

Board of Selectmen – February 25, 2013
Present: Tsagaris, Gibbs, Searle, Babson, McCauley
Also present: Larsen, Connolly, Robinson

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

Warrants approved: #2013-033 in the amount of \$3,368,333.60 and #2013-034 in the amount of \$3,877,670.92

Note: Ms. Gibbs joined the meeting after the 6:00 – 6:30 executive session and she recused herself from the Cochituate Aqueduct agenda item. Mr. Robinson left after the Wellesley Inn agenda item.

Ms. Tsagaris announced the DPW and Fire Rescue Departments have started the Adopt a Hydrant program and are asking residents for assistance in clearing snow away from hydrants. Ms. Tsagaris also noted some of the art projects being displayed in empty store fronts in Wellesley Square, sponsored by the Wellesley Community Art Project. Lastly, she announced that Suzy Littlefield would be leaving the School Committee after 12 years of membership and gave a brief history of her accomplishments.

1. Citizen Speak

None.

2. Executive Director's Update

The Board voted (5-0) to approve the minutes of the January 2, January 22, February 4, February 11 and February 14, 2013 meetings of the Board of Selectmen.

Mr. Larsen reminded the Board there will be two meetings between now and when the Advisory Book gets finalized. At that time, they will hand in the final Town-Wide Financial Plan and Five Year Capital Budget Program. He noted next week's agenda will spend considerable time on Facilities issues, and he gave a quick overview of some of the issues to be covered. The public hearing on Pedestrian and Bicycle Safety will be deferred until the March 19, 2013. Mr. Larsen also noted a handout that listed the revised Town Meeting assignments.

Mr. Larsen reported that the Selectmen, at a special meeting on February 14th, approved a supplemental appropriation of \$200,000 for snow and ice removal costs for the current fiscal year. The Town will seek an appropriation from Free Cash under Article 7 at Town Meeting to cover these additional costs.

3. Tolles Parsons Center Review Committee

Members of the Tolles-Parsons Review Committee (Dona Kemp, Jean Boyle, Kathleen Woodward, Heather Sawitsky, David Himmelberger, Phil Laughlin and Todd Himstead) joined the Board. Ms. Tsagaris provided background regarding the formation of the Committee and its role. Ms. Sawitsky made a presentation that addressed the makeup of the Committee, the scope of the Committee's work, and the key findings and conclusions. The Committee validated previous conclusions that the Warren Building and Community Center would not be suitable long-term sites for the Council on Aging. The Committee concluded the proposed parking scheme, while not perfect, would be adequate. Ms. Sawitsky reviewed several suggestions as to how the parking issues could be mitigated.

Ms. Sawitsky summarized by noting the Committee encourages the Selectmen to move forward with the proposal to site the Tolles-Parsons Center at the site of the former American Legion property.

Mr. McCauley asked whether the design of the Senior Center would provide adequate space for the needs of the Senior Center. Ms. Sawitsky responded affirmatively, noting that other Town building spaces can be used to complement the space available at the Senior Center (a fundamental benefit of the “Hub and Spokes” model).

Ms. Babson commended the Committee on their work, in particular their focused consideration of various criticisms previously leveled at the project.

Ms. Searle questioned whether the Committee observed the “collaborative model” in use in other communities. Ms. Sawitsky responded affirmatively.

At 7:30, Mr. McCauley departed the meeting to attend the Planning Board’s public hearing on the Zoning amendments for the upcoming Annual Town Meeting.

Ms. Tsagaris noted the tentative request for \$180,000 of additional design funds for the Tolles-Parsons Center to be made at Town Meeting. She reviewed revised sketches of the design of the Center, included the layout of the basement. The current plan would provide 14,236 square feet of finished space and 34 on-site parking spaces. This would be complemented by 20 additional spaces across the street adjacent to the Police Station. The preliminary cost estimate for the project is \$5.7M, plus some provision for the cost of furniture and equipment.

Ms. Tsagaris noted that representatives of the Community Center have raised the possibility of constructing the new Senior Center on Friendly Aid land adjacent to the Community Center. Representatives of the Selectmen have met with the Community Center team and talked with representatives of Friendly Aid regarding their willingness to support such a project.

4. Library Trustees

Hills Branch Chimney (Article 20)

Representatives of the Library Trustees - Marla Robinson, Anne Howley, Ann Mara Lanza, Beth Sullivan and Library Director Janice Coduri joined the Board. Ms. Sullivan called the Trustees meeting to order. Ms. Gibbs summarized the proposed Town Meeting action under Article 20, as well as some background on this Article. Ms. Howley questioned why the required funding would not be sought under the CPC Article. Mr. Larsen noted that 100% of the cost would not be funded by CPA funds, thus the decision to seek funding under a separate article.

Branch Library Maintenance (Article 21)

Ms. Gibbs summarized the proposed action under Article 21. Ms. Sullivan requested the opportunity to meet with Joe McDonough to review the results of Weston & Sampson’s envelope study of the Hills Branch Library.

Alcohol in Town Buildings (Article 36)

Ms. Gibbs noted her understanding that the Library Trustees will make no motion under Article 36 at Town Meeting (Alcohol in Town Buildings), based on the understanding the

Selectmen will take up this matter following Town Meeting. Ms. Sullivan explained the Trustees' interest in this matter and questioned how the future discussion of this matter will be conducted.

At 8:10, Mr. McCauley rejoined the meeting.

The Library Trustees unanimously voted to table Article 36 to allow the Selectmen to study the issue and prepare to make a decision about it in the early fall, and if they agree to move forward that they would be prepared at the next convening of a Town Meeting to move it forward with its intended policies.

Ms. Sullivan adjourned their meeting at 8:15pm

5. Third Amendment to Linden Square Development Agreement (Article 26)

Mike Kelleher, representing Federal Realty joined the Board. Mr. Larsen updated the board on the results of a recent meeting with Linden Square neighbors hosted by Mr. Kelleher and Mr. Brown (VW dealership representative) at which they reviewed their plans to seek authorization to extend the lease through 2033. The lease extension would result in the renovation of the VW dealership site and building. The current terms of the Development Agreement allow for the continued operation of the dealership through the end of the current calendar year. The proposed renovation would be subject to the Town's permitting processes. Mr. Larsen reviewed some of the highlights of the draft Third Amendment. Mr. Kelleher noted that some of the issues brought up by neighbors have been addressed.

Ms. Babson questioned the status of the sidewalk in front of the VW Parcel. Mr. Larsen responded by observing that the existing Site Plan Decision would require the developer to reconstruct the sidewalk in a manner consistent with the rest of the Linden Square site. Should plans for renovation of the VW dealership move forward, the ZBA would control any changes to the plans for this section of sidewalk.

Mr. McCauley suggested a few wording changes and additions throughout the draft document.

Colette Aufranc, 5 Hilltop Road, joined the Board. Ms. Aufranc thanked Mr. Larsen and Federal Realty for their efforts to meet with the neighbors and their response to the neighbors' concerns. Ms. Aufranc described some of the positive feedback she received from the neighbors and also stressed that the landscaping of a new dealership is very important to the neighbors.

The Board tentatively agreed to vote on the final language of the Third Amendment at their next meeting.

6. Cochituate Aqueduct Land Acquisition

Ms. Tsagaris announced that Ms. Gibbs has recused herself from this discussion due to the fact that she is an abutter to this piece of the Aqueduct.

Ms. Babson gave an overview of Article 22, which deals with the possible acquisition of the remaining portion of the Cochituate Aqueduct. Ms. Babson displayed slides of the parcel and described it in detail. She reviewed the history of the parcel as well as various other issues relating to the parcel and questioned whether the Board would want to move forward with a request for authorization to seek special legislation to enable the Town to acquire the property

and lease or sell a portion of it (approximately 11,000 sf.) to Bill Donovan, Dunkin Donuts franchisee.

Mr. Robinson added that if the gate house is not useful to the Town, we could also seek authority to dismantle it, so the Town would not be responsible for maintaining it indefinitely. Ms. Babson questioned whether or not the Board was prepared for her to send out notices to the neighbor inviting them to a meeting to discuss this matter.

The four members of the Board felt it was a good idea to move forward and engage the neighbors.

7. Wellesley Inn – First Amendment to Memorandum of Agreement

Jordan Warshaw and Peter Tamm joined the Board for a discussion of the First Amendment to the Memorandum of Agreement for the Wellesley Inn Project. The Amendment is intended to revise the terms of the agreement made with the original developer. Mr. Larsen highlighted the changes that have been made since the Board last reviewed the draft Amendment, e.g., to reflect the fact that Mr. Warshaw's company is now the owner of the property.

Mr. McCauley brought the Board up to date on the results of the Planning Board meeting he attended earlier, in which they discussed this issue.

Mr. Warshaw described his intentions with respect to the timing of construction of the project.

Mr. Tamm noted the decision to agree to a demolition delay with respect to the Cottage, to allow further opportunity for some party to remove and preserve the Cottage, or some portion thereof.

Mr. McCauley noted a few further changes he would like to see made to the draft Amendment.

The Board agreed to defer final action on the Amendment until after hearing the results of the WHDC's consideration of the affordable housing component of the project, which is scheduled for March 6th.

8. Town-Wide Financial Plan

Mr. Larsen discussed the latest draft version of the Town-Wide Financial Plan distributed to the Board. Mr. Larsen discussed how he and Sheryl Strother propose to finalize the FY14 budget. There is currently a \$1.5 million deficit that needs to be eliminated. Mr. Larsen reviewed adjustments in the Selectmen's budget as well as a possible reduction of \$450,000 in the School Department budget. There are three proposed changes to line items in the Selectmen's budget including: increase in utility costs for the old MLP/DPW office building, reduced transportation costs for the Council on Aging, and elimination of the Sustainability Coordinator position. Mr. Larsen also discussed tightening up the assumptions regarding health insurance costs and the potential use of \$350,000 more Free Cash. The Town Wide Financial Plan suggests a \$3.5 million dollar override for next year.

The Board shared their comments and suggested changes to the Plan.

Projects and Other Updates

- Wellesley Square Initiative – Ms. Searle and Mr. Connolly met with Grove Street neighbors to discuss the installation of 10 hour meters along Grove Street. After

feedback on this issue it was agreed to do more research on the usage of 10 hour meters around town.

- Advisory Committee Update – None.
- Fuller Brook Park – None.
- 900 Worcester Street – Mr. McCauley noted the 900 Worcester Committee, while mindful of the unresolved appeal, are moving forward and are prepared to ask Town Meeting for a quarter million dollars to develop a Master Site Plan and an RFP. This will be two separate motions.
- Regional Matters/Transportation – None.
- Sustainability – None.
- School Facilities Task Force – The Task Force met with the PBC last week and had a presentation on the Schools’ phone system and school security. The Superintendent would like to request funds for design and construction costs related to the security improvements.
- WPS Strategic Planning Committee – The Committee is continuing to hold listening forums. They have formed two subcommittees who will conduct interviews with public institutions as well as the private sector to determine what the students will need to have in terms of higher education over the next 3-10 years.

Ms. Tsagaris updated the Board on the Citizen Petitions submitted by Robert Edwards. Mr. Edwards does not intend to move forward on Article 38, in which he requests that bicyclists be allowed to ride on the sidewalks of Weston Road near Hardy School (the Town’s Police Regulations already allow this). Robert Murphy will make the motion under Article 37, which deals with the creation of bike lanes.

Ms. Tsagaris also noted that no motion is expected under Articles 36 and 39.

At 10:15, the Board was polled all aye to go into executive session to discuss strategy with regard to collective bargaining.

Documents Presented: Cochituate Aqueduct Parcel Slides, Tolles-Parsons Center Sketches.