

Board of Selectmen – November 26, 2012
Present: Tsagaris, Gibbs, Searle, Babson, McCauley
Also present: Larsen, Connolly

Call to order: Meeting called to order at 7:00 pm.
Warrants approved: none
Citizen speak: none
Minutes approved: none

The Chairman made the following announcements:

- Applications for runners seeking an invitation to the 2013 Boston Marathon are available on the town website. The submission deadline is December 14th and the lottery will be held on Monday, December 17th. The winners will be notified by the Selectmen's Office.
- On November 27th the World War I plaque will be rededicated in the high school library at 3:15pm.
- On November 29th the third community lecture program sponsored by the Council on Aging and the Friends of the Wellesley Library will take place in the main library at 8:30 am.
- On December 2nd the Wellesley Square Merchants will hold their Annual Holiday Stroll with the tree lighting to be held at the square in front of the Post Office at 5:00 p.m.

2. Executive Director's Update

Encroachment in Public Right of Way

Mr. Larsen detailed the encroachment of the permanently installed basketball hoop in the right of way at 27 Wingate Road. Correspondence to the owner from Mike Quinn, Assistant Superintendent Park and Tree Division, dates back to February 2011. Mr. Larsen explained the past use of **Town Bylaw Article 49. Police Regulations**, Section 49.2. Use of Public Ways and Places for the removal of objects placed in any public way. For this specific type of request a street opening permit must be obtained from the DPW. If requested by the owner, this request would have been denied.

Mr. Larsen asked the Board if it wanted to follow the formal Encroachment Policy as it relates to this issue or leverage Town Bylaw Section 49.2. The Chair reviewed the Encroachment Policy and the three levels of encroachment. The Chair also noted the Encroachment Policy enables the placement of a municipal lien on the property to recover fees incurred by the Town for the removal. Ms. Babson described the process creating the Encroachment Policy including granting the authority to impose a municipal lien at the 2012 Annual Town Meeting.

Mr. McCauley asked whether there is any process by which a homeowner could request permission to install a basketball hoop at the end of a dead end road. Ms. Tsagaris noted that the appropriate process would have been to request a street opening permit.

Searle moved, Gibbs seconded, and the Board voted (5-0) to classify the encroachment consisting of a permanently installed basketball hoop at 27 Wingate Road as a Level II encroachment.

Searle moved, Gibbs seconded, and the Board voted (5-0) to approve the Removal and Restoration Plan prepared by the Department of Public Works.

3. Eagle Scout Proclamation Troop 182

Mr. Larsen read the proclamation and Matthew Preston introduced himself to the Board. The Board congratulated Matthew on his advancement to the rank of Eagle Scout.

4. Bertucci's Change of Manager

Christina McShane, the new manager of Bertucci's, appeared before the Board and gave a brief overview of her experience and background.

Searle moved, Gibbs seconded, and Board voted (5-0) to approve the Change of Manager for Bertucci's Restaurant Corp., doing business as Bertucci's Brick Oven Ristorante, 380 Washington Street, from Jason Kasch to Christina McShain.

5. Fire Rescue Department Promotions

Chief Delorie and Deputy Chief Peterson came before the Board and Chief Delorie provided a summary and outline on the new hiring procedure. Chief Delorie also reviewed the new Memorandum of Agreement and how it relates to these promotions. He introduced the candidates Lt. Charles DiGiandomenico and Firefighter Stephen Mortarelli and gave the experience and qualifications of each candidate.

Searle moved, Gibbs seconded, and the Board voted (5-0) to approve the promotion of Lieutenant Charles DiGiandomenico to the position of Fire Captain/Inspector in the Wellesley Fire Department.

Searle moved, Gibbs seconded, and the Board voted (5-0) to approve the promotion of Firefighter Stephen Mortarelli to the position of Fire Lieutenant in the Wellesley Fire Department.

The Chief offered some remarks on the recent fire on Ashmont Road. There were no injuries and the cause is still being investigated.

6. Reserve Policy

Ms. Babson reviewed last week's discussion regarding suggested changes concerning the elimination of the words minimum and maximum levels of financial reserve required. The policy now states a range of 8-12% and specifically provided for circumstances when the town might appropriate and deplete reserves below 8%. The language now reads "reserves may be drawn below 8% for extraordinary or unforeseen expenditures which are onetime non-recurring expenditures".

The Board agreed to send the policy to the Advisory Committee and to vote on this at the next meeting.

7. Project of Significant Impact – Wellesley Country Club

The Wellesley Country Club was represented by Attorney Les Shea, Project Manager Phil Cordeiro, Allen and Major Associates, and Traffic Engineer Ronald Müller, Ron Müller and Associates. Attorney Shea, Mr. Cordeiro, and Mr. Müller presented an overview of the project. Mr. Cordeiro outlined the three components of the plan. These components are the turf care maintenance facility, equipment service center, and comfort station near Brookside Road. Mr. Müller presented the results of their traffic study, which focused on the relocation of the maintenance facility. The traffic study found this proposal will have no meaningful impact on the Wellesley Avenue, Forest Street, and Brookside Road intersections.

The Town's traffic engineer Kien Ho, BETA Group, presented BETA's findings, analysis, and review of the project. Mr. Ho explained the project doesn't generate any new trips only a redistribution of existing trips and there is no adverse traffic impact to the study area. BETA's opinion is that no intersections in

the study area meet the level of a PSI impacted intersections. BETA did recommend the installation of “all way” plaques below the stop signs at the intersection of Wellesley Avenue and Forest Street.

Mr. McCauley asked why the traffic counts were not made at the peak period, i.e., while schools were in session. However, given the lack of traffic impact, the Board accepted the counts as taken.

Ms. Babson asked whether all alternatives for the location of the comfort station had been considered.

Leslie Hanrahan, 5 Putney Road, asked for clarification of the curb cut issue and was advised to speak to the Planning Board on that issue as the Selectmen are only addressing the traffic and pedestrian safety portion of the PSI.

Mr. Larsen will prepare a draft decision for the Board to consider at their next meeting, December 3, 2012.

8. FY14 Capital Budget Request

The Executive Director reviewed the FY 14 Capital Requests and the proposed new debt to be voted on at the 2013 Town Meeting. The principal changes will be the restructuring various facilities projects to service the debt inside the levy limit. A copy of Mr. Larsen’s presentation is attached to these minutes.

The Board asked Mr. Larsen to move funding for the Facilities Maintenance Department offices at the substation and the Hills Library chimney rebuild forward to FY14.

Searle move, Gibbs seconded, and the Board voted (5-0) to approve the Board of Selectmen’s 5-Year Capital Plan dated November 25, 2012, as amended.

Projects and Other Updates

- Wellesley High School- Ms. Babson reported there was another tour of the high school with participation of over 200 people. The high school parking lot will open on December 5th.
- 900 Worcester Street – Ms. Babson and Ms. Searle met with the Wellesley Housing Authority with regard to their suggestion of considering affordable housing on the 900 Worcester Street site. The Housing Authority believes affordable housing for singles and one bedroom units are in short supply in Town. The Authority also indicated it is the commissioners responsibility to advocate for affordable housing in the Town.
- Tolles Parsons Center- Ms. Tsagaris reported there will be a roster for the Planning Committee available for the Board’s consideration and vote at the December 3rd meeting.

At 9:00 pm the Board was polled all aye to go into Executive Session to discuss strategy for Collective Bargaining.