

**Board of Selectmen – April 11, 2013**  
**Present: Tsagaris, Gibbs, Searle, Babson, McCauley**  
**Also present: Larsen, Connolly**

**Call to order: Meeting called to order at 8:00**  
**Warrants approved: None**

**1. Citizen Speak**

None.

**2. Justine's Table Common Victualler/All Alcohol Beverage License**

Ms. Tsagaris opened the advertised public hearing at 8:05am. Gordon Breidenbach, General Manager, represented the applicant Classic Restaurant Group, Inc., dba Justine's Table, located at 978 Worcester Street. Mr. Breidenbach stated he is the sole shareholder of Classic Restaurant Group, Inc. Justine's Table was granted a Common Victualler License on February 13, 2012. The restaurant opened in November 2012.

Mr. Larsen reported the 2<sup>nd</sup> floor is still unoccupied and construction of housing at the rear of the parcel could begin this year.

Lenny Izzo, Director, and Holly Detroy, Environmental Health Specialist, from the Health Department noted several manager changes and lack of consistency in the Food Establishment Permit Application.

Ms. Searle asked whether Common Victualler and All Alcohol Licenses at one restaurant could be held by two different entities.

The Board requested uniform information be used for all applications, permits, and licenses related to this restaurant.

The Board noted the poor condition of pavement at both the entrance and exit to Route 9.

Ms. Babson noted the large amount of time spent by the Board of Selectmen over the last two years related to this restaurant.

Mr. Breidenbach reported the proposed deli application would be withdrawn.

Given the changes to the prior lease, and the different legal entities involved, the Board asked Mr. Breidenbach to submit a timeline of these changes.

**3. Dunkin Donuts Common Victualler License – 98 Central Street**

David Himmelberger, attorney for applicant, Jim Doherty, Mark Feuti, and Jim Toomey, representing Dunkin Brands, Robert Nagi, applicant's traffic engineer from VHB, and Kien Ho, town's traffic engineer from BETA Group, appeared before the Board.

The Board reviewed the Application for a Common Victualler License for a combination store containing Dunkin Donuts (coffee) and Baskin Robbins (ice cream) at 98 Central Street.

Mr. Himmelberger noted the combination store is a relatively new concept to this market.

The proposed store would be a corporate store and not one run by a franchisee.

Mr. Ho reviewed results of BETA's review of the applicant's parking and traffic evaluation.

BETA's concerns included trip generation/distribution, employee parking, submitted comparison data from Cambridge and Belmont stores, truck deliveries, and the relatively large amount of seating.

Mr. Larsen noted the pass-by rate of 25% was quite conservative. Mr. Nagi agreed with Mr. Larsen and believes the actual pass-by rate could approach 80%.

Given the available parking in the private lot at Central Plaza and on-street parking on Central Street, the applicant believes parking will not be an issue during the morning peak. According to the parking evaluation performed by VHB, peak morning parking demand on weekday morning is 34 and Saturday morning is 36.

Mr. McCauley noted potential safety concerns due to the close proximity of the Wellesley Fire Station on Central Street.

Ms. Gibbs expressed concern with parking on Central Street.

Ms. Searle noted customers in Wellesley could exceed the normal 10 minutes spent in a typical Dunkin Donuts store.

Ms. Searle stressed the need for employees to avoid parking on Central Street.

To aid in the traffic and parking analysis, the Board requested individual data be used for each store including data from Dunkin Donuts on Washington Street in Lower Falls.

The Board requested evaluation of the parking needs for the entire day.

The Board agreed to consider allowing truck delivery on Central Street before 7:00 am.

Bryan Furze, Linear Retail, described improvements recently completed at Central Plaza.

The Board expressed appreciation for Linear's support of Wellesley Square and for providing holiday lights on their portion of Central Street. Mr. Furze noted Linear had encouraged Boloco to apply for their Wine & Malt License. Mr. Furze explained the parking arrangements with the tenants. Dunkin Donuts/Baskin Robbins store was given 4 spaces in Central Plaza parking lot.

The applicant will resubmit a corrected application. BETA will follow up with VHB on the Board's comments related to traffic/parking. The Board agreed to continue discussion of the application at their meeting on April 29<sup>th</sup>.

At 10:00 am the meeting was adjourned.