

Board of Selectmen – December 5, 2011
Present: Babson, Tsagaris, Searle, Dugan, Gibbs
Also present: Larsen, Ketchen, Connolly, Robinson

Call to order: Meeting called to order at 7:00 pm.
Warrants approved: #22 in the amount of \$6,024,519.65
Citizen speak: None.
Minutes approved: November 28, 2011
Business:

2. J. P. Licks – Entertainment License

Jason Provost, J. P. Licks manager recapped his request for the approval of an Entertainment License. They are planning to have an acoustic guitar once or twice a month from 7-9 or 8-10 p.m. on Monday, Tuesday and Wednesday evenings.

Move to approve a Weekday Entertainment License (Monday thru Friday) for J.P. Licks located at 63 Central Street. The entertainment would be acoustic musicians playing in the common seating area after 6 pm on weeknights.

6. Common Victualler's License Renewals

Move to approve the renewal of Common Victuallers/Alcohol Licenses in accordance with the recommendation of the Executive Director as described in his memorandum dated December 1, 2011; and, further, that the term of said renewals shall expire on December 31, 2012.

3. Tax Classification Hearing

Ms. Gibbs explained the reason for the Tax Classification Hearing. The purpose is to provide a forum for the discussion of local property tax policy. The issue to be discussed is whether the town shall have a single or dual tax rate.

Donna McCabe, Chief Assessor has notified the Board that the Town's property values have not been certified by the state in time for tonight's meeting. The Board will deliberate and accept input this evening but not hold a formal vote until after the DOR certifies the values.

The Chairman opened the hearing.

Steve Mahoney reviewed the 2012 assessed values and gave an historical perspective. Board of Assessors members David Livingston and L. Deborah Carpenter summarized the tax classification options and went over the tax comparisons of comparable towns.

Ms. Gibbs opened the meeting to audience input.

Jim Miller, 50 Pine Street – gave a detailed presentation of a comparative analysis of Lexington, Needham and Wellesley for residential tax rates. Mr. Miller proposed a 10% increase in the commercial rate which would be a small incremental change and a small tax factor shift.

Justin Buillion, 60 Damien Road – Supports the work Jim Miller presented and gave his considerations for a dual tax rate.

Maura O'Brien, President Wellesley Chamber of Commerce – presented the Chambers position on why a split tax rate is a bad idea. She encouraged the Board to continue the single rate policy.

Peter Ashton, consultant for the Chamber of Commerce – provided information on the motivation on why some towns have split tax rates.

Brad Perry representative of the property owners located at Church Square, Washington and Church Streets. He feels that a split tax rate at a low rate could have detrimental consequences on the commercial businesses in town.

Ron Labadini, owner of One Hollis Street – feels his tenants are having a rough time in this economy and he is not comfortable passing on a tax increase to his tenants.

David Himmelberger, 387 Linden Street – feel a single tax rate is equitable and fair.

Delissa Prideaux, 75 Emerson Road – was in agreement with Jim Miller’s presentation.

Brad Perry asked Mr. Miller to provide information he has on commercial properties that more profitable than Wellesley.

Jim Miller said he did not have definitive proof on the profit margins on comparable commercial business in other towns.

Mary Butler, Haynes Management asked the Board of Assessors for clarification on the cap rate.

Christopher Ketchen summarized the input and correspondence the Board received since October 17th on this issue.

Ms. Gibbs closed the evidentiary portion of the meeting.

Barbara Searle, Chair supports the continuation of the single tax rate.

Terri Tsagaris, will vote to maintain the single tax rate.

Owen Dugan, will not support a dual tax rate.

Katherine L. Babson, Jr., thanked Mr. Miller for his efforts and will vote to maintain a single rate.

Ellen Gibbs, will vote to maintain a single tax rate

Move to continue the hearing to December 12, 2011 for the sole purpose of receiving the Department of Revenue’s certification of values and entertaining the motion to classify.

4. Encroachment Committee

Ursula King, NRC and Miguel Lessing, Trails Committee gave a summary of the request for and adoption of a Uniform Encroachment Policy and Correction Enforcement Procedures. They discussed with the Board the need for a uniform policy and procedures for addressing encroachments on town owned lands and the treatment of residents who encroach and the lack of awareness of encroachment issues. The committee would like to create a policy for all town boards to act in uniformity on how to treat residents.

5. Open Warrant for Annual Town Meeting and Call Annual Town Election

Move to call the 2012 Annual Town Meeting and to set the following dates:

- **Start of Annual Town Meeting – Monday March 26, 2012, 7:30 pm at the Wellesley Middle School**
- **Open the Annual Town Meeting Warrant – Monday, December 5, 2011**
- **Close the Annual Town Meeting Warrant – Friday, January 6, 2012 at 5:00 pm**

Notes

- Annual Town Election – Tuesday March 13, 2012 (voted by BOS on 10/31/2011)
- Advisory Public Hearing – Wednesday, February 8, 2012 at 7:00 pm

7. Executive Directors Update

Move to approve the minutes of the November 28, 2011 meeting of the Board of Selectmen.

Rockland Street Bridge long term closure and work will begin in late January or early February.

The Babson Park Post Office survey forms for customer input regarding the potential closing are available on the website in the announcement section.

Project and Updates

Wellesley High School – Gig noted that the cable studio is streaming videos of the U. S. foreign policy panel discussions and performing arts presentations and are available on the website.

Wellesley Square Initiative-The Chair announced that there will be free parking during the holiday for a three week period beginning on December 12th.

Public Transportation Study-Ellen Gibbs reported they have received endorsements of their recommendations from the School Committee.

Sustainability-Christopher Ketchen said that Dick Joyce, MLP Director has announced that the Maine Spruce Mountain Wind Turbines construction process has begun and it is expected to be fully operational by December 15. It will provide Wellesley with 3% of its electricity for the next 15 years.

Old Business- Ms. Tsagaris reminded residents that the deadline for the Boston Marathon waivers is December 16th.

New Business-Ms. Gibbs said that the School Superintendant search process has begun and that a RFP has been developed by Christopher Ketchen.

The Board was polled all aye to go into Executive Session to discuss the strategy for negotiations of non-union personnel.