

**Advisory Committee**  
**January 7, 2015**  
**Felix Juliani Meeting Room, Town Hall**

Andy Patten called the meeting of the Wellesley Advisory Committee to order at 6:45 p.m. Those present included Mary Crown, Thomas Engels, Chad Harris, John Hartnett, John Hussey, Lucy Kapples, Michael Mastrianni, Ann Rappaport, Mason Smith, Scott Tarbox and Kathleen Woodward.

Citizen Speak

No one wished to speak at this time.

Board of Selectmen/Community Preservation Committee Presentation on North 40

Donald McCauley, Board of Selectmen and Hans Larsen, Executive Director gave the review. They were accompanied by Barbara Searle, Ellen Gibbs and David Murphy from the Board of Selectmen. Also present was Allan Port from the Community Preservation Committee.

The terms of the purchase and sale agreement were reviewed. There were many bidders involved, but on December 17, the Trustees of Wellesley College unanimously agreed on the Town's offer of \$35 million. The agreement was signed on December 8 and BOS approved the agreement on January 5. A Special Town Meeting has been scheduled for January 20 to seek approval for the purchase of the property. Due diligence will be done from January 22 through April 30. A debt exclusion vote is anticipated on March 3 with closing on May 29 pending Town Meeting approval. The agreement also recognizes the Town will reimburse Wellesley College for property taxes from and after July 1, 2014. The FY15 taxes on the property are \$346,532. The appraisal on the property was \$24.5 million and current assessed rate is \$29,681,000. The negotiated price recognizes an 18% premium above the assessed rate.

Land use provisions include 50% open space with 6 acres of the property not being developed; no connections allowed to Route 135 within 1000 feet of college entrance; community gardens to be maintained for at least 3 years; college to lease back existing home on property for up to 5 years with additional leasing opportunity if needed; college to have 2 representatives on any North 40 planning committee.

The Town is responsible for remediation of the landfill. Due diligence for environmental issues will be done by the Town prior to closing and any issues after that will be the Town's responsibility with some exceptions such as the asphalt drive currently in the 6 acre parcel.

Any future buildings on the property will be LEED gold certified and all lighting should comply with the Dark Skies guidelines to avoid light pollution. These guidelines will be determined by closing date.

Allan Port of the Community Preservation Committee explained their funding contribution to the project of \$600,000. There has been no final vote yet by CPC pending final details. The annual medial tax bill would be impacted by \$141.00 which recognizes a debt service of \$2,110,000 and a debt exclusion per year of \$1,530,000. Debt funding for the purchase would be through CPA funds and a debt exclusion consisting of both tax exempt and taxable debt.

Ancillary costs to date are at a deficit of \$21,111. Ongoing costs are estimated at \$615,819 with funding available of \$475,421. An appropriation will be requested for \$140,399. Funds appropriated at the Special Town Meeting on 10/27/14 will be re-appropriated.

There are many benefits to purchasing the parcel including the open space, control over the use and future development of the parcel, landfill liability control and many additional options for sports facilities, school sites, home sites, etc. A summary of Advisory's discussion on the purchase of the North 40 can be found on pages 14-19 in the Special Town Meeting Report.

#### Public Hearing for Special Town Meeting

*The regular meeting was postponed at 8:05 p.m. to allow for the Special Town Meeting Public Hearing with no objections.*

*The Special Town Meeting Public Hearing was called to order at 7:06 p.m.*

Laura Fragasso, Margaret Petrovich and Judith Boland spoke to Advisory of their support of purchasing the North 40 property.

*A motion was made to adjourn the Public Hearing at 8:40 p.m. The motion was seconded and passed unanimously by a show of hands.*

*Advisory resumed the regular session at 8:41 p.m. with no objections*

#### Considerations of North 40 Proposal – Article 2 of the Special Town Meeting

Advisory discussed the proposed purchase of the North 40 parcel. Consensus of Advisory was in favor of acquiring the parcel as it would be a valued asset to the Town.

Mason Smith made a motion that the Advisory Committee recommends favorable action on Article 2. Mary Crown seconded the motion.

#### **Disposition:**

Favorable action was recommended on Article 2 by a show of hands, 12 to 0.

#### Approval of Minutes

*No minutes were presented for approval at this time. There were no objections.*

### Liaison Reports

The Chair asked for liaison reports and various members of the Advisory Committee provided their reports.

### New Business/Old Business

The calendar was reviewed and dates assigned for various departments to make their budget presentations.

The Warrant will close on Friday, January 9<sup>th</sup> for the Annual Town Meeting in 2015. The final report for the upcoming Special Town Meeting is required by January 8 and report will go to the printers on January 9 for mailing on January 13<sup>th</sup>. The Special Town Meeting will be held on January 20 and 21 (if needed) at the Wellesley Middle School.

The Advisory Committee will meet at 7:00 p.m. on January 14, 2014 in the Juliani Room of Town Hall.

Mr. Patten adjourned the meeting at 9:25 p.m. with no objections.