

Board of Selectmen – February 13, 2012

Present: Searle, Tsagaris, Gibbs, Babson, Dugan  
Also present: Larsen, Ketchen, Connolly, Robinson

Call to order: Meeting called to order at 7:00 pm.  
Warrants approved: #32 in the amount \$3,055,435.78  
Citizen speak: none  
Minutes approved: none

**2. Executive Directors Update**

There is no firm date yet on the night work for the Rockland Street Bridge which entails the removal of the bridge itself. Notice of work will be posted on the town web site.

The CVS at 27 Washington Street is planning to open in April and the town parking lot at that location will also open in the first week of April.

Ms. Babson noted that the Federal Realty Warrant Article has been pulled from the Town Meeting Warrant. A meeting is planned for February 28<sup>th</sup> with Federal Realty and invitations will be mailed to the neighborhood.

**3. Common Victuallers License Takara Japanese Restaurant – 151 Linden Street**

Mr. Wei Jia, attorney for the owner and Mr. Wei (Jackie) Zheng owner appeared before the Board and provided information regarding the operating and parking plans. Mr. Lou Grignifini the property owner spoke in favor of the application and indicated there have been no parking problem issues.

Mr. Larsen showed a photograph of the property behind the building noting debris on the site. The owner of the property has been notified to clean up the site. This issue does not reflect on the Common Victualler's License applicant.

**Gibbs moved Tsagaris seconded and the Board voted to approve the Common Victualler's license for Takara Japanese Restaurant located at 151 Linden Street in accordance with the application dated January 12, 2012.**

**4. Common Victualler License Justine's – 978 Worcester Street**

Mr. Gordon Breidenbach and Tony Melchionda owners of Justine's and Joe Pignoti, restaurant consultant provided the Board with the business plan for the restaurant. Mr. Jeffrey Dirk the applicant's site plan engineer walked the Board thru the parking plan, traffic circulation, parking and the parking garage parking on the project site.

Kien Ho, BETA Engineering reviewed the proponents parking plan and summarized his concerns. He recommended off-site parking for the construction workers and vehicles. He also suggested deliveries be made during non-peak hours as well as an on-site parking attendant during the business hours of the restaurant.

**Babson moved and Tsagaris seconded and the Board voted to approve the Common Victualler's license for Justine's Restaurant located at 978 Worcester Street in accordance with the application dated November 28, 2011 contingent upon receipt from the owners for provision of off-site parking during construction for 7 parking spaces and further the restaurant owners will be responsible for an on-site parking attendant during all hours the restaurant is open.**

## 5. FY13 Budget Status

Mr. Larsen reviewed the FY13 Sources and Uses and further discussed the FY13 Budget Adjustments and FY 14-17 Projections.

## 6. Investment Policy

The Executive Director informed the Board of a memo from Marc Waldman, Treasurer/Collector regarding the issue of the Town's compliance with the Board's Policy on investments specifically the investments of assets with the maturity of a year or less. Morgan Stanley and Mr. Waldman have reviewed the Town's portfolio which showed some maturities as far out as 2019. Due to the interest rates on these investments it is their view is to let these investments mature as opposed to being sold despite the variance to the policy these longer maturities pose which would not comply with the Board's policy. It is suggested that a review of this policy should be considered.

Ms. Tsagaris and Mr. Ketchen brought the Board up to date on facilities maintenance issues at the libraries. Only one library has lease income, operating expenses for the other libraries depend on private donations and contributions towards maintenance from the Trustees. Benchmarks used for the two branch libraries for the funding of maintenance were discussed. The question now is how much will the Trustee's contribute on an annual basis. The \$6,000 they now contribute is not adequate. We are trying to work this issue and other options out with the Trustees.

### Projects and Other Updates

- Wellesley High School- Several members of the Board toured the new high school on Friday. The building will open in two weeks.
- Wellesley Square Initiative-At a recent meeting with the merchants and property owners the possibility of hiring a retail consultant and how to fund it was discussed.
- Fuller Brook Park-Notification of public hearings on 3/7 & 3/8 in the Town Hall to bring everyone up to date have been sent out.
- Superintendent Search-This week 10 focus groups were conducted to identify the qualities we are looking for. The focus groups reports will be available to the new Superintendent for use as a base line. A link to the survey is on the town's web site.
- Regional Matters-At the MWRC meeting this week at the Town Hall the meeting focused transportation issues as they relate to the Metro West region.

Old Business/ New Business

### MBTA Proposed Fare Increases/Service Reductions

**Gibbs moved Tsagaris seconded and the Board of Selectmen voted to formally oppose fare increases and service reductions proposed by the Massachusetts Bay Transit Authority and further to authorize the chair to sign a letter to the Secretary of Transportation communicating the Board's opposition.**

### **Appoint Transportation Advisory Group**

**Gibbs moved and Tsagaris seconded and the Board approved the Recommendation – Phase 2 in the September 14, 2011 report of the Public Transportation Working Group; and further to appoint the following individuals to the new Transportation Advisory Group:**

- **Frank S. Demasi, Metropolitan Area Planning b Council representative**
- **Meghan C. Jop, Planning Director**
- **Terrence J. Connolly, Deputy Director of General Government**
- **Molly W. Fairchild, Sustainable Energy Coordinator**

At 9:01 p.m. the Board voted all “yes” to go into Executive Session for the purpose of discussing the acquisition of real property.