



TOWN CLERK'S OFFICE  
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BELMONT, MASSACHUSETTS 02478  
**TOWN OF BELMONT**

ELLEN O'BRIEN CUSHMAN  
TOWN CLERK

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April 22, 2011

To: Belmont Town Meeting Members

Enclosed please find a packet of updated information related to some of the articles for the upcoming Annual Town Meeting scheduled to begin Monday, April 25<sup>th</sup> at 7 pm at Belmont High School Auditorium. Please note that a Special Town Meeting has been called for Monday, May 9<sup>th</sup> at 7:00 pm, the Warrant for which is enclosed as well.

The following documents are contained in this mailing. To allow a little more time for you to review, the same packet will be sent by email Friday, April 22<sup>nd</sup> to those Town Meeting Members who provided an email address, however, to comply with the current requirements of Belmont General By-Laws, 2.3 and 2.4, the documents must be mailed to you.

**Warrant for Special Town Meeting to be held Monday, May 9, 2011, 7 pm Belmont High Auditorium**

**Amendments and Documents for Annual Town Meeting to begin Monday, April 25, 2011**

- **Article 18**
  - Bylaw Review Committee Amendment
  - Handout to Accompany Bylaw Review Committee's Amendment to the Main Motion Under Article 18
- **Article 19**
  - Bylaw Review Committee Amendment
  - Handout to Accompany Bylaw Review Committee's Amendment to the Main Motion Under Article 19
- **Article 21**
  - Bylaw Review Committee Amendment
  - Handout to Accompany Bylaw Review Committee's Amendment to the Main Motion Under Article 21:  
Text of General Bylaw Amendment (Article 33) (Community Preservation Committee)
  - Recreation Commission (John C. Owens) Amendment
  - Warrant Committee Amendment
- **Article 22**
  - Town Clerk Amendment
- **Article 23**
  - Town of Belmont Public Facilities Consolidation Slides
- **Map for use with Articles 24 & 25 – Waverley/South Pleasant Street**
- **Article 24**
  - Substitute Motion
- **Article 25**
  - Substitute Motion

Please review the enclosed documents to ensure a productive Town Meeting season.

Ellen O'Brien Cushman  
Town Clerk  
[ecushman@belmont-ma.gov](mailto:ecushman@belmont-ma.gov)

TOWN OF BELMONT  
WARRANT FOR  
SPECIAL TOWN MEETING



BELMONT HIGH SCHOOL AUDITORIUM  
MAY 9, 2011  
7:00 P.M.



**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 seeks to transfer unexpended balances from capital projects to be used toward the FY12 budget.

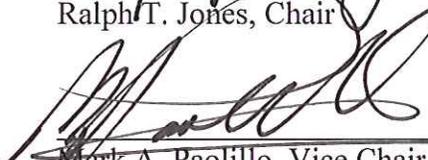
Majority vote required for passage Yes \_\_\_\_\_ No \_\_\_\_\_

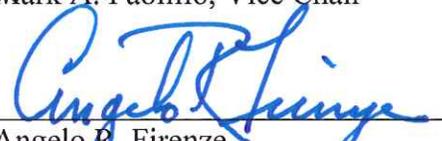
The Warrant Committee and Capital Budget Committee will report orally on this Article.

Given under our hands this 20<sup>th</sup> day of April, 2011.

BOARD OF SELECTMEN

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

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

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



**ARTICLE 18**

**Bylaw Review Committee Amendment**

MOVED: To amend the main motion under Article 18 by substituting the following for the main motion in its entirety:

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 new Sections 4.13.1 through 4.13.3, as printed in the handout appended hereto.

MOVED: To dispense with the reading of the proposed new sections 4.13.1 through 4.13.3 of the Town's General Bylaws, the same having been distributed to each Town Meeting Member as a handout appended to the Bylaw Review Committee's proposed amendment to the main motion.

**Majority vote required for passage**

**Handout to Accompany Bylaw Review Committee's Amendment  
to the Main Motion Under Article 18**

**Text of General Bylaw Amendment (to be inserted after Section 4.13)  
(Addressing Standards & Regulations)**

- “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 map and parcel identifiers for all taxable and non-taxable properties. No one may publicly use 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**

**Bylaw Review Committee Amendment**

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 having been distributed to each Town Meeting Member as a handout appended to the proposed main motion.

MOVED: That the Town vote to adopt an Article 34 of the Town of Belmont General Bylaws regulating the preservation of existing trees and the promotion of new tree planting as set forth in full in the handout appended hereto.

**Majority vote required for passage**

**Handout to Accompany Bylaw Review Committee's Amendment to the Main  
Motion Under Article 19  
Text of General Bylaw Amendment**

**“Article 34**

**Tree Preservation and Maintenance By-Law**

**34.1 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.

**34.2 Intent and Purpose.**

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

**34.3 Definitions**

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

34.3.1 Certified arborist: An arborist certified by the Massachusetts Arborists Association, or any successor organization.

34.3.2 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.

34.3.3 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.

34.3.4 Mitigation period: For purposes of replanting trees pursuant to Section 34.5.3(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 34.5.3(b) of this by-law, a period ending 365 days from the grant of the building or demolition permit.

34.3.5 Person: Any person, firm, partnership, association, corporation, company or organization of any kind including any public utility or municipal department.

34.3.6 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.

34.3.7 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".

34.3.8 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.

#### **34.4 Applicability of the By-Law**

34.4.1 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 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.

34.4.2 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.

#### **34.5 Regulation of Protected Trees**

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

34.5.2 Procedures.

- (a) In all circumstances identified in Section 34.4.1(a) -34.4.1 (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 34.4.1(a) -34.4.1 (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 in section 34.5.3. 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 34.4.1 (a) -34.4.1 (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 34.8, of \$2,000. The financial guarantee required in this section shall include provisions relative to forfeiture for failure to complete work specified in Section 34.5.3. The financial guarantee shall be released 365 days after the last day of the mitigation period for Section 34.5.3(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 in Section 34.5.3 and the rules, regulations or manuals issued pursuant to Section 34.8, 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.

### 34.5.3 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 pursuant to Section 34.5.3(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 34.8.

#### 34.5.4 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 Section 34.5.3(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.

#### 34.6 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.

#### 34.7 Verification and Enforcement.

34.7.1 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.

34.7.2 The provisions of this Article and any regulations promulgated thereunder may be enforced by non-criminal disposition as provided in Chapter 40, Section 21D of the General Laws. The penalty for such violation shall be \$300 for each offense. Each day or part thereof shall constitute a separate offense.

34.7.3 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.

### **34.8 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.

### **34.9 Severability**

In the event that any provision of this Article, or the application thereof, is found to be invalid for any reason by a court of competent jurisdiction, such invalidity shall be construed as narrowly as possible, and the balance of the Article shall be deemed to be amended to the minimum extent necessary to provide protection substantially as set forth herein.

### **34.10 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.

### **34.11 Effective Date**

This by-law shall take effect immediately upon enactment.”

ARTICLE 21

Bylaw Review Committee Amendment

MOVED: To amend the main motion under Article 21 by substituting the following for the main motion in its entirety:

MOVED: That the Town vote to enact Article 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 printed in the handout appended hereto.

MOVED: To dispense with the reading of the proposed new Article 33 of the Town's General Bylaws, the same having been distributed to each Town Meeting Member as a handout appended to the Bylaw Review Committee's proposed amendment to the main motion.

**Majority vote required for passage**

**Handout to Accompany Bylaw Review Committee's Amendment  
to the Main Motion Under Article 21**

**Text of General Bylaw Amendment (Article 33)  
(Community Preservation Committee)**

**“Article 33**

**Community Preservation Committee**

33.1 There is hereby established, pursuant to Massachusetts General Laws Chapter 44B (the Community Preservation Act, hereafter in this Article referred to as “the Act”) a Community Preservation Committee (hereafter in this Article referred to as “the Committee”) consisting of nine members. The Committee shall consist of the following members:

- (a) One member of the Board of Park Commissioners as designated by the Board;
- (b) One member of the Conservation Commission as designated by the Commission;
- (c) One member of the Historic District Commission as designated by the Commission;
- (d) One member of the Housing Authority as designated by the Authority;
- (e) One member of the Planning Board as designated by the Board; and
- (f) Four at-large members as designated by the Board of Selectmen.

Members appointed to the Committee pursuant to paragraphs (a) through (e) above are referred to hereafter in this Article as “the statutory members”.

33.1.1 With respect to initial statutory members, members appointed pursuant to paragraphs (a) and (b) of section 33.1 shall be appointed for one-year terms, members appointed pursuant to paragraphs (c) and (d) shall be appointed for two-year terms and the member appointed pursuant to paragraph (e) shall be appointed for a three-year term or, in the case of each initial statutory member, if sooner occurring, until such member no longer serves on the appointing Board, Commission or Authority. After the initial appointments, all statutory members shall serve for terms of three years or, if sooner occurring, until they no longer serve on the appointing Board, Commission or Authority.

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 that 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 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, preservation purposes recommended by the Committee for the current or next fiscal year.

33.5 At all times this Article shall be interpreted and implemented in a manner consistent with the Act, as amended. In case any section, paragraph or pmt of this Article be for any reason declared invalid or unconstitutional by any court of last resort, every other section, paragraph or part shall continue in full force and effect.”

## ARTICLE 21

### Recreation Commission (John C. Owens) Amendment

MOVED: To amend the main motion, as amended, by inserting into the proposed Section 33.1 a new subparagraph “(f),” by renumbering the existing subparagraph “(f)” as subparagraph “(g),” and by changing the word “Four” in the said renumbered paragraph “(g)” to the word “Three,” so that Section 33.1 will read as follows:

33.1 There is hereby established, pursuant to Massachusetts General Laws Chapter 44B (the Community Preservation Act, hereafter in this Article referred to as “the Act”) a Community Preservation Committee (hereafter in this Article referred to as “the Committee”) consisting of nine members. The Committee shall consist of the following members:

- (a) One member of the Board of Park Commissioners as designated by the Board;
- (b) One member of the Conservation Commission as designated by the Commission;
- (c) One member of the Historic District Commission as designated by the Commission;
- (d) One member of the Housing Authority as designated by the Authority;
- (e) One member of the Planning Board as designated by the Board;
- (f) One member of the Recreation Commission as designated by the Board of Selectmen; and
- (g) Three at-large members as designated by the Board of Selectmen.

Members appointed to the Committee pursuant to paragraphs (a) through (e) above are referred to hereafter in this Article as “the statutory members”.

## Article 21

### Warrant Committee Amendment

Moved:            That the phrase “, including initial and ongoing capital costs, a five year projection of operating costs, an estimate of administrative costs, and an estimate of foregone Town tax revenue, along with a description of additional costs required of any Town department.” be added to Article 21, 33.3 immediately following the phrase “Recommendation to the Town Meeting shall include their anticipated costs”

**ARTICLE 22**  
**Town Clerk Amendment**

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

By inserting into the second sentence of Section 2.3 the phrase "or distributed electronically" immediately after the words "sent by mail," so the sentence reads as follows:

"The Town Clerk shall notify the Town Meeting Members of the time and place at which representative Town Meetings are to be held, the notice to be sent by mail or distributed electronically at least seven days before the meeting."

AND

By inserting in Section 2.4 the phrase "distributed electronically," immediately after the words "sent by mail," so the section reads 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 therefor to be sent by mail, distributed electronically, or delivered to the Town Meeting Members. Copies of the Warrant shall be made available to the public at the Town Clerk's Office and Public Libraries before the date fixed for Town Meeting."

# TOWN OF BELMONT PUBLIC FACILITIES CONSOLIDATION

APRIL 25, 2011



## Public Facilities Consolidation – Background

- Facilities consolidation a topic of discussion and analysis for at least 20 years
- 2010 Town Meeting voted to actively explore taking action
  - Thanks to efforts of Matt Sullivan
- Public facilities consolidation committee formed with blessing of BOS, SC, and school department leadership, with broad representation
  - M. Libenson (WC), R. Jones (BOS), T. Younger (Town), R. Vose, (SC), A. DiCologero (School Dept.), S. Baghdady (WC)
- Internal and external research conducted
- Draft recommendations shared with BOS, SC, and school leadership
- Warrant now up for Town Meeting vote
  - Authorizes implementation by BOS / SC / School Department



## Warrant Article has Unanimous Leadership Support

- Warrant Article 23: Town / School Maintenance Facilities Consolidation
  - "To see if the Town will vote to accept M.G.L. c. 71, s. 37M relative to the consolidation of the maintenance functions of the School Committee with those of the Town; or in any way act thereon."
  
- A "yes" vote today authorizes the BOS / SC / School Leadership to implement consolidation of public facilities management
  - Parties must agree on final implementation plan, sign a "Memorandum of Agreement", and submit 2013 budget
  
- BOS, SC, WC, CBC, and School Department Leadership all urge a "yes" vote today



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## Scope of Activities and Departments Involved

- Activities addressed
  - Custodial care and cleaning
  - Maintenance and repairs
  - Landscaping of fields, grounds, and deltas and pedestrian snow removal
  - Capital improvements
  
- Current school-side stats
  - Staff of 19 (1 supervisor, 6 head custodians, 7 custodians, 5 maintenance staff)
  - 706,966 square feet; 8 buildings (including White Field House)
  - \$3,449,865 budget
  
- Current town-side stats
  - Staff of 9 (1 manager, 3 custodial / maint., 1 clerical, 4 part time evening custodians)
  - 200,983 square feet; 12+ buildings
  - \$1,399,633 budget



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## Buildings Included

### Town Side

- Town Hall
- Homer Building
- Police Station
- Fire Stations (2)
- Underwood pool
- Vigorolo skating rink
- BMLD headquarters (new / old)
- Electrical substations (2)
- Beech Street Senior Center
- Public Works complex
- Libraries (2) (perhaps; not yet)

### School Side

- School Administration Building
- Belmont High School
- Chenery Middle School
- Wellington Elementary
- Winn Brook Elementary
- Burbank Elementary
- Butler Elementary
- White Field House



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## Benchmarking Research Performed

- Identified numerous nearby towns who have consolidated or are in process
  - Lexington, Andover, Reading, Needham, Bedford, and Danvers: consolidated
  - Natick, Marshfield, Milton, and Sudbury: underway
- Reviewed internal and external data / documents and conducted interviews
- Identified Lexington and Andover as best proxies
  - Both have joint town / school oversight of DPF, with very positive outcomes
- Detailed interviews of town, school, and DPF leadership conducted
  - Lexington: Carl Valente (Town Mgr), Pat Goddard (DPF), Paul Ashe (Superintendent)
  - Andover: Buzz Stapczynski (Town Mgr), Joe Piantedosi (Dir, Plant), Marinell McGrath(Superintendent)



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## Features and Benefits of Consolidation

- Public Facilities Governance: Joint oversight by School Superintendent and Town Administrator
  - Strong integration with leadership teams on both sides
  - Provides confidence that all constituencies' goals and objectives receive fair treatment
- Unified Department of Public Facilities (DPF) leadership
  - Enables hiring of highly talented individual
  - Improves planning (esp. long-term), budgeting, management, and measurement
- Consolidated procurement and greater span of control
  - Efficiencies in contract negotiation (external and internal)
  - Scale economies in shared resources (tools, skills, staff, inventories)
- Single line budget appropriation by TM (with associated detail)
  - Enables greater flexibility to meet needs within a fiscal year



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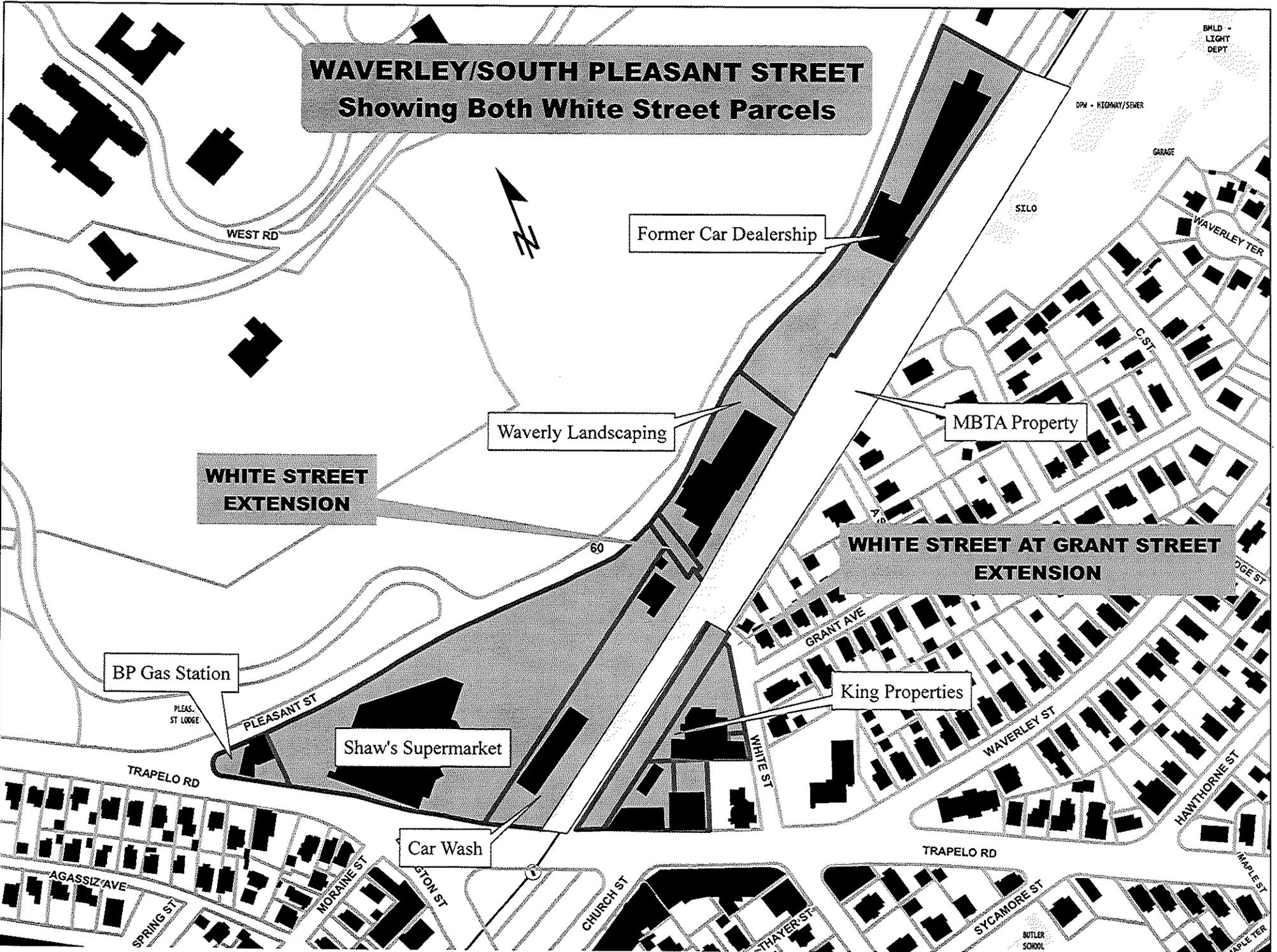
## Overview of Impact

- "Having the right people, doing the right things, the right way"
- Better, more integrated DPF leadership and planning
- More bang for our buck: "An ounce of prevention is worth a pound of cure"
- Improved preventative maintenance
- Cost savings over time
- Springboard to additional change in Belmont



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# Map relating to Article 24 and Article 25



**WAVERLEY/SOUTH PLEASANT STREET**  
**Showing Both White Street Parcels**

Former Car Dealership

Waverly Landscaping

MBTA Property

**WHITE STREET**  
**EXTENSION**

**WHITE STREET AT GRANT STREET**  
**EXTENSION**

BP Gas Station

Shaw's Supermarket

King Properties

Car Wash

**ARTICLE 24**  
**Substitute Motion**

MOVED:

That the Town vote to authorize the Board of Selectmen to sell or otherwise dispose of the Town's right, title and interest, *if any*, in 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.

**Two-thirds vote required for passage**

**ARTICLE 25**  
**Substitute Motion**

MOVED:

That the Town vote to authorize the Board of Selectmen to sell or otherwise dispose of the Town's right, title and interest, *if any*, in a discontinued portion of White Street, said real property consisting of 3,000 square feet, more or less, and being 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.

**Two-thirds vote required for passage**