

Board of Selectmen – January 28, 2013
Present: Tsagaris, Gibbs, Searle, Babson, McCauley
Also present: Larsen, Connolly, Robinson

Call to order: Meeting called to order at 6:00pm.

Warrants approved: #2013-030 in the amount of \$3,256,932.02

Minutes approved: 12/17/13

1. Citizen Speak

None

2. Executive Director's Update

Minutes

The Board voted (5-0) to approve the minutes of the December 17, 2012 Board of Selectmen meeting.

Gifts to the Council on Aging

The Board voted (5-0) to accept the Gifts to the Council on Aging in loving memory of Andrew Fenton in the amount of:

- \$30 – Ms. Kerrie Grover, President of Wellesley Hills Junior Women's Club
- \$50 – Mr. James and Ms. Wendy Paul
- \$50 – Mrs. Ann M. Fenton
- \$50 – Mr. Paul Barabani, Superintendent and Board of Trustees Soldiers' Home in Holyoke
- \$50 – Ms. Ann M. Reid.

Appointment of Special Police Officers and Permanent Special Police Officers

The Board voted (5-0) to appoint the following for a term to expire June 30, 2013:

Special Police Officers

**Terrence O'Connor
Richard Weaver**

Permanent Special Police Officers

**Robert O. Yeagle
Charles J. Henry
Louis A. Messina
Alex R. Lukinov
Charles H. Lawry
John Napolitano
Jack I. London
Michael T. Burke**

There is an agreement between the Town and the Wellesley Media Corporation which provides that the issuing authority, which is the Board of Selectmen, shall appoint three directors and that the Wellesley Media Corporation shall appoint four directors to its Board. Mr. Larsen made a recommendation to appoint Owen Dugan, former selectmen and member of the DPW and MLP Boards to the Wellesley Media Corporation.

The Board voted (5-0) to appoint Owen H. Dugan, 36 Oak Street, to the Wellesley Media Corporation for a term to expire June 30, 2015.

3. Cochituate Aqueduct Land Acquisition

Mr. Bill Donovan, Dunkin Donut's Owner and Mr. Joe Murray, Capital Development Manager of Donovan Services joined the Board. Mr. Donovan is owner of three of Dunkin Donut's franchises in town and is interested in leasing a small portion of the aqueduct adjacent to his Route 9 westbound property at 951 Worcester Street. The Town would need to seek special legislation in order to acquire this land for partial commercial use. Mr. Larsen noted that the town is the beneficiary of prior special legislation that would allow the town to purchase this portion of the aqueduct for open space purposes. Mr. Donovan is interested in .5 acres of the 5.59 acre property. Mr. Donovan feels that he can increase different safety aspects of his business by acquiring this parcel. The next steps would include an updated appraisal of the property and notifying abutters. There is currently an article in warrant for the upcoming 2013 Annual Town Meeting for consideration of this acquisition.

4. Linden Square Development Agreement – VW Lease Extension

Mike Kelleher, Federal Realty, and Pat Brown, Chief Operating Officer of Wellesley VW, joined the Board. Mr. Larsen briefly reviewed the redevelopment of the VW parcel per the Linden Square Development Agreement. The original development agreement precluded continued operation of the Wellesley VW dealership beyond 2010. There have been two extensions. Currently the VW dealership will not be allowed to continue operations after end of the 2013 calendar year if Town Meeting does not approve this amendment to the development agreement. There have been further discussions with Federal Realty regarding a potential long term extension with the understanding that the dealership would be renovated and issues raised by neighbors would be addressed. Mr. Kelleher and Mr. Brown explained their proposal. The approved site plan allows for redevelopment of mixed use office and retail space. Mr. Larsen walked through the highlights of the Third draft amendment proposal. This amendment would allow a lease extension to Wellesley VW which would expire December 21, 2033.

Mr. Brown agreed to meet with neighbors by February 28.

5. Permanent Building Committee (PBC) – Amendment of Town Bylaws

Matt King, PBC Chair, Sarah Norwood, PBC Member, Stephen Langer, PBC Member, and Kathy Mullaney, PBC Administrator, joined the Board. The PBC is proposing to present an Article to Town Meeting which deals with an amendment to the current bylaw, specifically Section 14.9C which refers to the threshold value for PBC review. Under this proposal the PBC would like to move threshold value up to \$100,000 instead of the current \$25,000. Another change the PBC is hoping to make at a future Town Meeting is to the bylaw dealing with the Design Review Process Section 14.8, which requires Boards to bring projects to the PBC regardless of size for review and comment on the design. The last bylaw they would like to make potential changes to 14.9A for which the PBC shall review all projects for which town incurs bonded debt. The PBC's issue with this bylaw is that they cannot allow a department to self manage a project even if they are capable of doing so.

Mr. King described the bidding requirements process and the reason they came to the \$100,000 number for the threshold.

6. Project of Significant Impact Traffic Review - Wellesley Country Club Pool Project

Attorney David Himmelberger, Chris Guiffre, Pool Replacement Committee member, Michael Eby, Pool Replacement Committee member, Philip Cordeiro, Project Manager from Allen & Major Associates, Jim Winn, Ron Muller Associates, and Kien Ho, of BETA Engineering, joined the Board. Mr. Himmelberger briefly described the Pool Project which is related to the Turf Management Project. Mr. Himmelberger noted that they have reviewed traffic issues brought up by BETA Engineering in a January 25th letter and that BETA is satisfied with the response and compliance with all issues raised. They came to the Board to ask for favorable recommendation and written decision.

Ms. Tsagaris questioned whether or not this was a hearing. Mr. Larsen stated that the Town is under no obligation to hold a hearing and Mr. Connolly added that they did send out 140 invitations to the abutters for this meeting which spanned further than the 300 feet required by the public hearing requirement in the bylaw.

Mr. Codeiro described where this project is located and what will be done on the site during this project as well as projecting slides for visual details on the renovation project.

Mr. Ho updated the board on BETA's review of the traffic study done for this project.

Ms. Tsagaris discussed some of the concerns that may come up with construction in relation to Brookside road.

Laura Fragasso approached the Board with her concerns regarding the project. She has concerns with the lighting during recreational activities and described research she has done on ways to minimize the impact of lighting issues.

The Board voted (5-0) to approve the Impact and Access Study prepared by Ron Muller & Associates as being professionally prepared and having sufficient evidence that the traffic conditions resulting from the Wellesley Country Club Pool Building (PSI 12-02) will meet the Town's Project of Significant Impact standards for level of service, sight lines, proposed site connections, and pedestrian safety due to the minimal traffic impact. And further to forward all review materials and resident input to the Planning Board and to confirm that there will be no construction vehicles on Brookside Avenue, and swim meets will be scheduled and managed to avoid conflict with other events to ensure parking adequacy within the site the cc will use best efforts to avoid potential conflict.

Projects and Other Updates

- Tolles-Parsons Center – (Tsagaris) Last week the Tolles-Parsons Committee met with members of Recreation Commission regarding the hub and spokes proposal to discuss opportunities of collaboration. The Committee also met with PBC to discuss need for further design funds. The Committee is seeking additional funds in order to comply with building code changes, potential tweaks to the design. The traffic and parking study needs to be updated as well.
- Wellesley Square Initiative – (Searle) The Wellesley Square Initiative group is working with Library Trustees on potential banners locations and brackets for the light poles.
- 900 Worcester Street- (McCauley) At their meeting on Thursday work was done on tabulating results on of the pool survey. When the survey results are

complete Committee will review and make available on website. Committee will be reviewing costs needed for the development of the Master Site Plan.

- Regional Matters/Transportation- (Gibbs) The Transportation Advisory Group met with the MWRTA regarding the DOT Community Transit Grant Program through which the Town intends to pursue funding for a pilot phase of operating bus service. They hope to begin next year if funds are received. They are working with the MWRTA to come up with a proposal.
- School Facilities Task Force – (Searle) Task Force attending PBC meeting to discuss Middle School audit plus Fiske and Schofield. Ms. Babson asked some questions that she would like addressed at the next meeting.
- Hills Branch Chimney – (Gibbs) The Preservation Consultant is beginning her assessment of the chimney and is expected to have a report before February. 13. PBC has been kept informed and provided input. CPC is using a \$75,000 number for appropriation to the project.
- WPS Strategic Planning Committee – (Tsagaris) At its last meeting the Committee's goal was to look at how education is delivered in Wellesley, what they are doing well and what they need to work on. They have come up with different ideas to meet this goal. They would like to have final strategic plan by September. 2013.

Old Business/ New Business

Parallel Process – 900 Worcester Street

Ms. Babson inquired about a draft of the Parallel Process Report for 900 Worcester St. She revised and sent it to the Board and was looking for the Board's approval so they could send it to the Advisory Committee. Ms. Babson gave background on the Parallel Process the conclusion reached is that the optimal use for 900 Worcester Street is the Recreation Plan that is currently being pursued. Ms. Babson also acknowledged that Council on Aging has a view that if Tolles Parsons Center does not proceed at the American Legion site that the Council on Aging may request that a senior center be placed on 900 Worcester Street property.

The Board voted (5-0) to approve the report on 900 Worcester Street the Alternative Use review be submitted as drafted to the Advisory Committee for publication in its booklet.

Ms. Babson asked for the Board's support of an application that that Ms. Babson & Ms. Searle submitted to the Wellesley Hills Junior Women's Club asking for funds to pay for Holiday lights on either 2 or 3 more trees in commercial area of town. Their goal is to raise funding for an additional 8 trees.

Ms. Tsagaris asked the Board when they planned to discuss their Articles with the rest of the Board and the Advisory Committee. Ms. Tsagaris then quickly reviewed a schedule for presenting articles.

The meeting adjourned 9:22pm

Documents presented: Wellesley Country Club Pool Renovation Slides,