years: the implications of some entries go beyond five years and, in a few instances, only four years projections are available. FY2012, dealt with above, is sometimes taken as year one.) In the past, it has been the practice of the Capital Budget Committee to compile this list from requests from department heads and to present it largely unaltered.<sup>4</sup> For this year, we will continue with this practice. In particular, we have not deleted items that are to us not within our mandate (see second section, above). The appearance of an item in the chart below should not be taken as a decision on our part that an item is properly within this Committee's jurisdiction. We might later screen out some items as more appropriate for the current budget. This chart is provided as a raw document for planning purposes only. The items in the chart have not been "vetted" either by the Town Administrator or the Capital Budget Committee.

One will note in the chart that there are items requested for buildings that may receive major renovation or replacement in the future. We are uncertain of the timing of any of these projects, and so have included repairs that will be needed in the year that it appears such a need will occur. It is expected that any expenditures of a capital nature will be carefully thought out in terms of the expected future of the facility. However, the buildings do have to function, and be safe and comfortable, for as long as they are being used.

The future of the Roof Replacement Program (mentioned earlier) should be mentioned again. This is a program that was begun about fourteen years ago. The purpose was to set aside an amount of money each year to take care of the neediest roofs. The sum of \$300,000 was decided upon and the Town engaged a consultant to determine the condition of the roofs and create a replacement/major repair program. The original program has been completed, but recent experience at the Police Station has reminded us that it is necessary to take a further look at roofs that were in good condition when the initial study was done and determine the quality of roofs that were deemed in good shape fourteen years ago.

With the help of John Bowe, a former member of this Committee, the Committee has changed the format in which this information is presented. In the past, all requests from a single department over several years have been grouped together. In the chart as presented this year, however, requests are grouped by year. Also the requests proposed to be funded from sewer and water enterprise revenue are presented separately from those proposed to be funded by general tax. We believe that these changes will aid annual budget planning.

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<sup>4</sup> Some changes have been made, however, for editorial consistency. Another change is that the requests for FY2012 that could not be recommended have been added to the appropriate year (usually FY2013). The later change is somewhat arbitrary because many of these requests will in fact be modified before the departments make them (or substitute requests) again. This is because it often seemingly puts two years of a multi-year project into one year and because of "work arounds" that departments may have devised in the meantime. These work arounds may involve grants, gifts, funds diverted from operations, help from other departments, different approaches to the underlying problem, combination with other projects and so forth. The Committee, however, believes it is best to keep these matters in mind.

This Committee asked that departments submit costs estimated for the year matching the effective date of the request, thus requiring an adjustment for the economy in future years. Some departments tried to comply with this request; others did not. Moreover, unmet capital requests from the past which we have tried to carry forward are shown at the values originally submitted (without adjustment). Finally, most all capital items are subject to a bidding process before they are actually purchased. Therefore, these cost values should be treated as only roughly comparable orders of magnitude.

The Police Department expects to meet some of the expense of the electronic sign it requests (see FY2013) through grants and gifts. Several town departments make use of the Town antenna. This item is presented under the Police Department because that department has agreed to carry this item lest it be overlooked. The over-all expense is not an item entirely for the Police budget. Moreover, the over-all expense and phasing for this project have not yet been determined. The amount and phasing shown are very preliminary police estimates.

Because the Pavement Management Program must be executed on a seasonal basis, the Committee has not attempted to cast the full planning for roads by the Community Development Department in this fiscal year chart form. The Committee has met in past years with the Director of Community Planning, has reviewed his planning and is satisfied that the Pavement Program will make good use of any funds that this Committee is able to allocate to that Program for the indefinite future. A more extensive discussion of the roads situation is available in the previously cited reports of the Belmont Pavement Management Committee.

This chart contains some expenditures for sewer and water enterprise funds. The Director of Community Development is responsible for some of those projects in his capacity as Town Engineer. (As a general matter, the Director of Community Development is responsible for sewer capital projects and those items are in the Community Development Department budget; the Director of the Public Works Department is responsible for water capital expenditures and those items are in the DPW budget. The Committee has been assured that planning for water and sewer projects is coordinated between the departments.) Some water and sewer projects are funded or to be funded from the proceeds of borrowing previously authorized or which the Town Engineer hopes will be authorized. The debt service for that borrowing will be included in the operating budgets of the enterprise funds.

The data network project is listed under Schools despite being a town-wide project because, pursuant to an agreement among the departments, this project is being managed by the School Technology Department.

The Parks Division and the Cemetery Division have been combined but are still carried separately for budgeting purposes.

The request by non-school Town Technology for a feasibility study concerning relocation of fiber optic hubs (see 2013), and related requests in subsequent years, anticipate the disposition of the current main library and the former Municipal Light Department headquarters on Concord Avenue. These buildings house the two main hubs for the Town's fiber network, without which the Town's computer, telephone, security and radio systems would not work. Any sale or

reconstruction of these buildings will require moving the hubs, a multi-year process that needs to start no fewer than three years before sale or reconstruction.

The request by the Health Department for a staff vehicle may be withdrawn. Discussion with the Department of Public Works regarding what vehicles might be available for shared use has begun.

As can be seen from the chart below, it is doubtful that the Town can fund all worthy capital requests in coming years from the current, annual allocation to the capital budget. The Committee has been discussing this issue and, as noted above, is recommending some leasing this year. Among the approaches the Committee has discussed are so-called BANS (bond anticipation notes), leasing, capital outlay exclusions and debt exclusions. It is very likely that the Committee will make further recommendations in this regard in coming years.

## BELMONT CAPITAL BUDGET - EXPECTED REQUESTS

Department	Item	Cost
<b>2013</b>		
Fire	Ladder Truck	\$875,000
	Staff vehicle – replacement of 2000 Crown Victoria	\$37,700
	Subtotal	<b>\$912,700</b>
Police	Add MS Exchange email server for Department	\$19,000
	Electronic sign/information board trailer (see text)	\$21,500
	Replace Telephone / Radio Logger	\$14,500
	Subtotal	<b>\$55,000</b>
Community Development	Pavement management - capital budget / chap 90	\$1,485,107
	Trapelo Road Design & Construction - capital budget / chap 90	\$75,000
	Subtotal	<b>\$1,560,107</b>
Schools	Athletic Complex, renovation of ice rink rest rooms	\$90,000
	Replace boiler in White Field House	\$35,000
	High School Univent (multi-year project)	\$50,000
	High School parking lot resurfacing	\$100,000
	Replace Butler Burner & Boiler (Maybe with Partial State Grant) <sup>5</sup>	\$350,000
	Carpeting replacement (Winn Brook library, Chenery main office)	\$30,000
	Carpeting replacement (year 2 Burbank)	\$80,000
	Replace gymnasium floor at Butler	\$75,000
	Replace master clock system, analog to digital (year 1 of multi-year)	\$10,000
	Replace Blazer, model year 1996	\$30,000
	Replace High School interior corridor fire doors (year 2 of 2)	\$40,000
	Pick up truck	\$30,000
	Carpet replacement (year 1 Winn Brook)	\$125,000
	Replace high school interior corridor fire doors (year 1 of 2)	\$40,000
	High school Univent project – phase 2	\$200,000
	High school pool ceiling tiles	\$50,000
Subtotal	<b>\$1,335,000</b>	
Schools: Envelope	Multi-year approach to needs identified in study of October of 2007	<b>\$250,000</b>
Schools: IT	Upgrade existing data network switching equipment (3rd (final) year of town-wide project) (see text)	<b>\$60,000</b>

<sup>5</sup> The School Department explored a Massachusetts School Building Authority (MSBA) Program for replacing the Butler School burner and boiler, which are old and still functional but not as efficient as new models would be. Both the significant replacement costs and short completion timeline imposed by the MSBA, made pursuing the project infeasible for FY2012. Given the age and condition of these systems, if the MSBA extends the time for completing this project, the School Department may look at undertaking the Butler project in FY2013.

DPW	One-Ton 4WD Pickup (Highway)	\$36,000
	One-Ton 4WD Pickup (Highway)	\$36,000
	37,000 GVW Dump Truck (Highway)	\$111,000
	Replace Fibar for Playgrounds (Parks )	\$11,880
	Replace Underwood Pool Motors (Parks)	\$12,100
	Chain Link Replacement Program (Parks)	\$29,800
	One Ton 4WD Pickup Truck	\$36,000
	Sidewalk snowblower – new (Highway)	\$86,200
	Subtotal	<b>\$358,980</b>
IT (non-school)	Additional data storage network	\$90,000
	Feasibility study to move fiber hubs (from library, old light dept) (see text)	\$50,000
	Subtotal	<b>\$140,000</b>
Buildings	Continue Security Program - cemetery	\$38,000
	Energy Conservation Program - Town Hall	\$25,000
	Interior wall repair - police	\$20,000
	Floor & wail repair in various levels - Town Hall	\$25,000
	New bathroom - Police	\$30,000
	Remove & replace granite pavers in Town Hall Complex roadway	\$25,000
	Main entrance renovation - ice rink	\$40,000
	Exterior work suggested by Edwards & Kelcey - Police	\$20,000
	Interior work suggested by Edwards & Kelcey - Police	\$20,000
	Subtotal	<b>\$243,000</b>
Health	Replace staff vehicle	<b>\$22,000</b>
Library	Continue air conditioner replacement	\$13,650
	Continue attic air conditioner replacement	\$10,500
	Subtotal	<b>\$24,150</b>
Town Clerk	Audience response system for Town Meeting	\$22,000
	Vital Records Storage Project (fire suppression, climate control)	\$25,000
	Subtotal	<b>\$47,000</b>
Total	Non-enterprise total	<b>\$5,007,937</b>
Enterprise Projects (see text)	Front End Loader (Hwy - Sewer Enterprise Fund)	\$137,000
	New Garage Doors (Water Enterprise)	\$55,000
	Administrative Vehicle (Water Enterprise)	\$38,900
	Water main replacement (Water Enterprise)	\$483,842
	Closed Utility Truck 4WD (Water Enterprise)	\$75,500
	Water main bond repayment (Water Enterprise)	\$503,080
	EPA Outfalls 1, 2 & 10 - sewer enterprise fund - capital	\$100,000
	Spy Pond Water Quality - sewer enterprise fund - capital	\$100,000
	Pavement Management Sewer Work - sewer enterprise fund - capital	\$210,000
	Misc bonded projects - debt svc - sewer enterprise fund - operating	\$909,130
	Subtotal	<b>\$2,812,452</b>

<b>2014</b>		
Fire	Engine replacement (1988)	\$450,000

	Shift commander's response vehicle	\$48,000
	Subtotal	<b>\$498,000</b>
Police	Replace main and stand-by Radio Repeaters	\$30,000
	New Traffic Speed Trailer	\$16,000
	Subtotal	<b>\$46,000</b>
Community Development	Pavement management - capital budget / chap 90	\$1,514,110
	Trapelo Road Design & Construction - capital budget / chap 90	\$75,000
	Subtotal	<b>\$1,589,110</b>
Schools	New maintenance stand-by facility at High School	\$1,000,000
	High School univents (multi-year project)	\$50,000
	Replace master clock system, analog to digital (year 2 of multi-year)	\$10,000
	Subtotal	<b>\$1,060,000</b>
Schools: Envelope	Multi-year approach to needs identified in study of October of 2007	<b>\$250,000</b>
DPW	Material Spreader/Truck Rehab (Highway)	\$25,000
	Snowfighter Conversion (Highway)	\$40,750
	15,000 GV W fleet maint. Vehicle (Highway)	\$60,000
	One-Ton 4WD Pickup (Parks)	\$36,000
	Toro 16" Riding Mower (Parks)	\$73,500
	Riding Lawnmower (Parks)	\$13,000
	Resurface Basketball Courts (Grove, Town Field, PQ)	\$30,000
	Replace synthetic turf and other work at Harris Field	\$750,000
	Subtotal	<b>\$1,028,250</b>
IT (non-school)	Move fiber network hubs - phase I (see text)	<b>\$80,000</b>
Buildings	Energy conservation program - Town Hall	\$30,000
	Exterior work suggested by Edwards & Kelcey - Police	\$20,000
	Interior work suggested by Edwards & Kelcey - Police	\$20,000
	Subtotal	<b>\$70,000</b>
Library	Replace boiler	\$32,760
	Continue attic air conditioner replacement	\$10,920
	Air handling replacement	\$6,552
	Fire suppression system	\$181,352
	Walkways and Sidewalk	\$16,380
	Aging Asbestos Tiles	\$10,920
	ADA Elevator	\$163,800
	Subtotal	<b>\$422,684</b>
Total	Non-enterprise total	<b>\$5,044,044</b>
Enterprise Projects (see text)	37,000 GVW Dump Truck (Hwy - Sewer Enterprise Fund)	\$111,000
	1 Ton Pick Up Truck (Hwy- Sewer Enterprise Fund)	\$36,000
	SKID Steer Loader (Hwy - Sewer Enterprise Fund)	\$45,150
	Sewer Rodder (Hwy - Sewer Enterprise Fund)	\$33,700
	E350 Van (Hwy - Sewer Enterprise Fund)	\$38,400
	Water Meters (Water Enterprise)	\$139,100
	F-150 Pick Up Truck Replacement (Water Enterprise)	\$25,000
	Water Main Replacement (Water Enterprise)	\$498,558
	Water main bond repayment (Water Enterprise)	\$587,255
	EPA Outfalls 1, 2 & 3 - sewer enterprise fund - capital	\$30,000

	Spy Pond Water Quality - sewer enterprise fund - capital	\$150,000
	Pavement Management Sewer Work - sewer enterprise fund - capital	\$210,000
	Misc bonded projects - debt svc - sewer enterprise fund - operating	\$947,974
	Subtotal	<b>\$2,852,137</b>

<b>2015</b>		
Police	Replace 300 gal. fuel tank and overhaul emergency generator	\$20,000
	Replace CAD / Records Management server & QED	\$38,000
	Subtotal	<b>\$58,000</b>
Community Development	Pavement management - capital budget / chap 90	\$1,543,838
	Trapelo Road Design & Construction - capital budget / chap 90	\$75,000
	Subtotal	<b>\$1,618,838</b>
Schools	High School univents (multi-year project)	\$50,000
	Replace master clock system, analog to digital (year 3 of mult-year)	\$10,000
	Subtotal	<b>\$60,000</b>
Schools: Envelope	Multi-year approach to needs identified in study of October of 2007	\$250,000
DPW	Material Spreader (Highway)	\$12,000
	Sidewalk Tractor (Highway)	\$110,000
	Brush Chipper (Highway)	\$30,600
	Chain Link Replacement Program (Parks)	\$29,800
	John Deere Gator Machine (Parks)	\$11,550
	Replace Fibar for playgrounds (Parks)	\$11,800
	19,000 GVW Dump Truck (Parks)	\$60,000
	19,000 GVW Dump Truck (Cemetery)	\$60,000
	Subtotal	<b>\$325,750</b>
IT (non-school)	Move fiber network hubs - phase II (see text)	\$80,000
Buildings	Energy conservation program - Town Hall	\$30,000
	Exterior work suggested by Edwards & Kelcey - Police	\$20,000
	Interior work suggested by Edwards & Kelcey - Police	\$20,000
	Subtotal	<b>\$70,000</b>
Health	Replace Animal Control Officer Van	\$32,000
Library	Continue air conditioning replacement	\$14,764
	Continue attic air conditioner replacement	\$11,357
	Parking lot lighting	\$68,141
	Subtotal	<b>\$94,262</b>
Total	Non-enterprise total	<b>\$2,338,850</b>
Enterprise Projects (see text)	1 Ton Pick Up Truck (Hwy-sewer enterprise fund)	\$36,000
	37,000 GVW Dump Truck (Hwy - sewer enterprise fund)	\$101,000
	Water Meters (Water Enterprise)	\$143,275
	Closed Utility 4WD Truck (Water Enterprise)	\$75,500
	Water main replacement (Water Enterprise)	\$513,308
	Water main bond repayment (Water Enterprise)	\$608,954
	Spy Pond Water Quality - sewer enterprise fund - capital	\$150,000
	Pavement Management Sewer Work - sewer enterprise fund - capital	\$210,000

	Misc bonded projects - debt svc - sewer enterprise fund - operating	\$867,731
	Subtotal	<b>\$2,705,768</b>

<b>2016</b>		
Fire	Replace Staff Vehicle	\$39,000
Police	Incident Command Vehicle for Major Incidents & Events	\$20,000
	Replace Boston Area Police Emergency Radio Network radio control station	\$38,000
	Antenna / radio equipment replacement (3-year, multi-dept project) (see text)	\$100,000
	Subtotal	<b>\$158,000</b>
Community Development	Pavement management - capital budget / chap 90	\$1,574,309
	Trapelo Road Design & Construction - capital budget / chap 90	\$75,000
	Subtotal	<b>\$1,649,309</b>
Schools	High School univents (multi-year project)	\$50,000
	Replace master clock system, analog to digital (year 4 of mult-year)	\$10,000
	Subtotal	<b>\$60,000</b>
Schools: Envelope	Multi-year approach to needs identified in study of October of 2007	<b>\$250,000</b>
DPW	Sidewalk Tractor (Highway)	\$110,000
	1 Ton Pickup truck (Highway)	\$36,000
	1.5 Ton Sidewalk Roller (Highway)	\$12,000
	Chiller Barrel at Skating Rink (Parks)	\$21,000
	Small frontend loader (Parks)	\$82,700
	Riding Mower (Cemetery)	\$13,000
	Subtotal	<b>\$274,700</b>
IT (non-school)	Move fiber network hubs - phase III (see text)	<b>\$80,000</b>
Buildings	Energy conservation program - Town Hall	\$200,000
	Exterior work suggested by Edwards & Kelcey - Police	\$20,000
	Interior work suggested by Edwards & Kelcey - Police	\$20,000
	Subtotal	<b>\$240,000</b>
Library	Continue air handling replacement	\$7,087
	Continue attic air conditioner replacement	\$11,811
	Continue air conditioner replacement	\$15,969
	Subtotal	<b>\$34,867</b>
<b>Total</b>	<b>Non-enterprise total</b>	<b>\$2,785,876</b>
Enterprise Projects (see text)	Administrative Vehicle (Hwy - Sewer Enterprise Fund)	\$38,900
	Street sweeper (Hwy - Sewer Enterprise Fund)	\$164,400
	Water meters (Water Enterprise)	\$147,575
	Water main replacement (Water Enterprise)	\$528,708
	Water main bond repayment (Water Enterprise)	\$698,255
	Spy Pond Water Quality - sewer enterprise fund - capital	\$100,000
	Pavement Management Sewer Work - sewer enterprise fund - capital	\$210,000
	Misc bonded projects - debt svc - sewer enterprise fund - operating	\$862,575
	Subtotal	<b>\$2,750,413</b>

<b>2017</b>		
Fire	Staff vehicle	\$39,000
	Rescue Ambulance	\$230,000
	Portable Radios	\$55,000
	Subtotal	<b>\$324,000</b>
Police	Replace File Server and Exchange Server Hardware	\$20,000
	Antenna / radio equipment replacement (3-year, multi-dept project) (see text)	\$100,000
	Subtotal	<b>\$120,000</b>
Community Development	Pavement management - capital budget / chap 90	\$1,605,541
	Trapelo Road Design & Construction - capital budget / chap 90	\$75,000
	Subtotal	<b>\$1,680,541</b>
Schools	High School univents (multi-year project)	\$50,000
	Replace master clock system, analog to digital (year 5 of mult-year)	\$10,000
	Subtotal	<b>\$60,000</b>
Schools: Envelope	Multi-year approach to needs identified in study of October of 2007	<b>\$250,000</b>
DPW	19,000 GVW Dump Truck (Highway)	\$60,000
	9 Foot material spreader (Highway)	\$12,000
	One ton 4WD Pickup Truck (Parks)	\$36,000
	Zamboni Ice Making Machine (Parks)	\$80,000
	19,000 GVW Dump Truck (Cemetery)	\$60,000
	Subtotal	<b>\$248,000</b>
Buildings	Energy conservation program - Town Hall	\$200,000
	Exterior work suggested by Edwards & Kelcey - Police	\$20,000
	Interior work suggested by Edwards & Kelcey - Police	\$20,000
	Subtotal	<b>\$240,000</b>
Library	Continue air conditioner replacement	<b>\$15,969</b>
Total	Non-enterprise total	<b>\$2,938,510</b>
Enterprise Projects (see text)	One ton Pick Up Truck (Hwy - Sewer Enterprise Fund)	\$36,000
	Administrative Vehicle (Hwy - Sewer Enterprise Fund)	\$38,900
	Loader Backhoe (Water Enterprise)	\$89,635
	Water Meters (Water Enterprise)	\$152,100
	Water main replacement (Water Enterprise)	\$790,235
	Water main bond repayment (Water Enterprise)	\$544,569
	Spy Pond Water Quality - sewer enterprise fund - capital	\$30,000
	Pavement Management Sewer Work - sewer enterprise fund - capital	\$210,000
	Misc bonded projects - debt svc - sewer enterprise fund - operating	\$856,325
	Subtotal	<b>\$2,747,764</b>

<b>2018</b>		
Fire	Shift Commander's Response Vehicle	\$48,000
Police	Antenna / radio equipment replacement (3-year, multi-dept project) (see text)	\$100,000

<b>2020</b>		
Fire	Replace 2003 Pumper	\$450,000

M. Patricia Brusch, Chairman  
Mark F. Clark, Secretary  
John Conte  
Jennifer M. Fallon  
Anne Marie Mahoney  
Mark A. Paolillo  
Rebecca Vose

**Road to be Reconstructed in 2011**

Name	From	To	Class	PCI
<b>2011</b>				
OAKLEY RD	CUSHING AVE	WASHINGTON ST	Local Road	39
OAKLEY RD	BELMONT ST	CUSHING AVE	Local Road	49
SCHOOL ST	STONE RD	TEMPLE ST	Minor Collector 1	49
SCHOOL ST	COMMON ST	OAK ST	Minor Collector 1	61
SCHOOL ST	OAK ST	STONE RD	Minor Collector 1	73
CONCORD AVE	MARSH ST	ROBIN WOOD RD	Major Collector	50
CONCORD AVE	ROBIN WOOD RD	LEXINGTON TOWN LINE	Major Collector	56
CONCORD AVE	WINTER ST	MARSH ST	Major Collector	70

**Road to be Reconstructed in 2012**

Name	From	To	Class	PCI
<b>2012</b>				
WILSON AVE	BEECH ST	FLETT RD	Local Road	50
FLETT RD	TRAPELO RD	CREELEY RD	Local Road	47
FRANCIS ST	CREELEY RD	WILSON AVE	Local Road	29
CREELEY RD	BEECH ST	SLADE ST	Local Road	34
LESLIE RD	CREELEY RD	UPLAND RD	Local Road	50
WILEY RD	LESLIE RD	SLADE ST	Local Road	49
HOLDEN RD	SLADE ST	LESLIE RD	Local Road	49
SABINA WAY	FLETT RD	FRANCIS ST	Local Road	64
TROWBRIDGE ST	CONCORD AVE	HITTINGER ST	Local Road	33
DUNBARTON RD	COMMON ST	ROYAL RD	Local Road	34
OAK ST	SCHOOL ST	CONCORD AVE	Local Road	34
GODEN ST	SCHOOL ST	WASHINGTON ST	Minor Collector 2	43

## **ARTICLE 21: CREATION OF THE COMMUNITY PRESERVATION COMMITTEE**

On November 2, 2010, the town voted to adopt the provisions of the Community Preservation Act [CPA] which established a partnership between the state and the town to address issues that relate to three areas - [1] open space and new recreational facilities, [2] historic preservation and [3] community housing.

The statute requires the Town as the next step after passage of the Act to adopt a by-law that creates the Community Preservation Committee [CPC] to carry out the provisions of the statute.

Under the proposed by-law, the CPC will consist of nine members. Four of them will be the direct appointments of the Board of Selectmen. Each of five Town Boards will also choose a member to serve. The Boards are Planning Board, Conservation Commission, Historic District Commission, Housing Authority and the Board of Park Commissioners. Because in Belmont, the Park Commissioners are the Board of Selectmen, one of the Selectmen will be a member of the CPC.

It is expected that the appointees will have some expertise or interest in one of the areas that the CPC will address.

Members serve three year terms and may be reappointed. The terms are staggered as the committee is formed.

As part of its charge the CPC will seek input from town departments and boards and from the general public about the needs and ideas for improvement in the three areas.

The committee will make decisions about the priorities and the goals that they see as important. The CPC will bring proposals before the Town Meeting for their approval and for the appropriations necessary to carry out the proposals. The appropriations will not be made from the general revenues of the Town but rather from a combination of state and local dollars raised for this purpose.

The Town Meeting is the final arbiter of any proposals that the CPC brings forward.

***Belmont Vision 21 Committee***