

Board of Selectmen Meeting: May 20, 2013  
Present: Tsagaris, Gibbs, Searle, Babson (McCauley absent)  
Also present: Larsen, Connolly, Robinson, Williams

Ms. Tsagaris thanked Roy Switzler, Celebrations Committee Chair and the Celebrations staff for a successful Wonderful World of Wellesley Weekend. Ms. Searle & Ms. Babson recounted some of the activities from the event.

### **1. Citizen Speak – None**

### **2. Executive Directors Update**

#### Approve Minutes

**The Board voted (4-0) to approve the minutes of the May 6, 2013 Board of Selectmen Meeting.**

#### Appointment of School Crossing Guard

**The Board voted to appoint Hazel Fleming to the position of School Crossing Guard for a one-year term to expire June 30, 2014.**

Mr. Larsen referred to a memo sent from the Planning Department regarding their review of “Adequacy of the Way” for two potential lots on Kimlo Road. The Planning Department had asked for input from the Selectmen’s office on this matter. Mr. Larsen responded by suggesting that long-term plans need to be made for preserving public safety along the related section of roadway, i.e., the existing Jersey barriers will need to be replaced by some combination of curbing, walls, fencing, landscaping or other features. Ms. Babson noted she hopes the Planning Board takes the necessary changes to heart as the impact to the neighborhood has been substantial.

### **3. Common Victualler Licensing Matters**

#### Papa Razzi, 14-16 Washington Street – Change of Manager

Russell Davis, Manger of Papa Razzi Wellesley, joined the Board. Mr. Davis gave a brief background on himself.

**The Board voted (4-0) to approve the petition from Papa Razzi, located at 16 Washington Street, Wellesley for a Change of Manager from Elizabeth Pryor to Russell Davis.**

#### California Pizza Kitchen, 183 Linden Street – Change of Officers, Directors and Stock Transfer

At Mr. Larsen’s request, the Board deferred action on this request until a subsequent meeting.

#### Justine’s Table, 978 Worcester Street – Change of Manager

This is a follow up discussion from the Board’s recent consideration of Gordon Breidenbach’s application for an All Alcohol license for Justine’s Table. During that previous discussion, it was noted that the name of the owner and manager of the restaurant did not match the names currently on the Common Victualler’s license. Accordingly, Mr. Briedenbach is requesting a change in the name of the owner and manager on the license.

**The Board voted (4-0) to approve the request to change ownership of Justine's Table, located at 978 Worcester Street, to Classic Restaurant Group, Inc. and further to change manager of record from Anthony Melchionda to Gordon Breidenbach.**

#### Upper Crust Pizza

The Upper Crust Pizzeria is requesting a license to place patio chairs and tables on the privately owned sidewalk in front of their establishment. Mr. Larsen reviewed the patio seating plan submitted by The Upper Crust. Ms. Tsagaris questioned trash removal and clean up. Mr. Larsen stated that in the past the Town has not made provisions for this in situations involving patio seating on private property.

**The Board voted (4-0) to approve the application of Upper Crust Pizzeria, located at 99 Central Street for outdoor patio seating consisting of 4 tables and 16 chairs contingent on the licensee maintaining a trash receptacle in the licensed area, which they will monitor and empty on a regular basis.**

#### **4. Lee Volvo, 962 Worcester Street – Change of Owner**

Amy Rossi, Vice President of Bernardi Auto Group, joined the Board. Ms. Rossi noted that Wellesley Car Company is a new branch of their organization. They are currently in a purchase and sales agreement with Lee Volvo and they are requesting a Class 1 Auto Dealer License. The current general manager will be retained. Mr. Larsen reviewed some of the key tenets of the license. Their plan is to continue as a Volvo dealership. Mr. Larsen noted that this is the first application for a Class 1 Auto License the Town has received in many years. The Town does not have specific regulations pertaining to such applications. Thus, the Town is relying on State Laws with respect to the handling of this transfer/application.

**The Board voted (4-0) to approve the transfer of the Class I Auto Dealer License from Lee Volvo to Wellesley Car Company, Inc. d/b/a Volvo of Wellesley located at 962 Worcester Street.**

#### **5. Trails Committee –Massachusetts Water Resources Authority (MWRA) Section 8 (m) Permit Application**

Trails Committee Members Denny Nackoney, Vice Chair and Miguel Lessing, Chair joined the Board. Mr. Lessing presented the final version of the application for a permit which will formally authorize the Trails Committee's use of the Sudbury Aqueduct, which is currently under the authority of the MWRA. Mr. Nackoney discussed the relationship between the Town and the MWRA as well as the reason for this application. Mr. Robinson asked who is taking responsibility to make sure obligations of the permit, if approved, are met. Mr. Robinson discussed some of the responsibilities that would result if the permit is approved. Mr. Lessing discussed how the trail is currently managed & noted that they would take responsibility for honoring the permit obligations. Mr. Larsen noted that the Natural Resources Commission has asked that their Board's name be removed from the permit as having any responsibility for this land. Mr. Lessing discussed some of the safety measures they will take including putting up 60 feet of fencing in a particular area. They asked the Board to approve the signing of the application by Mr. Larsen.

**The Board voted (4-0) to authorize the Executive Director Hans Larsen to finalize and sign the application to the Massachusetts Water Resources Authority for a Section 8(m) permit, as presented by the Trails Committee on May 20, 2013.**

Ms. Babson praised the Trails Committee for the work they have done on this project.

## **6. Norfolk County**

Mr. Owen Dugan, Vice Chair of the Norfolk Country Advisory Committee, and Norfolk County Liaison, joined the Board. Mr. Dugan is meeting with the Board to discuss a letter received from Melvin Kleckner, Brookline Town Administrator. Mr. Kleckner's letter questions the merits of county government, and raises the possibility of withdrawing from Norfolk County. Mr. Dugan presented an overview of Norfolk Country, including a map detailing the towns that are included, county services, county staffing, and related funding. Mr. Dugan explained two pieces of pending legislation, which are intended to address the financial challenges the County is facing. Mr. Dugan stated that it is up to Board which way they want to go in regards of support for this legislation. Ms. Babson questioned what is the benefit to Wellesley of being part of county government? Mr. Dugan responded that we do not use the majority of the services and we currently have only two students in their agricultural program.

Following further discussion, the Board agreed that Mr. Larsen should contact Representative Alice Peisch for her input on this issue.

*(The Board took up the following piece of Old Business prior to Mr. Robinson's departure for the evening.)*

### Cochituate Aqueduct – Special Legislation

Ms. Babson noted that Town Counsel had sent the final draft of proposed special legislation to be filed regarding the Cochituate Aqueduct. Ms. Babson reviewed the structure of the legislation. The legislation would enable the Town to acquire the entire 5.6 acres, excluding the piece of land under Route 9. The Town would be authorized to sell or lease approximately 11,000 square feet of the acquired land to Dunkin Donuts. The draft legislation further provides that the Town will need to transfer land from municipal ownership into parkland. Approximately 30,000 square feet of land would be transferred to the NRC as parkland.

**The Board voted (4-0) to authorize Katherine Babson to finalize and submit the request for special legislation concerning the acquisition of a portion of the Cochituate Aqueduct.**

At 8:20 Mr. Robinson left the meeting.

## **7. FY15 Financial Planning**

Mr. Larsen discussed a meeting he and Ms. Tsagaris had with the Advisory Chair and Vice Chair in regards to planning for the FY15 budget guidelines. At the June 13<sup>th</sup> Inter-Board meeting, Mr. Larsen is proposing to give boards a preliminary idea of what these guidelines will look like so they will be prepared for what is expected. Mr. Larsen reviewed the current assumptions for the FY15 Projected Sources & Uses, including the possible use of as much as \$1.5 million of Free Cash. Based on these assumptions and in the absence of an override, Mr. Larsen projects a balanced budget could afford a 1.25% increase in the departmental budgets. Any further increase would require additional funding, e.g., an override.

Based on feedback from the Board, Mr. Larsen committed to develop some additional scenarios reflecting various levels of Free Cash utilization, and showing the related impact on the median tax bill.

## **8. School Facilities**

Ms. Searle reported that former members of the School Facilities Task Force have been meeting to try to determine how to proceed with planning for the overall School facility needs. A group including Barbara Searle, Terri Tsagaris, Diane Campbell, K.C. Kato, David Lussier, Hans Larsen, Matt King and Joe McDonough has met on a couple of occasions, and is proposing to form a new committee to advance this work. Ms. Searle and Mr. Lussier are assembling a list of names of individuals to be included on the committee, and the list will be submitted to the School Committee and Board of Selectmen for their approval in the near future.

### **Projects and Other Updates**

Tolles Parsons Center – Ms. Tsagaris noted that a new Owner’s Project Manager (OPM) has been hired, Richard Thuma from BH+A (Bargman Hendrie + Archetype, Inc). They will start meetings this week with the architect and OPM, focusing on the traffic study, parking lot and schedule. Ms. Tsagaris also noted that The Friends of Wellesley Council on Aging has been re-formed and will be a fundraising arm of the COA. They will have a meeting in the near future to discuss their goals.

Wellesley Square Initiative – Ms. Searle noted that their group is starting to schedule landlord meetings with businesses further east on Washington Street. Ms. Searle also updated the board on the “Cone Crawl” event, which will take place on June 15. Ms. Searle reviewed the details of this event. The Town has been asked to waive parking for this event in Wellesley Square, which could result in as much as \$482.50 of foregone income. July Jubilation is approaching and Ms. Searle asked the Board if they were amenable to free parking for 8 hours again this day, which would result in approximately \$1,800 of foregone income. The Board agreed to both requests.

Fuller Brook Park – Ms. Babson encouraged people to take a walk on Fuller Brook Path and view the piles of brush resulting from a cleanup day, to better understand the impact of winter damage, and the amount of effort and work it takes to keep the Park in good condition.

Sustainability – Ms. Searle gave information on signing up for a Power-to-Save energy audit.

Wellesley Inn - Ms. Searle reviewed the Beebe House discussion from the last meeting and gave an update of the meeting with Mr. Warshaw, who has stated that there is a possibility of saving the Beebe House. Ms. Searle described Mr. Warshaw’s proposal to save the house.

At 9:20 pm the Board was polled all aye to go into Executive Session to discuss the War Memorial Scholarships.

### **Documents Presented:**

- Norfolk County Slides
- FY15 Projected Sources & Uses of Funds
- 15 Year School Facilities Framework Slides