

Board of Selectmen – November 15, 2010

Present: Babson, Tsagaris, Searle, Dugan and Gibbs

Also present: Larsen, Ketchen, and Robinson

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

Warrants approved: #20 in the amount of \$8,298,453.00 & #21 in the amount of \$ 3,408,972.12

Citizen speak:

Minutes approved: November 3, 2010 and November 9, 2010.

Business:

The Chairman paid tribute to the Veterans' ceremonies held in the Great Hall on Veterans' Day.

An enthusiastic ground breaking ceremony was held last week at 27 Washington Street which marked a happy ending of 13 years of planning.

Luminary Night will be held on Sunday, December 5th and offers a great opportunity for the town's neighborhoods to come together.

Ms. Searle announced the upcoming "Shop Wellesley First Silent Auction and Gala" which is sponsored by the Chamber of Commerce and benefits the Wellesley Educational Foundation.

1. Citizen Speak

None.

2. Executive Directors Update

Move to approve the minutes for the November 3, 2010 and November 9, 2010 meetings of the Board of Selectmen.

Mr. Larson noted that the lease for the Fells Branch Library and Wellesley Children's Center has been renewed for a 10 month period at \$6,000 per year. This amount is used for building maintenance with the tenant responsible for utilities and pest control.

The Town Clerk has advised that there are several vacancies for Town Meeting Members for a term to end March, 2011. Residents of Precincts A, B, F and G are encouraged to contact the Town Clerk if interested.

We have had complaints of encroachment on town property and it is felt there is a need for the development on an encroachment policy. It is the opinion of Ms. Babson that there should be a town-wide policy applicable for all town land and noted that there is a working group being formed to work on a policy.

3. Transfer of Storage Tank License – Change of Ownership, Exxon Mobil Corp. to Global Montello Group Corp. 453 Washington Street

Steve Sharron, Environmental Manager of Global Montello Group appeared before the Board and explained that Global Montello Group has purchased 190 Exxon Mobil gas stations and is requesting a change of ownership from Exxon Mobil to Global Montello Group. There will be no changes in the operation or the business model of the stations.

Move to amend the ownership of an existing Storage Tank License by transferring said license from Exxon Mobil Corp to Global Montello Group d/b/a Alliance Energy in accordance with the application dated October 28, 2010.

Project and Other Updates

High School – None

Middle School – None

27 Washington Street - None

Senior Center – Ms. Tsagaris said that the Council on Aging has moved back to the Community Center and all programs are up and running smoothly.

Advisory Committee – A public hearing will be held Wednesday at 7:30 on the Special Meeting within the Special Town Meeting which was called for 9:15 with the Special Town Meeting to be called at 7:30 p.m. on December 6, 2010.

4. Joint Meeting with Planning Board to Appoint Associate Member

The following members of the Planning Board were present: Don McCauley, Chair, Stephanie Wasser, Rose Mary Donahue, Jean Conroy and Meghan Jop, Planning Board Director.

Move to elect Katherine Babson, Chair of the Board of Selectmen, to chair the joint meeting of the Board of Selectmen and the Planning Board.

Move to elect Donald McCauley, Chair of the Planning Board, as Secretary of the joint meeting of the Board of Selectmen and the Planning Board.

Mr. McCauley reviewed the functions of an Associate Member position and recommended Mark Synott for appointment. Mr. Synott introduced himself to the Board and offered information on his background.

Move to appoint Mark Synott as an Associate Member of the Planning Board for a term to expire on March 31, 2012.

Move to dissolve this joint meeting between the Board of Selectmen and the Planning Board.

5. December 6, 2010 Special Town Meeting @ 9:15 p.m. – Sign Warrant

The Executive Director described and gave the relevance for these Articles and the Board signed the Warrant.

6. 27 Washington Street – Memorandum of Understanding and Limited Revocable License

Mr. Larson explained that the license is to allow National Development to construct municipal improvements at 27 Washington Street in the Town's Right of Way e.g. parking spaces, curbing, lighting and parking meters and described where the Right of Way is located. Town Counsel has drafted a license for this purpose. He also reviewed the MOU that includes several easements and walkways on the property.

7. Senior Center/Community Center Update

Ms. Tsagaris gave an update on the status on the discussions with the Community Center and the Friendly Aid Association with the discussions being centered on the Selectmen's vision and concept of the Senior Center at the Friendly Aid/Wellesley Community center site. There was very good feedback and comments. The vision will be consistent with the original design specs from the stand alone Sr. Center and the condo option will not be considered.

The Board feels moving ahead with this new vision is the way to go in order to serve all the needs of all the groups concerned. The two key steps to achieve this vision are to continue discussions with the Community Center and the Friendly Aid Association regarding the land and building and to have the town gain operational control at the end of the Fiscal Year in July 2011.

8. Branch Library Maintenance Policy

Ms. Searle brought the Board up to date on the maintenance issues. We are in discussion with the Trustees on the subject as to who is responsible for the capital issues, private funding or the town. This question is yet to be determined. Ms. Searle recommended the Board retain responsibility for the building envelope e.g. major systems, landscape, parking lots and walkways with the Trustees to be responsible for all operating costs, leasehold improvements and furniture and fixtures. The disbursement limit currently set up for the revolving fund for branches could be changed or revised at Town Meeting. The Trustees could also apply for other funding available through CPC in a joint application with the Selectmen.

Project and Other Updates

Fuller Brook Path – The 3rd meeting of the 2nd set of hearings was held last week which provided very good comments. The 1st public hearings where all the consultants participated will be replayed on cable at 3 pm Wednesday's and 7:30 pm on Sunday's for the rest of the month. K. Babson

DCR Bridge – None.

St. James Committee – A forum was held last Wednesday for neighbor's regarding the finds of the feasibility study which only one person attended. Interested parties may read the study which is on the St. James website. The next meeting will be held in the Great Hall on 11/22. E. Gibbs

Public transportation Study – They are in the survey faze of the study to evaluate the potential demand of an inter-town transit system. A survey was received from Babson with a very high response rate. A town-wide survey is being finalized and will be on the town web-site as well as survey's being distributed to MassBay and Wellesley College. E. Gibbs

Regional Matters – CSX has sold its freight yards in Allston to Harvard and moved to Westborough and Worcester. A meeting was held on Wednesday morning on how hazardous material will be transported. C. Ketchen

Green Sustainability – The Committee will meet Friday to receive updates from members and they will provide the Board with a progress report at a later date. C. Ketchen

The Board was polled all "yes" to enter adjourn.