



TOWN CLERK'S RECORD

**January 20, 2015 Special Town Meeting
Wellesley Middle School
50 Kingsbury Street
Wellesley MA**

January 21, 2015

In pursuance of a Warrant dated December 29, 2014 the duly elected Town Meeting Members proceeded as follows:

The Moderator, Margaret Metzger, called the Special Town Meeting to order at 7:30 P.M. in the Wellesley Middle School Auditorium at 50 Kingsbury Street, Wellesley MA. The Moderator declared a quorum present.

The Town Clerk, Kathleen F. Nagle, announced the election of one Town Meeting Member in Precinct G replacing a former member who resigned due to moving from Wellesley. Precinct G elected Michael Tobin, 45 Cottage Street. This term will expire at the Annual Town Election of March 2015. The new member was sworn in.

The Town Clerk then read the Officer's Return of the Service of the Warrant.

The meeting was held under the provisions of Chapter 202 of the Acts of 1932 as amended. The checklist of Town Meeting Members showed there were 205 members present. Only 121 were needed for a quorum.

The duly elected Town Meeting Members were segregated from the other voters of the Town by occupying the front section of the auditorium, and were in the charge of a detail of police. Entrance to the enclosure was through one door, and each Town Meeting Member was checked from the official list of members before being admitted to the enclosure.

Several elected and appointed town officers and staff, and guests of Town Meeting were seated within this area by permission of the Moderator, but did not vote. Each such non-member was issued an identifying badge.

The following tellers were appointed by the Moderator to assist in counting a standing vote or a ballot vote: Head Tellers, Roberta Francis and Amie Smith, assisted by Amy Axelrod, Susan Clapham, Arthur Garrity, Dona Kemp, Arthur Priver, and Bob White.

The Moderator expressed appreciation to the attendance checkers: Philip Rolph, Jim Corscadden, Al Novick, and Bob McCarthy.

Refreshments at the break are to be provided by the Wellesley High Sophomore Class for this Special Town Meeting.

The Moderator explained the rules and regulations of the Town Meeting and the power and duties of the Moderator in connection with the conduct of the meeting.

The Moderator informed the meeting that unless objections were raised, the meeting would dispense with the reading of the Warrant. No objections were raised and the meeting proceeded.

ARTICLE 1. To choose a Moderator to preside over said meeting and to receive reports of town officers, boards and committees, and discharge presently authorized special committees; or take any other action in relation thereto.

No motion offered. The report of the Advisory Committee was submitted.

ARTICLE 2. To see if the Town will vote to acquire by purchase, gift, eminent domain, or otherwise, for municipal purposes, the real property located at 156 Weston Road, being further identified as Parcel No. 5 on Assessor's Map No. 149 and commonly known and referred to as the "North 40"; to raise and appropriate, borrow, transfer from available funds, including Community Preservation Funds, and/or otherwise provide a sum of money for such acquisition and for such planning and managerial undertakings as the Board of Selectmen determine to be necessary in relation to the Town's ownership of the Property, including due diligence, further planning studies, site work, and any other costs associated with said purposes; or take any other action in relation thereto.

Donald McCauley, Precinct A, Board of Selectmen, offered the following motion. Barbara McMahan, Precinct H, Chair of the Community Preservation Committee spoke in support of the motion. The Motion was:

VOTED, by declared voice vote 2/3 required, to authorize the Board of Selectmen to acquire, by purchase, gift, or eminent domain, the fee interest in the real property owned by Wellesley College and located at 156 Weston Road, commonly known and referred to as the "North 40" consisting of approximately 46 acres more or less, said property further described as follows:

156 Weston Road: Parcel No. 5 on Assessor's Map No. 149, now or formerly owned by Wellesley College, see Norfolk County Registry of Deeds recordings:

Book 448, Page 56, Indenture by and between Henry F. Durant and Wellesley College dated 10/31/1873 and comprising land described in deeds at Book 309, Page 272, City of Boston to Henry F. Durant dated 09/30/1862; Book 372, Page 167, Gilbert H. Seagrave to Henry F. Durant dated 08/27/1868; Book 376, Page 233, Charles B. Dana to Henry F. Durant dated 03/06/1869;

Book 2664, Page 583, Town of Wellesley to Wellesley College dated 02/04/1947;

Book 2481, Page 412, Town of Wellesley to Wellesley College dated 04/03/1944;

and to accept the recommendation of the Community Preservation Committee;

and that to fund said acquisition and such planning and managerial undertakings as the Board of Selectmen determine to be necessary in relation to the Town's acquisition or ownership of the Property, including due diligence, further planning studies, and any other costs associated with said purposes, the sum of \$35,290,399 be appropriated as follows:

The Treasurer is authorized to borrow \$10,000,000 under M.G.L. Chapter 44B, §11 of *The Community Preservation Act*,

and \$25,140,399 under M.G.L. Chapter 44 or any other enabling authority,

provided, however, that this appropriation and debt authorization be contingent upon passage of a Proposition 2½ debt exclusion referendum under M.G.L. Chapter 59, §21C to be held at the March 3, 2015 Annual Town Election;

and that a portion of the property be placed under one or more conservation restrictions, said portion of restricted land being at least commensurate with the percentage of the purchase price funded through *The Community Preservation Act* funds (28%), said portion and restrictions to be approved by the Board of Selectmen in consultation with the Community Preservation Committee;

and that the purposes for which \$150,000 was appropriated under Motion 1 of Article 8 of the Warrant for the October 27, 2014 Special Town Meeting shall be amended to include such planning and managerial undertakings as the Board of Selectmen determine to be necessary in relation to the Town's acquisition or ownership of the Property, including due diligence, further planning studies, and any other costs associated with said purposes;

and that the Board of Selectmen is hereby authorized to take any other action necessary to carry out the acquisition of the North 40, including implementing the terms of the Purchase and Sale Agreement between the Town of Wellesley and Wellesley College dated December 18, 2014, which is hereby ratified.

The moderator thanked the Board of Selectmen, the Executive Director of General Government, the North 40 Steering Committee, town counsel and the other elected and appointed boards and committees and staff members who contributed to the preparation for this meeting. She acknowledged the outstanding work of the Advisory Committee under the leadership of Chair Andy Patten and recognized Anne Rappaport for writing the Advisory Report over the holidays.

The Town Meeting showed their appreciation by standing and offering applause.

Motion to dissolve was VOTED, unanimously.

The Meeting dissolved at 8:35 pm.

Attest:

Kathleen F Nagle
Town Clerk