

Board of Selectmen – August 3, 2009

Present: Searle, Babson, Mills, Dugan, Tsagaris

Also present: Larsen, Ketchen, Connolly, Robinson

Call to order: Meeting called to order at 7:00 pm.

Warrant: None.

Citizen Speak: None.

Minutes: July 22, 2009

Business:

A. Executive Director Update:

Municipal Way – Mr. Larsen presented a plan for the proposed “Municipal Way” at the location of the new DPW/MLP Garage complex. The Board voted to name the driveway through the MLP/DPW complex as “Municipal Way”.

Permit Fees for Municipal Projects - Mr. Larsen asked Building Inspector Michael Grant to come forward. Mr. Larsen described a survey that he had conducted to determine how many peer cities and towns charged permit fees for municipal projects. His recommendation, in light of the data received from other communities, was to waive fees moving forward except in exceptional circumstances while not relaxing any of the permitting requirements. Mr. Larsen and Mr. Grant also briefed the Board on the new local option Stretch Building Code, information on which was included in the Friday Night Mail package.

B. Public Hearing – Building Permit Fee Changes:

- Ms. Searle opened the public hearing at 7:23 pm. Mr. Grant gave an overview of the changes proposed by staff. There were no comments from the public.
- Ms. Searle closed the public hearing at 7:34 pm.
- The Board voted to approve the building permit and plumbing/gas permit fees as proposed by Michael Grant, Inspector of Buildings, in a memo date July 29, 2009, to be effective August 4, 2009.

C. Public Hearing – Burke Lane Parking Restrictions:

- Ms. Searle opened the public hearing at 7:36 pm.
- Mr. Connolly and Chief Cunningham appeared before the Board to propose expansion of the parking ban on Burke Lane to include the entire length of the street. Mr. Connolly and Chief Cunningham gave a brief presentation to the Board on some of the parking problems existing on the street.
- Joseph Zani of 19 Burke Lane, Neil Siskind of 28 Burke Lane, Brita Heimarck of 24 Burke Lane, Bill and Patricia Furdon of 15 Burke Lane and on other resident came forward to express complaints about the parking situation.
- Dennis DiSchino, property manager for 170-74 Worcester Street came forward to oppose the recommended parking restrictions.
- Ms. Searle closed the public hearing at 8:10 pm.
- The Board voted that the traffic regulations adopted by the Board of Selectmen of the Town of Wellesley on February 1, 1937 under the provision of Section 22 of

Chapter 40 and in accordance with the provisions of Section 2 of Chapter 85 of the General Laws be further amended as follows: by adding to Section 1 “No Parking” the following:

Location – Burke Lane

Side – Both

From – Worcester Street to Mclean Street

D. Quarterly Traffic Update:

- Mr. Kien Ho from BETA Group and Chief Cunningham came forward. Mr. Larsen presented an update on traffic matters related to signalization at the intersection of routes 16 and 9. He indicated that the Town was still awaiting the sidewalk survey. He committed to engaging representatives of Wellesley Friendly Aid when that survey was in-hand.
- Steve Piretti of the Wellesley Community Center and Angelica Angino of Wellesley Friendly Aid came forward to express concerns about safety and to advocate on behalf of vehicles entering and exiting the Community Center site, as well as the overall safety of the area.
- Mr. Larsen led discussion around various traffic issues and updates related to the intersection for Washington Street and Grantland Road Extension, BETA’s plan to modify the north approach to the Rockland Street Bridge, work underway on improvements to Weston Road, the traffic loop system along Washington Street, and other traffic-related matters.

E. Public Hearing – Gift Acceptance Policy:

- Ms. Searle opened the public hearing at 8:44 pm.
- Ms. Searle discussed the details of the proposed Gift Acceptance Policy.
- Ms. Searle closed the public hearing at 8:48 pm.
- The Board voted to approve the Board of Selectmen policy on the acceptance of gifts pursuant to Town Bylaw Article 5.6 adopted by the 2009 Annual Town Meeting.

F. Local Options Meals Tax:

- Mr. Ketchen recounted the history of the Board’s deliberations on the topic of a local options meals tax. He indicated that the legislature had granted approval for a 0.75 percent tax on meals as well as a 2 percent additional local tax on hotel stays.
- Mr. Larsen indicated that if the Board wished to have a Special Town Meeting in November to consider the local option tax, feedback could be received up until the end of September before the final decision to hold a Town Meeting would need to be made.
- The Board agreed to raise this issue again at its meeting in September after Needham and Brookline have made decisions on the local option taxes.

G. Sprague Field Discussion:

- Mr. Larsen informed the Board that the final step in closing out the site is to put and activity and use limitation in effect and file the same with the Department of Environmental Protection. The Town Engineer has drafted the document.
- Mr. Mills asked that the document be shared with the School Committee and School Department.
- The Board voted to approve the Notice of Activity and Use Limitation for the Sprague Fields contingent upon consent of the School Committee.

Old Business/New Business:

- *High School* – Ms. Babson reported that the ZBA approved the special permit the previous week. Also, the house formerly located at 57 Seaver Street had been moved to Rice Street near the intersection with Washington Street.
- *27 Washington Street* – No report.
- *Senior Center* – Ms. Tsagaris reported on the abatement work being done at the American Legion site. She reported that the Town anticipates receipt of bids for the demolition as well as completion of the traffic study in the near future. She also acknowledged the work of the Historical Commission in coordinating the removal of various historic artifacts from the building.
- *DCR Bridge* – No update.
- *Advisory Committee Update* – Mr. Peter Cory, chair of the Advisory Committee, came forward to give an update on the committee's activities. He publicly welcomed the new members of the committee as well as thanking the returning members. He briefed the Board on the committee's various liaison assignments.

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Collective Bargaining – Quinn Bill

- Mr. Larsen reported that the approved state budget reduced the funding for the Quinn Bill by 80%. He further described his recent correspondence with other town managers on the issue
- Chief Cunningham and Deputy Chief of Police William Brooks spoke to the benefits of having an educated police force.
- Mr. Larsen requested instruction from the Board as to how to approach the unions on this issue, if at all. Mr. Robinson advised that, if the unions are approached, it is done so with advice of labor counsel.
- The Board directed Mr. Larsen and Chief Cunningham to provide additional information on salary and alternatives.

Litigation – Sgt. Gerrans

- Mr. Robinson advised that the Town would honor the court's recent decision regarding litigation involving Sergeant Glen Gerrans.

Litigation – 27 Washington Street

- Mr. Robinson advised that litigation is coming to conclusion. He sent a memorandum to the Board in their Friday Night Mail package. He recommended that the Town inform the developer that recent demands are beyond the Board's authority to implement
- The only agreement that the Board conveyed to Mr. Robinson was increased enforcement and to consider additional signage.
- Mr. Robinson also indicated that the developer was considering a greater emphasis on elderly housing, including assisted living.

Property Acquisition – Aqueduct/Dunkin Donuts Issue

- Mr. Larsen reported that he will attend a meeting with Representative Peisch and representatives from DCAM and MWRA to discuss the aqueduct property.
- Mr. Larsen reported that there may be a possibility of amending the special legislation in order to convey ¼ acre for development, which would help Dunkin Donuts with their parking problems.
- The Board asked to be informed of the outcome of the meeting.

Property Acquisition – 494 Washington Street (Mr. Dugan recused himself at 10:35 pm)

- Mr. Robinson reported on the appraisal work of Hugh Kelly, whose analysis indicated the value of the property to be between \$650,000 and \$800,000 depending on the use.
- Mr. Robinson advised that getting additional information on the potential value as a 40B project was critical. The Board agreed.

At 10:55 the meeting was adjourned