

Monday, August 25, 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, Harriet S. Warshaw, was absent and Katherine L. Babson, Jr. 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 #5 in the amount of \$4,172,344.62 and #5,164,003.29.

1. Citizen Speak

None.

2. Executive Director's Update

Approval of July 14, 2008 Minutes

Dugan moved, Searle seconded and the Board voted (5-0) to approve the minutes of the July 14, 2008 meeting of the Board of Selectmen.

Special Town Meeting Dates

Mr. Connolly walked the Board through the dates leading up to Special Town Meeting to be held on October 20th and 21st.

Dugan moved, Searle seconded, and the Board voted (4-0) to call a Special Town Meeting for Monday, October 20, 2008, starting at 7:30 pm at the Wellesley Middle School. And further, that the warrant for said meeting is open effective Tuesday, August 26, 2008 and the warrant closes on Friday, September 5, 2008 at 5:00 p.m.

55 and 53 Seaver Street Amendments to Purchase and Sale Agreements

The Town has taken possession of 57 Seaver Street. The other two Sever Street properties remain occupied and will remain so until June 30, 2009. The occupants will pay of \$2,850 for #53 and \$2,500 for #55 per month. Roy Switzler has given us an indication of the market value for the rent.

Dugan moved, Searle seconded and the Board voted (5-0) to approve the First Amendment to the Purchase and Sale Agreement with the sellers of 55 Seaver Street allowing them to retain possession of the property until June 30, 2009 and to authorize the Chairman to sign said First Amendment to Purchase and Sale Agreement Dated October 10, 2007.

Dugan moved, Searle seconded and the Board voted (5-0) to approve the First Amendment to the Purchase and Sale Agreement with the sellers of 53 Seaver Street allowing them to retain possession of the property until June 30, 2009 and to authorize the Chairman to sign said First Amendment to Purchase and Sale Agreement Dated October 10, 2007.

Mr. Larsen noted the invitation to the Board of the ribbon cutting ceremony at the Linden Square residences adjacent to the Roche Brothers site. These four new residences are LEED Platinum Certified residences.

Central Building Maintenance Update

We recently consolidated town-wide building maintenance management responsibilities exclusive of the DPW and MLP buildings. The building maintenance budget has been consolidated as well. We

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have named John Moran, the former Maintenance Director's assistant into that position. We are presently advertising the Assistant position.

Abbott and Forest Street Intersection

On September 8th the Board will take up the Abbott/Forest Streets intersection issue. Letters to the abutters have been sent.

3. Fire Department Appointments

Deputy Fire Chief Rich Delorie presented and introduced the candidates and reviewed the selection and interview process with the Board. He urged the Board to favorably support both these appointments.

Dugan moved, Searle seconded and the Board voted (5-0) to appoint Bryan Robert Beckwith, 178 Walnut Street, Wellesley and Tiya LaShonda Duncan, 11 Barton Road, Wellesley as Wellesley Firefighters contingent upon passing a medical examination, physical ability test and successful completion of the Massachusetts Fire Academy's twelve-week recruit training program. The tentative start date will be September 24, 2008 pending completion of all medical and physical tests.

4. Planning Board – Appointment of Associate Member

Chris Chan, Planning Board Chair, introduced members of the Planning Board, Stephanie Wasser, Barbara Bourque, Jeanne Conroy, Don McCauley, Rosemary Donahue and Ethan Parson the new planner in the Planning Department.

Dugan moved, Searle seconded to convene a Joint Meeting between the Board of Selectmen and the Planning Board and to elect Greg Mills as Chairman of the Joint Meeting and Chris Chan as Secretary of the Joint Meeting.

Mr. Chan introduced Ms. Conroy and gave the Board an overview of her qualifications.

Dugan moved, Searle seconded and the Boards voted unanimously to appoint Jeanne S. Conroy, 96 Woodlawn Avenue as an Associate member of the Planning Board for a term to expire June 30, 2010.

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

Mr. Chan introduced the Board to the new planner Ethan Parson and went over his background.

5. CV License Unidine Corp. 20 and 100 William Street, Wellesley Office Park

Nathan Rigoli, representing Unidine appeared before the Board to request a Common Victuallers License for 100 William Street and a Takeout License for 20 William Street. Both are located in the Wellesley Office Park and will offer Grab and Go items, which are pre-made and pre-packaged in their kitchens in Lexington. The customers will be basically employees of the office park. The Common Victualler License will be for 100 seats in 100 William Street and the Take Out License for the Kiosk at 20 William Street.

There will be no traffic or parking study required for this address.

Dugan moved, Searle seconded and the Board voted (5-0) to approve a Common Victualler License to Unidine Corporation, One Gateway Center, Newton, Massachusetts for premises located at the Grab and Go Café, 100 William Street, Wellesley Office Park.

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Dugan moved, Searle seconded and the Board voted (5-0) to approve a Take Out License to Unidine Corporation, One Gateway Center, Newton, Massachusetts for premises located at the kiosk at 20 William Street, Wellesley Office Park.

Old Business/New Business

WHSBC - There will be meeting on September 3rd regarding the parking plan during construction at the high school. There will be no student parking during construction. There will be another public meeting on September 10th on the exteriors. Ms. Babson gave further update on the costs and budget scope.

Sprague Fields – Mr. Mills reported that overall things are going well per Steve Fader and we are making progress.

27 Washington Street - Ms. Searle informed the Board of a committee to be formed by the NRC to investigate if a bridge can be build going over the Charles River at the end of town near 27 Washington Street. They will be working with the City of Newton and the State to get the bridge rebuilt and it could eventually lead to a walking path.

As avid canoeists and kayakers, Ms. Babson and Mr. Mills were very enthusiastic about the potential project.

Senior Center – There have been 9 responses for the RFP for the feasibility study.

Original Town Hall – There have been two proposals received from bidders in response to the RFP. The 2 bids received have been reviewed and found to be substantially in excess of the budget amount approved by Town Meeting and the CPC. We are in active discussion with the Country Club and CPC and are hoping to find a compromise.

Ms. Babson suggested there might be a more creative way to look at the project in a completely different way.

6. Executive Director Annual Performance Assessment

Mr. Dugan gave a brief summary of the annual performance of the Executive Director.

At 9:47 the Board was polled all aye to go into Executive Session for contract negotiations for non-union personnel.