

Monday, July 14, 2008

This regular meeting of the Board of Selectmen was held this evening in the Juliani Meeting Room, Town Hall. In attendance were: Gregory B. Mills, Chair, Barbara D. Searle, Vice Chair, Owen H. Dugan., Secretary and Harriet S. Warshaw. Katherine L. Babson, Jr. was absent. Also in attendance were Hans Larsen, Executive Director, Terrance J. Connolly, Deputy Director and Albert S. Robinson, Town Counsel. The meeting was called to order at 7:30 p.m.

The following warrants were executed #53 in the amount of \$14,035,007.54, #54 in the amount of \$2,672,730.38, #55 in the amount of \$1,438,362.81 and #01 in the amount of \$23,426.49.

1. Citizen Speak

None.

The Chairman announced the Annual July Jubilation, which will be held on July 26th from 10 a.m. to 4 p.m. The Jubilation is organized by the Chamber of Commerce and the merchants.

Mr. DuganOwen indicated that on June 27th he attended a function at the MLP celebrating 1,000 days without a lost time accident. They have had one accident in the last 2,000 days. He commended the MLP for their wonderful safety record.

2. Executive Directors's Update

Approval of June 23, 2008 Minutes

Searle moved, Warshaw seconded and the Board voted (4-0) to approve the minutes of June 23, 2008.

Eminent Domain Takings

The Board discussed the Eminent Domain takings of the three parcels in the High School grounds and the one parcel at Schofield School grounds.

Dugan moved, Searle seconded, and the Board voted (4-0) to approve and sign the Eminent Domain Orders of Taking of 3 parcels in the High School grounds and 1 parcel in the Schofield School grounds as voted under Motions 1 & 2 of Article 25 of the Warrant for the 2008 Annual Town Meeting.

139 Linden Street LIP Application

This LIP partnership is between the owners of 139 Linden Street (Perdoni's) and the Town, and will result in modifications to the use of that parcel. This partnership is to incorporate affordable housing in the rear building and Eugenio's hair salon will be moved into the basement of the front building. The application is ready to be submitted to the DHCD.

Dugan moved, Searle seconded, and the Board voted (4-0) to authorize the Chairman to sign the Local Initiative Program Application for Comprehensive Permit Projects for 139 Linden Street.

Gifts to Council on Aging

Dugan moved, Searle seconded and the Board voted (4-0) to accept the following gifts to the Council on Aging:

\$50 from Flora and Peter Souris

\$50 from Catherine L. Bean

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Hillside Road – 65 Washington Street

Michael Connolly, owner of the property located at the corner of 65 Washington and Hillside Road has filed his application for Site Plan Review and has also requested the ZBA to issue a comprehensive permit. The ZBA will set a date for this hearing at their meeting on Thursday night. The ZBA office will send notices to the neighbors regarding the date of the hearing.

Mr. Larsen Hans is planning to meet with the developer on Thursday to discuss the curb-cut plans.

Abbott and Forest Street

The proposed geometric changes to the roadway at the intersection of Abbot and Forest Streets will be placed on the August 4th Agenda. Notices to the neighborhood will go out this week apprising them of the date. The Chair encourages the neighborhood to attend the meeting to hear the revised plans presented and to make comments.

3. CV License Application – The Falls Grille

The Chair opened the public hearing on the consideration of the Common Victualler's application for The Falls Grille to be located at 11-13 Washington Street. Larry Shind, Esq., Robert Walsh, Sr. and Robert Walsh, Jr., introduced themselves and presented their plan. Ana Fill, Traffic Engineer from Vanasse, Hangen Brustlin, Inc. representing the applicants and Jeff Forberg, BETA, Town Engineers also appeared before the Board.

Mr. Shind summarized their proposal. The family operated restaurant will be an upscale family grill with lunch and dinner being served Monday thru Saturday and brunch and dinner on Sunday. Mr. Shind reviewed the parking spaces available and the staging for the valet parking service.

Mr. Walsh presented his vision for this restaurant. Bob Walsh, Jr. reviewed his background in the restaurant business.

The Board stated their concerns on the parking and the valet parking service. Mr. Walsh noted that 35 Washington Street can accommodate up to 60 cars at night for the valet parking service. The valet parking charge will be under \$10.00.

Mr. Forberg said that the lunch parking will be difficult as there is a shortage of parking at lunch time and the valet parking won't be available during the day. The Chairman felt the valet staging area is small and was concerned about the traffic entering and exiting the site via Mica Lane.

Ms. Fill said that it is expected that the lunch customers would be primarily walk to the restaurant and the seven parking spaces in the back should be sufficient.

The Board asked about the plan for employee parking. There will be 7-10 employees per shift. Mr. Walsh is negotiating with some of the businesses in the area to secure additional daytime parking. He has been turned down for spaces prior to 5 p.m. (Does this mean he was turned down for employee parking spaces or parking spaces for customers. It's not clear and I think it should say he was turned down for customer parking spaces prior to 5 p.m.)

The Chairman would like more information and would like to reach a higher level of comfort especially regarding with the lunchtime parking. He will keep the hearing open and continue it to a later date and would like Mr. Walsh to be able to commit to some offsite parking arrangements for employees to free up the seven dedicated spaces located behind the restaurant.

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Mrs. Warshaw suggested that maybe shuttle buses or car-pooling with other restaurants could be arranged for the employees.

4. Joint Meeting with Library Trustees

Marla Robinson, Ann Howley, Mary Ann Cluggish, Duane Battista and Janice Coduri joined the Board and the Chairman opened the Joint Meeting.

Dugan moved, Searle seconded and that Boards voted to convene a Joint Meeting between the Board of Selectmen and the Board of Trustees of the Wellesley Free Library.

Dugan moved, Searle seconded and the Boards voted to elect Greg Mills as Chairman of the Joint Meeting.

Dugan moved, Searle seconded and the Boards voted to elect Marla Robinson as Secretary of the Joint Meeting.

Ms. RobinsonMarla gave background information regarding the appointment of a replacement for Mick Piper-Smyerth(?) who is moving to Pennsylvania.

Dugan moved, Searle seconded and the Boards voted to appoint Duane Battista to the Board of Trustees of the Wellesley Free Library for a term to expire March 3, 2009.

Ms. RobinsonMarla described the plans to open the branch libraries this September, about which the Trustees are very excited about.

Mr. LarsenHans spoke to the financial plan for the branch libraries, including the funding of benefit costs and capital needs. Mr. Larsen and Ms. CoduriHans and Janice will be discussing the benefit costs related to the employees assigned to the branches with Rusty Kellogg and the Advisory Committee.

Town Counsel spoke to whether the role of Town Meeting needs to approve the openings of the branch libraries. Town Meeting action is not required, as they have raised private monies.

Dugan moved, Searle seconded and the Boards moved to dissolve the Joint Meeting of the Board of Selectmen and the Board of Trustees of the Wellesley Free Library.

5. Mary Ann Cluggish – Anti Idling Initiative

Mary Ann Cluggish introduced the issue and gave the key facts of an idling car. She is bringing this to the attention of the Board as the chief executive officers of theTown. She is looking for leadership, support and ideas, and asked the Board to take steps to begin an education process to enlighten parents, townspeople and the school administration.

The Chairman would like the PTO's to take some initiative to work collaboratively with the Board of Health, Schools, PTO's and the Green Ribbon Study Committee and also the group that works on pedestrian issues.

The Board discussed suggestions on how to begin this movement.

Old Business/New Business

Mrs. Warshaw gave an update on the Fire Chief Search.

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They are in the process of meeting with several search firms. They would like the Board to hire a search consultant to assist in identifying potential candidates. They have interviewed two firms and have asked them to submit proposals.

Mr. Larsen commented that the projected cost of the search including the assessment center is \$20,000. The assessment center would interview up to five candidates. Mrs. Warshaw feels this is a prudent investment and would like a consensus of the Board. The Board concurred with this approach.

Mr. Larsen said the High School Building Committee and the MSBA discussions are ongoing. The MSBA is prepared to support the Town in the construction of a new facility of approximately 280,000 sq. ft., which will be designed to fit the Town's site. There will be a meeting with Treasurer Cahill on Wednesday, July 16 and a School Building Committee meeting tomorrow night at 7:30 in the Town Hall.

In the absence of the SBC Chairman, Gig Babson, Mrs. Warshaw shared Ms. Babson's sentiments on Rep. Peisch's key role and help in these discussions.

There has been no definite date set for a fall Special Town Meeting.

The Chairman noted that excavation has started on the Sprague Fields project. Work is continuing and it is expected the new artificial turf fields will be ready for use in the fall.

Town Counsel gave a brief update on the 27 Washington Street project.

Mr. Larsen said work is proceeding on the Senior Center project in preparation for the Fall Town Meeting. Proposals are to be solicited for the Feasibility Study of the Legion site for this potential purpose.

The Chairman said that we are finalizing the RFP for the Original Town Hall Deconstruction and Preservation Contractor. We are also in discussion with the Wellesley Country Club over the potential net costs for their work and construction project. And we are also reviewing with the Club and the Town the licensing agreement. (What's the licensing agreement?) We are hoping the work will begin in October.

Mr. Larsen gave an update on the Weston Road construction. The Town has received input on the 25% plans and shared them with the Board. There will be a public meeting on September 9th in the Middle School auditorium regarding the 75% plans. The Board will receive an interim update on August 4th.

There was nothing further to report on the gift acceptance policy

Ms. Searle gave an update on the naming policy. A draft was sent to Ms. Babson for her comments. She also noted that she and Mr. Mills have met with the Chairs and Vice Chairs of some of the committees and boards in Town and plan to meet with DPW later this month, with the hope of getting a dialog going on key issues of mutual interest.

6. Joint Meeting with Planning Board

Chris Chan, Don McCauley, Barbara Lehman, Stephanie Wasser and Rick Brown joined the Board.

Dugan moved, Searle seconded and that Boards voted to convene a Joint Meeting between the Board of Selectmen and the Planning Board.

Dugan moved, Searle seconded and the Boards voted to elect Greg Mills as Chairman of the Joint Meeting.

Dugan moved, Searle seconded and the Boards voted to elect Chris Chan as Secretary of the Joint Meeting.

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Chris Chan explained the reason for the appointment of a Planning Board member, due to the resignation of Tom Frisardi. They plan to start advertising for an Associate Member shortly.

Dugan moved, Searle seconded and the Boards voted to appoint Stephanie S. Wasser, 51 Old Colony Road, as a full member of the Planning Board for a term to expire March 3, 2009.

Chris Chan noted they will be working on several initiatives with the Board of Selectmen, including off-street parking and other PSI traffic issues.

Dugan moved, Searle seconded and the Boards moved to dissolve the Joint Meeting of the Board of Selectmen and the Planning Board.

The Board was polled all aye to go into Executive Session for the purpose of discussion on strategy on contract negotiations with non-union personnel.