

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF SELECTMEN

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HANS LARSEN
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

Date: November 29, 2013

To: Town Meeting Members

From: Terrance J. Connolly, Deputy Director 

RE: **December 9, 2013 Special Town Meetings**

Attached are current drafts of the motions for the two Special Town Meetings scheduled for December 9th. We currently expect to fund the proposed appropriation of design funds related to renovations of the Fiske and Schofield Elementary Schools (Motion1 under Article 7 for the first Special Town Meeting) with short term debt instead of Free Cash as reflected in the Advisory Committee write-up of this article. This revised approach is intended to preserve funding flexibility for future needs.

Further updates prior to the special town meeting will be posted on the town website at www.wellesleyma.gov under *Current Projects*.

Thank you:

December 9, 2013 Special Town Meeting Article List

Motion

7:30pm

- 1. Choose Moderator/Receive Reports
- 2. Union contracts 1
- 3. Transfers/appropriations
 - FY14 - PBC Personal Services appropriation 1
 - FY14 - Transfer funds from Expenses to Personal Services - Council on Aging 2
 - FY14 - Transfer funds from FMD to School – Recycling 3
 - FY14 – Library Expenses appropriation 4
- 4. Fuller Brook Park 1
 - Additional Funding for Design Phase III
- 5. Special Purpose Stabilization Fund - Police/Fire injured on duty 1
- 6. Rescind or transfer debt
 - Rescind Debt 1
 - Appropriate Bond Premium 2
- 7. School facilities projects (*Joint signatures required*)
 - Fiske and Schofield Elementary Schools 1
 - Hardy, Hunnewell, Upham Elementary Schools 2
 - Middle School 3
- 8. Create new position in FMD as PBC Liaison 1
- 9. Retail sale of wine & malt 1
- 10. Cochituate Aqueduct
 - Acquire 5.59 Acres of Cochituate Aqueduct 1
 - Authorize 11,000 sq ft to Dunkin Donuts 2
 - Amend Zoning Map 3
 - Transfer Seaver St parcels to NRC 4
- 11. 900 Worcester NM
- 12. Appoint Committee to study electronic voting NM

8:00pm

- 1. Choose Moderator/Receive Reports
- 2. Tolles-Parsons Center (Senior Center) 1

Draft Motions December 9, 2013 Special Town Meeting

Special Town Meeting – 7:30 PM

ARTICLE: 2
MOTION: 1

That the Salary Plan as established at the 1950 Annual Town Meeting as amended, be further amended by inserting the new Pay Schedule for the Wellesley Police Patrolmen's Association as follows:

P10 Police Officer - Weekly rates of pay

	Step 1	Step 2	Step 3	Step 4
Effective July 1, 2013	927.17	981.64	1,036.35	1,090.97
Effective January 1, 2014	931.81	986.55	1,041.53	1,096.42
Effective July 1, 2014	950.45	1,006.28	1,062.36	1,118.35
Effective July 1, 2015	969.46	1,026.41	1,083.61	1,140.72

and further,

that the sum of \$68,632 be appropriated and added to the amounts appropriated under Motion 2 of Article 8 of the Warrant for the 2013 Annual Town Meeting to the Board of Selectmen for Public Safety; said sum to be raised by a transfer from Free Cash, ~~as certified as of June 29, 2012~~, and allocated as follows:

210 Police	
210-01 Personal Services	\$65,432
201-02 Expenses	3,200

ARTICLE: 3
MOTION: 1

To increase the 2014 omnibus budget, as voted under Motion 2 of Article 8 of the Warrant for the 2013 Annual Town Meeting, by appropriating the sum of \$32,527 as follows:

\$12,527 to PBC salaries (account: 01185100-511370) and
\$20,000 to Group Insurance (account: 21091400-489010);

that to meet said appropriation, transfer the sum of \$32,527 from Free Cash.

Draft Motions December 9, 2013 Special Town Meeting

ARTICLE: 3
MOTION: 2

To transfer the sum of \$6,850 from Council on Aging expenses (1541200-533090) as voted under Motion 2, Article 8 of the Warrant for the 2013 Annual Town Meeting, to Council on Aging personal services (01541100-512290).

ARTICLE: 3
MOTION: 3

To transfer the sum of \$6,180 as voted under Article 8, Motion 2 of the 2013 Annual Town Meeting, from Facilities Maintenance expenses to School expenses as follows:

From:		To:			
01192210	529050	\$ 366	13420139	538090	\$ 366
01192211	529050	366	13420139	538090	366
01192212	529050	366	13420139	538090	366
01192213	529050	366	13420139	538090	366
01192214	529050	366	13420139	538090	366
01192215	529050	366	13420139	538090	366
01192216	529050	366	13420139	538090	366
01192217	529050	366	13420139	538090	366
01192221	529050	1,626	13420139	538090	1,626
01192231	529050	1,626	13420139	538090	1,626
		<u>\$ 6,180</u>			<u>\$ 6,180</u>

ARTICLE: 3
MOTION: 4

To increase the 2014 omnibus budget, as voted under Motion 2 of Article 8 of the Warrant for the 2013 Annual Town Meeting, by appropriating the sum of \$3,000 as follows:

\$3,000 to Wellesley Free Library Expenses (account: 01610400-583130); that to meet said appropriation, transfer the sum of \$3,000 from Free Cash.

ARTICLE: 4
MOTION: 1

That \$35,000 be appropriated to the Fuller Brook Park Coordinating Committee, in addition to the amount appropriated under motion 1 of Article 8 of the Warrant for the 2011 Special Town Meeting, for the Final Design (Phase 3, so called) of the Fuller Brook Park Preservation Master Plan, said appropriation to be funded entirely from balances on hand in the Community Preservation Fund Historic Resources Reserve.

Draft Motions December 9, 2013 Special Town Meeting

ARTICLE: 5
MOTION: 1

To establish a Special Purpose Municipal Stabilization fund as authorized under M.G.L. Chapter 40, Section 5B, to provide a reserve against the insurance deductible on the Police and Fire injured on duty policy; to appropriate the sum of \$250,000 to said fund; that to meet said appropriation, the sum of \$250,000 shall be transferred from Free Cash.

ARTICLE: 6
MOTION: 1

To rescind \$300,000 in unused borrowing authorization approved as follows:

<u>Authorized</u>	<u>Article</u>	<u>Authorized</u>	<u>Purpose</u>
\$1,600,000	25	ATM 2012	Water: Morse Pond wells

To rescind \$264,000 in unused borrowing authorization approved as follows:

<u>Authorized</u>	<u>Article</u>	<u>Authorized</u>	<u>Purpose</u>
\$855,000	17	ATM 2012	Ladder Truck

And To rescind \$40,000 in unused borrowing authorization approved as follows:

<u>Authorized</u>	<u>Article</u>	<u>Authorized</u>	<u>Purpose</u>
\$425,000	23	ATM 2011	Town Hall HVAC

such amounts being no longer needed to complete the projects for which they were initially authorized and which sums were never borrowed.

ARTICLE: 6
MOTION: 2

That the Town appropriate \$232,000 from the premium paid to the Town upon the sale of the bonds issued for the DPW Administration Building, appropriate \$55,000 from the premium paid to the Town upon the sale of the bonds issued for Morse's Pond Management, and appropriate \$23,000 from the premium paid to the Town upon the sale of the bonds for Stormwater drainage, which are subjects of Proposition 2 ½ debt exclusions, to pay costs of each project being financed by such bonds and to reduce the amounts authorized to be borrowed for such projects, but not yet issued by the Town, by the same amounts.

Draft Motions December 9, 2013 Special Town Meeting

ARTICLE: 7
MOTION: 1

That the sum of \$2,432,000 be appropriated to the Permanent Building Committee for architectural, engineering and/or other services for preparation of plans and specifications for the construction, reconstruction, remodeling, rehabilitation, modernization and/or additions to the Fiske and Schofield Elementary Schools, to accommodate the classroom, administrative and other educational needs of the Town; that to meet said appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$2,432,000 under Chapter 44 of the General Laws, or any other enabling authority; and that the Permanent Building Committee is authorized to take all action necessary to carry out this project.

ARTICLE: 7
MOTION: 2

That the sum of \$90,000 be appropriated to the School Committee and Board of Selectmen for architectural, engineering and/or other services required to further study possible reconstruction, remodeling, rehabilitation, modernization, replacement and/or additions to the Hardy, Hunnewell, and Upham Elementary Schools, to accommodate the classroom, administrative and other educational needs of the Town; that to meet said appropriation, the sum of \$90,000 shall be transferred from Free Cash.

ARTICLE: 7
MOTION: 3

That the sum of \$75,000 be appropriated to the School Committee and Board of Selectmen for cost of engineering investigation, analysis, study and cost estimating services for possible construction, reconstruction, remodeling, rehabilitation and/or modernization of the mechanical systems (HVAC and plumbing) and other key building elements and systems of the Middle School; that to meet said appropriation, the sum of \$75,000 shall be transferred from Free Cash.

ARTICLE: 8
MOTION: 1

To increase the 2014 omnibus budget, as voted under Motion 2 of Article 8 of the Warrant for the 2013 Annual Town Meeting, by appropriating the sum of \$62,000 as follows: \$42,000 to FMD salaries (account: 01192100-511220) and \$20,000 to Group Insurance (account: 21091400-489010); that to meet said appropriation, the sum of \$62,000 shall be transferred from Free Cash.

Draft Motions December 9, 2013 Special Town Meeting

ARTICLE: 9
MOTION: 1

That the Town hereby authorizes the Board of Selectmen to petition the General Court for special Home Rule Legislation authorizing said Board, as the local licensing authority, notwithstanding any general or special law to the contrary, upon voter approval, to grant 6 licenses for the sale of wines and malt beverages not to be drunk on the premises under Section 15 of Chapter 138 of the General Laws by food stores and specialty food stores, of which 3 licenses shall be assigned to food stores, and the remaining 3 licenses shall be assigned to specialty food stores.

ARTICLE: 10
MOTION: 1

To acquire by purchase, eminent domain or otherwise a certain parcel of land currently owned by the Commonwealth comprising approximately 5.59 acres which are a portion of the Cochituate Aqueduct, beginning at the Wellesley-Natick corporate boundary, being also the Norfolk-Middlesex County line, and ending at station 157+75, approximately 25 feet south of Dedham's Brook waste weir, said parcel of land being the only portion of said Aqueduct not already owned by the Town, as authorized and further described in Section 1 of c. 267 of The Acts of 2002; the consideration thereof to be the payment to the Commonwealth of the sum of \$223,500, to be paid on the Town's behalf by Bike Realty LLC.

Said parcel of land being a portion of land shown on a plan entitled "Commonwealth of Massachusetts Metropolitan Water Works, Cochituate Aqueduct, Land Plans", prepared by Desmond Fitzgerald, Engineer, dated December 31, 1897, and recorded with the Norfolk registry of Deeds in Plan Book 20, Plan 923M (formerly Plan 923G Sheet 1 of 2). Pursuant to section 2 of c. 73 of the Acts of 2013, and as shown said plan, conveyance to the Town shall be exclusive of the portion of the aqueduct which is within the limits of Worcester Turnpike, United States Highway Route 9, title to which shall remain with the Commonwealth.

Said land to be held under the jurisdiction of the Board of Selectmen for general municipal purposes, including, but not limited to the same, for Municipal Light Plant utilities, drainage, highway, recreation or storm drain purposes, and open space; provided the portion of said land containing 11,000 sq. ft. described below shall be held by the Board of Selectmen for the purpose of conveying the same to Bike Realty LLC as consideration for the payment to the Commonwealth of the sum of money above described, as authorized by section 1 of c. 73 of the Acts of 2013.

Said land being shown as parcel "A" on a plan entitled "Plan of Land in Wellesley, Mass. Owned by Commonwealth of Massachusetts" by David E. Ross Associates, Inc. P.O. Box 368-111 Fitchburg Road, Ayer, MA 01432, dated November, 2013, to be recorded with the Norfolk Registry of Deeds.

Draft Motions December 9, 2013 Special Town Meeting

ARTICLE: 10
MOTION: 2

To authorize the Board of Selectmen to convey by deed to Bike Realty LLC a certain parcel of land within the Aqueduct land referenced in Motion 1 comprising approximately 11,000 sq. ft., as authorized and further described in Section 1 of c. 73 of the Acts of 2013; the consideration thereof to be the payment to the Commonwealth of the full consideration of the Town's acquisition pursuant to Motion 1.

Said land being shown as parcel "A" on a plan entitled "Plan of Land in Wellesley, Mass. Owned by Commonwealth of Massachusetts" by David E. Ross Associates, Inc. P.O. Box 368-111 Fitchburg Road, Ayer, MA 01432, dated November, 2013, to be recorded with the Norfolk Registry of Deeds.

The Town's deed shall include a provision that in accepting the Town's deed, the grantee, for itself, its successors, and assigns, covenants not to rely on the square footage being conveyed in the calculation of applicable FAR (Floor Area Ratio) to the abutting parcel owned by the grantee by deed recorded in said Deeds in Book 20591, page 15.

ARTICLE: 10
MOTION: 3

That the Zoning Map be amended by establishing as a SINGLE RESIDENCE A DISTRICT land now included within the SINGLE RESIDENCE DISTRICT shown as Parcel "A" measuring 11,000 square feet, formerly of the Cochituate Aqueduct (Lot 1) and abutting # 951 Worcester Street (Assessor's Parcel 200-33) shown on a plan entitled "Plan of Land in Wellesley, Mass. Owned by Commonwealth of Massachusetts" by David E. Ross Associates, Inc. P.O. Box 368-111 Fitchburg Road, Ayer, MA 01432, dated November, 2013, a copy of which is on file at the Office of the Town Clerk.

Provided, said amendment to the Zoning Map shall not be effective until certification by the Board of Selectmen, on the advice of Town Counsel, that the land transaction described in Motions 1 and 2 has been finalized and recorded.

ARTICLE: 10
MOTION: 4

That the Town vote pursuant to G.L. c. 40 §15A to transfer the care, custody, management and control of the three parcels of land totaling 30,667± square feet (hereafter "the 30,667± square foot parcel") described below, currently held under the jurisdiction of the Board of Selectmen as general assets of the Town, to the Natural

Draft Motions December 9, 2013 Special Town Meeting

Resources Commission, to be held as parkland in perpetuity; said parcels being identified as follows:

The 30,667± square foot parcel to be transferred to the natural resources commission is shown as Parcel A, containing 10,852 square feet, Parcel C, containing 7,163 square feet, and Lot 2, containing 12,652 square feet, as shown on a plan entitled "Subdivision Plan of Land, 17 Seaver Street, Wellesley, MA and Parcels to be conveyed to the Town of Wellesley" by David J. Hickey, Jr., P.E., Town Engineer, Town of Wellesley, Department of Public Works, April 19, 2012, and recorded with the Norfolk County Registry of Deeds in plan book 616, page 29.

All as set forth in ¶(c) of Section 1 of c. 73 of the Acts of 2013.

Provided, said transfer of jurisdiction shall not be effective until certification by the Board of Selectmen, on the advice of Town Counsel, that the land transaction described in Motions 1 and 2 has been finalized and recorded.

Special Town Meeting – 8:00 PM

ARTICLE: 2
MOTION: 1

That the sum of \$308,855 be appropriated to the Permanent Building Committee, in addition to the amounts appropriated under Motion 3 of Article 20 of the Warrant for the 2009 Annual Town Meeting and Motion 1 of Article 18 of the Warrant for the 2013 Annual Town Meeting, for architectural, engineering and/or other services, for preparation of plans and specifications, for construction, reconstruction, remodeling, rehabilitation and/or design of the Tolles-Parsons Center (senior center) to be located at the Town owned site at 496 Washington Street (the former American Legion site) and for vehicular parking to be located on site or on other Town controlled land or otherwise; that to meet said appropriation, the sum of \$308,855 shall be transferred from Free Cash; and that the Permanent Building Committee is authorized to take all action necessary to carry out this project.

