TOWN OF WELLESLEY **MASSACHUSETTS**

WARRANT
for the
SPECIAL TOWN MEETING
December 9, 2013

ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)
October 30, 2013, 7:00 P.M. at Town Hall

PLANNING BOARD PUBLIC HEARING (WARRANT ARTICLES)
November 12, 2013, 7:30 P.M. at Town Hall

Commonwealth of Massachusetts

Norfolk, ss.

To Terrence M. Cunningham, Chief of Police of the Town of Wellesley, in said County.

Greetings:

In the name of the Commonwealth aforesaid you are hereby required to notify the qualified voters of said Town of Wellesley to meet in the

WELLESLEY HIGH SCHOOL
KATHERINE L. BABSON, JR. AUDITORIUM
50 Rice Street
December 9, 2013

at 7:30 P.M. at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members, in accordance with Chapter 202 of the Acts of 1932, and amendments thereto, and subject to the referendum provided thereby.

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 relative thereto.

(Board of Selectmen)

ARTICLE 2. To see if the Town will vote to amend Town Bylaw ARTICLE 31., Classification and Salary Plans, by making changes in Schedule B entitled "Salary Plan – Pay Schedule" established under Section 31.6 which constitutes part of said Bylaws; to raise and appropriate, or otherwise provide, money therefor; or take any other action relative thereto.

(Human Resources)

ARTICLE 3. To see what sums of money the Town will raise and appropriate, or otherwise provide, including transfer from available funds, or borrowing, to supplement or reduce appropriations previously approved by the 2013 Annual Town Meeting; or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 4. To see what sum of money the Town will raise and appropriate, or otherwise provide, in addition to the amount appropriated under Article 8 of the Warrant for the November 14, 2011 Special Town Meeting, to implement Phase 3 (Final Design) of the Fuller Brook Park Preservation Master Plan; to determine whether such sum shall be raised by taxation, through borrowing and/or by transfer from available funds; or take any other action relative thereto.

(Fuller Brook Park Coordinating Committee)

ARTICLE 5. To see if the Town will vote pursuant to Chapter 40, Section 5B to create a special purpose municipal stabilization fund, establishing a reserve for unanticipated future claims for personal injury and medical and other expenses incurred by on-duty members of the Police and Fire Departments; to raise and appropriate, or otherwise provide, including transfer from available funds, a sum of money for the purpose; or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 6. To see what action the Town will take on the authorized and unissued loans including those identified in the list of same on file in the offices of the Board of Selectmen and Town Clerk; to rescind authorization to borrow, and to authorize the transfer of unused proceeds from previously issued loans to one or more eligible appropriations previously authorized; or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 7. To see what sums of money the Town will raise and appropriate, or otherwise provide, to develop further and implement the following school facilities projects; including as appropriate the cost of engineering design services including preparation of bid documents, for construction, reconstruction, remodeling, rehabilitation and/or modernization of the same:

1. To the Permanent Building Committee for design, specifications, and planning for renovations to the Fiske and Schofield Elementary Schools;

2. To the School Committee and Board of Selectmen for conceptual planning work associated with the potential renovation, reconstruction, addition, consolidation or replacement of the Hardy, Hunnewell and Upham Elementary Schools; and

3. To the School Committee and Board of Selectmen for the study of the heating, ventilation, and air conditioning (HVAC) and other systems of the Wellesley Middle School, and other renovations;

to determine whether such sums shall be raised by taxation, through borrowing and/or by transfer from available funds; or take any other action relative thereto.

(School Committee/Board of Selectmen)

ARTICLE 8. To see if the Town will vote to create a new position to be called the Building Operations Liaison in the Facilities Maintenance Department, whose responsibilities will be to serve as a liaison with the Permanent Building Committee, among other responsibilities; to raise and appropriate or otherwise provide a sum of money therefor; or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 9. To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation authorizing said Board, as the local licensing authority, to grant licenses for the sale of wine and malt beverages not to be drunk on the premises by food stores and specialty food stores; said legislation to include a definition of stores eligible for such licenses, to set the maximum number of licenses, to provide for voter approval and to include such other conditions as said Board may deem prudent; said Board being hereby authorized to determine in its sole discretion the form of petition to be filed, and once it is filed, to decide on any subsequent revisions or modifications as said Board may deem best in its opinion to achieve the Town's licensing authority under such circumstances and subject to such conditions as said Board determines; or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 10. To see if the Town will vote to complete the following, as required in order to consummate the Town's acquisition of the most westerly portion of the Cochituate Aqueduct as authorized by C. 267 of the Acts of 2002 and C. 73 of the Acts of 2013 and as authorized by vote of Town Meeting under Article 22 of the Warrant for the 2013 Annual Town Meeting:

a) To authorize the Board of Selectmen to accept the deed from the Division of Capital Asset Management and Maintenance (DCAM) or other appropriate agency to the Town of said land, described in said C. 267 of the Acts of 2002, containing 5.59 acres; and to deed out from said parcel to Bike Realty LLC the following described parcel, containing approximately 11,000 sq ft ± of land, in consideration of its payment to the Commonwealth of $223,500, said sum having been determined by independent appraisal to constitute the full market value of the entire parcel being deeded to the town. Said 11,000 sq. ft ± parcel being shown on a Plan entitled "0 Overbrook Drive – Site Plan of Land in Wellesley, Mass Prepared for the Comm. Of Massachusetts" by David E. Ross Associates, Inc., dated May 2013. Said remaining land to be held under the jurisdiction of the Board of Selectmen for municipal purposes as c. 267 provides, including as open space;

b) To amend the Zoning Map by either rezoning the 11,000 sq ft ± parcel of land referenced above from Single Residence to Single Residence A or by extending the Business District at 951 Worcester Street over said parcel;

c) To transfer jurisdiction to the Natural Resources Commission, to be held as parkland as it has agreed to do, the following 3 parcels of land, acquired by the Town pursuant to the authority voted under Article 25 of the Warrant for the 2013 Annual Town Meeting and currently held under the jurisdiction of the Board of Selectmen as general assets of the Town;

said 3 parcels being described as follows:

i) A certain parcel of land shown as Lot 2 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 and further bounded and described as follows:

SOUTHEASTERLY	by remaining land of the Grantor, one hundred thirty three and 58/100 (133.58) feet,
SOUTHEASTERLY	by land of Philip G. Kenny, two (2.00) feet,
SOUTHWESTERLY	by Parcel A as shown on said plan, eighty four and 21/100 (84.21) feet,

WESTERLY	by land of the Town of Wellesley, ninety seven and 33/100 (97.33) feet,
NORTHWESTERLY	by land of the Town of Wellesley, nineteen and 10/100 (19.10) feet and seventeen and 59/100 (17.59) feet,
NORTHEASTERLY	by Parcel C as shown on said plan, ninety three and 57/100 (93.57) feet,

Containing about 12,652 square feet according to said plan, and currently known and numbered as 17R Seaver Street.

ii) A certain parcel of land shown as Parcel C 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 and further bounded and described as follows:

NORTHWESTERLY	by land of the Town of Wellesley, one hundred twenty nine and 93/100 (129.93) feet,
NORTHEASTERLY	by land of the Town of Wellesley, forty and 42/100 (40.42) feet,
SOUTHEASTERLY	by land of Kurt F. Somerville and Kandra M. Chencus, (also known as Kendra M. Chencus), one hundred ten (110.00) feet,
SOUTHWESTERLY	by Lot 2 as shown on said plan, ninety three and 57/100 (93.57) feet,

Containing about 7,163 square feet according to said plan, and currently known and numbered as 11R Seaver Street.

iii) A certain parcel of land shown as Parcel A 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 and further bounded and described as follows:

SOUTHWESTERLY	by land of the Town of Wellesley, forty seven and 28/100 (47.28) feet, NORTHWESTERLY by land of the Town of Wellesley, one hundred sixty six and 66/100 (166.66) feet,

NORTHEASTERLY	by Lot 2 as shown on said plan, eighty four and 21/100 (84.21) feet,
SOUTHEASTERLY	by land of Philip G. Kenny, one hundred twenty five and 09/100 (125.09) feet,
SOUTHEASTERLY	by land of the Town of Wellesley, thirty nine and 16/100 (39.16) feet,

Containing about 10,852 square feet according to said plan, and currently known and numbered as 21R Seaver Street.

d) To raise and appropriate, or otherwise provide a sum of money for the foregoing, and to authorize the Board of Selectmen to undertake any and all other action which it shall deem prudent, necessary and expedient to complete the multi-phased transaction described above;

or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 11. To see what sum of money the Town will raise and appropriate, or otherwise provide, for the cost of the following work at 900-910 Worcester Street, previously known and referred to as the Saint James The Great site: continuing due diligence investigation, demolition of existing structures and other site work, performing all necessary remediation, investigation of potential recreational uses of the site including performing program studies associated with the anticipated uses of the site, creating a master site plan, preparing applications to permit construction of the anticipated uses of the site, performing studies including architectural, engineering and/or other services, and conducting any other activities associated with the above listed tasks; to determine whether such sum shall be raised by taxation, borrowing and/or by transfer from available funds including Community Preservation Funds; or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 12. To authorize the Moderator to appoint a committee consisting of at least 3 and not more than 5 town residents to study the subject of electronic voting at town meetings and to make a report to the 2014 ATM including information about the use of electronic voting in other Massachusetts towns and its cost; and including a recommendation about whether the Wellesley Town Meeting should adopt electronic voting and, if so, the appropriate processes and procedures, including appropriate amendments to the Town Bylaws; and take any other action relative thereto.

(Board of Selectmen)

And you are directed to serve this warrant by posting attested copies in not less than two conspicuous places in the Town and by causing this warrant to be posted on the Town of Wellesley website (www.wellesleyma.gov).

Hereof fail not and make due return of this warrant and your doings thereon unto the Town Clerk at or before the time of holding said meeting.

Given under our hands this 1st day of October 2013.

Board of Selectmen

Katherine L. Babson, Jr.

Barbara D. Searle

Ellen F. Gibbs

Terri Tsagaris

Donald S. McCauley

A true copy, _____
Attest: Terrence M. Cunningham, Chief of Police

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. Wellesley, MA

October, 3, 2013

I have this date caused the within warrant to be served by posting attested copies in two conspicuous places in the Town, i.e., the Town Hall and Wellesley Square and by posting this warrant on the Town of Wellesley website (www.wellesleyma.gov).

_____
Terrence M. Cunningham, Chief of Police
Town of Wellesley