

Board of Selectmen – May 14, 2012

Present: Tsagaris, Gibbs, Babson, McCauley (Searle absent)

Also present: Larsen, Goodhue, Ketchen

Call to order: 6:30 pm in the Juliani Room of the Wellesley Town Hall

Warrants approved: 2012-045 (\$1,420,011.55)

Minutes approved: None.

1. Citizen Speak

None.

2. Investment Policy

Mr. Larsen provided a briefing on the draft policy prepared by Town Treasurer Marc Waldman, who was also present and answered several of the Board’s questions.

The Board voted (4-0) to approve the Town of Wellesley Investment Policy as drafted by Marc V. Waldman, Treasurer, in a memorandum to the Board of Selectmen, dated May 11, 2012 and modified by the Board by removing the reference to emergency uses under the Reserve Fund on page 6.

3. Massachusetts Water Resource Authority Loan

Mr. Waldman described to the Board the no interest loans for water/sewer improvements, separate from available grants.

The Board voted 4-0 that the sale of the \$143,693.55 Sewer Bond of the Town dated May 21, 2012, to the Massachusetts Water Resources Authority (the “Authority”) is hereby approved and the Treasurer or other appropriate town official is authorized to execute on behalf of the Town a Loan Agreement and a Financial Assistance Agreement with the Authority with respect to the bond. The bond shall be payable without interest on May 15 of the years and in the principal amounts as follows:

<u>Year</u>	<u>Installment</u>
2013	\$28,738.71
2014	28,738.71
2015	28,738.71
2016	28,738.71
2017	28,738.71

And further voted that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing vote.

4. Police Officer Appointment

Chief of Police Terrence M. Cunningham presented Mr. Kevin Brooks of Westwood, MA for appointment as a patrolman.

The Board voted (4-0) to extend a conditional offer of employment to Mr. Kevin Brooks to the position of patrolman in the Wellesley Police Department, contingent on successful completion of a Police Academy training program, psychological, physical and physical agility tests.

5. Wellesley Housing Development Corporation (WHDC) - 900 Worcester Street Housing Potential

Members of the WHDC came before the Board to discuss the 900 Worcester Street property and provide other updates on the work of the Corporation.

Mr. Robert Kenney, WHDC Chair, led the discussion on behalf of the other members. He reported that the 900 Worcester Street property (formerly St. James Church) did not meet the WHDC's criteria for housing due to the lack of access to basic community amenities and a lack of public transportation. He further noted that additional housing would diminish open space, did not exist within a previously established neighborhood, and that the section of Town already had a disproportionate share of affordable housing.

Mr. Kenney also gave an update on the Corporation's activities. The WHDC has created 69 affordable units since its inception through special legislation in 1998, with an additional 14 units currently pending. Some of these projects include the development of the Walnut Street Fire Station and Linden Square, as well as pending units at 978 Worcester Street and the former Wellesley Inn site. The Board thanked the WHDC members for their report and their work on affordable housing issues.

Projects and Other Updates

Wellesley High School – Ms. Babson reported that there would be several upcoming events including the dedication Saturday, re-dedication of Wilbury Crockett Library, additional tours and the Go Smart initiative encouraging students to ride, walk or carpool to school.

Wellesley Square Initiative – Ms. Babson reported that the merchants are organizing a scavenger hunt on Saturday as a way to participate in the Wellesley Wonderful Weekend and the dedication of the new High School.

Superintendent Search – Ms. Gibbs reported that the School Committee voted the previous week to hire Dr. David Lussier as the next Superintendent, pending successful negotiation of a contract.

6. Dog Hearing Recommendations – 26 Kenilworth Road

Mr. Larsen reported on the outcome, and his subsequent recommendations, with respect to a Dog Hearing he conducted during the previous week. Mr. Larsen recommends that the dog (Heff) be appropriately leashed with the owner present when outside and, if the Town continues to receive complaints, and the owner remains unwilling to construct a fully fenced enclosure, a hearing will be held to consider euthanasia or relocation.

Mr. Larsen recognized the Burke family as being present at the Selectmen's meeting. Mr. Joseph Burke and Ms. Rowena Burke came before the Board. Mr. Burke emphasized that Heff is not a vicious dog. He expressed concerns about the wording of the recommendation and questioned the accuracy of certain claims about the dog. Mr. Larsen emphasized the requirement in the recommendation for a second hearing before any further action is taken. Mr. and Mrs. Burke, as well as the Board, acknowledged that a second hearing would indeed be held as described by Mr. Larsen.

The Board voted (4-0) to accept the recommendations of the Executive Director, dated May 10, 2012, from the Burke Dog Hearing held on April 23, 2012.

7. 900 Worcester Street – CPA Funding Level

Ms. Babson and Mr. McCauley addressed the issue of the amount of land on the site to place under conservation restrictions. Mr. McCauley made a presentation showing a change in configuration of the ice rink, pool and soccer field on the 900 Worcester Street site than those previously presented. The new configuration showed the rink and pool structures on the eastern portion of the site as an unrestricted portion of the land, thus leaving the soccer field on the west side in the restricted area. By calculating the dimension of the building structures, associated parking and setbacks, the unrestricted use portion constitutes 120,900 square feet (or 34.69%) of the site. Mr. McCauley suggested that restricting 5/8 of the site for Community Preservation eligible uses (62.5%) would be a sufficiently conservative estimate with which to move forward. The proposed change in configuration and restrictions would require approval from the Community Preservation Committee (CPC) in order to be eligible for funding.

The Board voted (4-0) to submit an amended application to the CPC for the acquisition of 900 Worcester Street that would provide for the use of CPA funds for 62.5% of the purchase price of the land and 62.5% of transaction costs and site clearing costs.

8. Senior Center

Ms. Tsagaris reported on meetings that were held with various groups to address concerns over parking space near the American Legion site. Consideration of land at Morton Field, spaces along Washington Street and spaces behind Needham Bank were discussed. She also reported that the group would pursue the need for an additional 56 spaces as a result of a recent parking analysis.

At 8:25 p.m. the Board was polled all aye to go into executive session to discuss strategy for acquisition of real property.