

## **Board of Selectmen – May 8, 2012**

**Present: Searle, Tsagaris, Gibbs, Babson, McCauley**

**Also present: Larsen, Robinson, Ketchen**

Call to order: 7:00 pm in the Great Hall of the Wellesley Town Hall

Warrants approved: 2012-043 (\$5,626,768.02); 2012-044 (\$4,038,747.17)

Minutes approved: April 30, 2012

### **1. Citizen Speak**

None.

### **2. Executive Director's Update**

Mr. Larsen read a proclamation recognizing May 16, 2012 as Arbor Day in Wellesley. The Board voted unanimously to approve the proclamation.

Mr. Larsen discussed the format of the Inter-Board meeting being held on Thursday, May 10, 2012 regarding the FY2014 budget process.

### **3. Common Victualler License – Boloco, 102 Central Street**

Mr. Ketchen gave a brief description of the license application. Mr. David Himmelberger (attorney), Mr. Brian Keith (restaurant manager), and Christopher Zani (project manager), all representing Boloco, came before the Board to discuss the proposed restaurant and answer questions. Mr. Himmelberger explained the layout of the restaurant (100 seats), the proposal for outdoor seating, as well as the intent to seek a license to serve alcohol under a separate application.

Board members asked a number of questions regarding parking capacity and impact to Wellesley Square, referencing a parking analysis from VHB and subsequent evaluation by BETA Group. The analyses used conservative assumptions and showed peak parking demand on Saturday afternoon. There was also agreement among Board members to revisit a policy requiring employees of businesses to park in municipal lots further from the business district.

The Board voted unanimously to approve a Common Victualler License for Boloco located at 102 Central Street in accordance with their application dated March 7, 2012 with the limitation that employees will park in either the Weston Road or Tailby lots on Saturdays before 6:00 p.m.

Mr. Ketchen left the meeting at 7:48 p.m.

### **4. 900 Worcester Street Acquisition**

Ms. Babson summarized the key categories of issues raised at the three public forums held the prior week, including:

- Concern regarding the impact of use restrictions defined in the P&S
- Support for the proposed recreation plan for the site, tempered by questions regarding the implications to the proposed senior center project
- Potential use of CPA funds to pay up to 70% of the cost of land acquisition
- Next steps

Mr. McCauley also noted that representatives of the Ad Hoc Committee have met with the School Committee, NRC, 900 Worcester Street neighbors, St. James parishioners and other constituencies.

Ms. Tsagaris reviewed the chronology of the Town's consideration of a new senior center, including the failed effort to address parking deficiencies related to the American Legion site through acquisition of the adjacent Crevo property, subsequent negotiations with the Wellesley Community Center regarding the

shared redevelopment of that property, evaluation of other sites owned/controlled by Wellesley College, Wellesley Water & Sewer and the Recreation Commission (Warren Building), etc.

Ms. Tsagaris proposed the following next steps:

- Resolve parking issues
- File PSI application
- Complete permitting process
- Seek approval for project at 2013 Annual Town Meeting with bids in-hand

Ms. Gibbs and Mr. McCauley expressed their continued support for construction of a senior center at the American Legion site. Ms. Gibbs noted the recreation project at 900 Worcester and the senior center project need not be mutually exclusive. Ms. Babson noted the Board should not allow these to become divisive issues and acknowledged the exhaustive work done to evaluate alternative sites and proposals for the senior center. She also noted that the Town is ultimately required to make compromises on any development project and she is satisfied the American Legion site is the appropriate location for a senior center.

Susan Kagan Lange, Vice Chair of the COA expressed her appreciation for and the COA's willingness to support the Selectmen in moving this project forward. Mary Bowers, Council on Aging, expressed hope that there not be further delays on the project. Harriet Warshaw, Precinct C, noted that the proposed acquisition of 900 Worcester Street has constructively rejuvenated interest and support for the senior center. John Schuler, COA, noted Wellesley "stands alone" in not having a standalone senior, the significant growth in the Town's senior population, and value of a senior center in supporting the quality of life for seniors. He also suggested seniors need to collaborate in efforts to address the traffic and parking issues, e.g., by developing alternatives to seniors driving individually to the senior center.

Ms. Tsagaris briefly summarized the need for creativity on these questions going forward.

David Hearn, Precinct B, questioned whether any consideration was given to a multi-level parking structure. Ms. Tsagaris noted this would be reassessed.

Ms. Babson noted the Board still needs to consider whether to support the use of CPA funds to pay up to 70% of the cost of the land acquisition. She also noted the Ad Hoc Committee will meet next on Thursday night, and the Selectmen will discuss the matter next Monday.

Liz Fahey suggested a program for vocational and life skills might be incorporated into in the plans for development of the 900 Worcester Street site. She also suggested an additional footbridge over Route 9 should be considered.

### **Projects and Other Updates**

Wellesley High School – Ms. Babson stated that there would be a full update on dedication and open houses at next week's meeting.

Superintendent Search – Ms. Gibbs reported the School Committee voted 5-0 earlier in the evening to offer the position of Superintendent to Dr. David Lussier from Austin, Texas.

**At 8:55 the Board was polled all aye to go into executive session to discuss strategy for litigation and negotiation with non-union personnel.**