

**Finance Committee  
Minutes of Meeting of May 2, 2011**

The meeting of the Finance Committee was called to order by the Chair, Richard Zimbone, at approximately 6:35 pm in the Conference Room at the Newman School.

Present from the Finance Committee:

Richard Zimbone, Chair; Matthew Borrelli, Vice Chair

Members: John Connelly, Richard Creem, Richard Lunetta, Gary McNeill, Richard Reilly, Steven Rosenstock, Lisa Zappala

Also Present:

David Davison, Assistant Town Manager/Director of Finance

**Citizen Requests**

No citizens requested to speak.

**Annual Town Meeting Warrant Article 10: Amend Zoning By-Law**

Mr. Zimbone stated a motion is expected when Article 10 is addressed. First, the proponent will speak. Next, Richard Creem will speak on behalf of the Finance Committee. The Planning Board will speak next: first, presenting a majority opinion, then a minority position. Depending on the Board of Selectmen's vote this evening, the Board may present a motion to refer Article 10 back to the Planning Board for further consideration. The Finance Committee should determine its position if such a motion is presented.

MOVED: By Mr. Creem that the Finance Committee take the position that it has no objection to the referral of Article 10 to the Planning Board. Mr. Rosenstock seconded the motion.

Mr. Creem stated that a motion to refer is the legal equivalent to a negative vote at Town Meeting so that the two-year rule would apply, preventing the citizen from bringing the issue back to Town Meeting for two years. The Planning Board is allowed to bring the issue back regardless of what happens at Town Meeting. Mr. Creem stated that in case the Finance Committee is not comfortable with an affirmative vote to refer Article 10 back, and he is not, he came up with the idea of stating that the Committee has no objection. He felt that it would be neutral, but slightly positive without avoiding taking a position. The Committee could say that there is a dearth of information and the issue needs further study.

Mr. Rosenstock stated that he spoke to the Planning Department and the Planning Board asking when the minimum lot size in the Center changed from 15,000 to 10,000 square feet. He was told by a member of the Planning Board that this was done late in the process of developing the current by-law, and that the Board would likely try to reinstitute the larger lot size requirement if the issue is referred back. Mr. Rosenstock stated that he felt that 10,000 square feet is too small for a four story building. He thinks the referral is a good idea.

Mr. Reilly stated that he strongly favors referral. It would be consistent with the Committee's discussion that there are economic issues involved in this Article that need to be studied. He noted that there are emotional issues involved and there is the possibility that the Article could pass if it goes forward and that would not be best. He stated that there is a financial impact and it needs to be determined. Mr. Rosenstock stated that the referral itself has no financial impact.

Ms. Zappala stated that the Planning Board will be open to referral and that this would shut the issue down at Town Meeting. She did not think the article would get the 2/3 vote to pass. She feels broader study is needed. Mr. Reilly stated that Town Meeting is looking for leadership and the Committee should provide that leadership if it feels strongly.

Mr. Borrelli stated he is against a referral because does not see any advantage to a referral, and that the issue will likely come back and the Planning Board would request money for a study. Mr. Creem stated that the Finance Committee's conclusion that there is insufficient information without a fiscal impact analysis that prevents us from further considering the article.

Mr. Lunetta questioned why the Committee would want the article referred. Ms. Zappala stated that with an economic analysis, the Committee may find there is enough information to support the article. Mr. Lunetta expressed concern that the Finance Committee might seem weak after reaching a solid position against the article, then not objecting to the referral.

Mr. Zimbone stated that that the motion to refer will need a simple majority to pass, while the article will need a 2/3 majority to pass. If it is referred back, it may reach the same end. Mr. Zimbone stated that Mr. Creem's suggestion is a more politically palatable approach than objection to the referral. Mr. Reilly stated that as long as the Finance Committee is able to make its position regarding the article on the record, he would then be more comfortable with not opposing a motion to refer.

Mr. Borrelli stated that he does not support the referral. He would rather see an up or down vote of Town Meeting. The issue needs to be decided. Mr. Connelly agreed with Mr. Borrelli, stating that he does not give any credence to the position presented by the proponent.

VOTE: The motion was approved by a vote of 5-4 with Mr. Borrelli, Mr. Connelly, Mr. Lunetta and Mr. McNeill dissenting.

### **Suspend**

MOVED: By Mr. Rosenstock that the meeting be suspended and reconvened as necessary during the course of Town Meeting. Mr. Reilly seconded the motion. The motion was approved by a vote of 9-0 at approximately 7:05 pm.

### **Adjourn**

MOVED: By Mr. Lunetta that the meeting be adjourned, there being no further business. Mr. Rosenstock seconded the motion. The motion was approved by a vote of 9-0 at approximately 11:07 pm.

Documents: 2011 Annual Town Meeting Warrant

Respectfully submitted,

Louise Mizgerd  
Executive Secretary

*Approved June 22, 2011*