

Board of Selectmen – July 08, 2013

Present: Babson, Searle, Gibbs, McCauley (Tsagaris absent)

Also present: Larsen, Connolly, Robinson

Call to order: Meeting called to order at 7:00 pm.

Warrants approved: #2013-051 in the amount of \$4,272,677.88

#2013-052 in the amount of \$3,622,257.77

#2013-053 in the amount of \$4,418,797.37

Ms. Babson announced dates for the upcoming Concerts on the Green sponsored by the Recreation Department. Ms. Babson also announced the upcoming July Jubilation event scheduled for July 20th.

1. Citizen Speak

None

2. Executive Directors Update

Minutes

The Board voted (4-0) to approve the minutes of the June 17, 2013 Board of Selectmen Meeting.

Gifts to the Council on Aging

The Board voted (4-0) to approve a \$500 donation from the Village Churchwomen to the Council on Aging for senior transportation.

Seaver Street orders of taking

Mr. Larsen noted that, under Article 25 of the 2013 Annual Town Meeting, Town Meeting voted to acquire by gift and take through eminent domain the properties located at 11R and 21R Seaver Street. These are 2 of 3 parcels that were donated to the Town.

The Board voted (4-0) to approve the Eminent Domain Order of Taking in fee of 11R and 21R Seaver Street for Municipal Purposes. (The gift of this land was approved under Article 25 of the 2013 Annual Town Meeting.)

Veterans District state approval

Mr. Larsen noted that the Department of Veteran Services has approved the continued collaboration between, Needham, Weston, Wellesley, and Wayland of the West Suburban Veteran's Services District through FY14 and FY15.

Appointments

Mr. Larsen requested that the Board appoint individuals to the Kepes Panel and appoint Ellen Gibbs to Sustainable Energy Committee.

The Board voted (4-0) to approve appointments as detailed in the memo dated July 2, 2013.

Morses Pond

Mr. Larsen reported that a decision was made to reopen the pond effective June 21, 2013, following the completion of a number of actions as outlined in a correspondence with the aquatic safety expert,

Shawn DeRosa. Mr. Larsen briefly discussed advice by Mr. DeRosa regarding various steps that needed to be taken in order for the pond to open as well as some measures the town has taken on its own. Mr. Larsen reviewed some of the measures the town has taken to date as well as procedural changes that have been made and noted that they are waiting on a draft report from the aquatic safety expert, which will be reviewed and reported to the Board at their July 22, 2013 meeting. Mr. Larsen noted that the report will be posted to the town website as well.

FY13 Closing

Mr. Larsen reported to the Board, that the Town's Finance Director is suggesting undertaking a hard close on July 29, 2013. The Board will be updated of the fiscal results of the FY13 on August 5.

Wellesley Inn Project of Significant Impact – Modified development proposal

Mr. Jordan Warshaw, Project Developer, Jennifer Conley, Developer's traffic consultant, Kien Ho, Town traffic consultant and Peter Tamm, attorney from Goulston & Storrs joined the Board. Mr. Larsen noted that the Planning Board would be conducting a hearing on this subject at 8:30pm. It is the Selectmen's responsibility to submit recommendations on traffic and pedestrian safety matters as it relates to the project changes under the PSI process and the Planning Boards responsibility is to review the municipal systems impact analysis. The Selectmen's recommendations on traffic & pedestrian safety relating to the original project are reflected in the permitting decision of the Planning Board. The Selectmen need to decide whether the measures taken in regards to traffic and pedestrian safety are still adequate. Mr. Larsen gave a quick recap on the details of the original project that was permitted in 2006-2007, as well as the details of the current project that the owner has proposed.

Mr. Warshaw gave a brief overview his current project and a comparison to the design of what was originally proposed by the previous developer. Ms. Conley briefly summarized the results of the original traffic study and reviewed the traffic & parking and pedestrian safety implications of the changes to the current project. Ms. Conley noted that the impact will mostly go unnoticed by the average driver as it will not amount to a significant increase in traffic or delays at any intersections. Mr. Ho briefly summarized BETA's opinion regarding Conley Associates original traffic study and their latest update that looks at the implications of the project changes. Mr. Ho noted that none of the intersection locations qualify as impacted intersections in the PSI review process and concurred that the new trips will have very little impact on traffic on the level of service at the reviewed intersections. Mr. Ho briefly noted that while the adequacy of parking is met there was a potential issue with 2 tandem parking spaces in the underground garage. Mr. Larsen displayed the proposed site plan and discussed the layout and parking details.

Ms. Babson reiterated what is expected of the Board and what they need to pass on to Planning Board. Mr. Larsen briefly summarized instructions from the Planning Board and noted that the Board must make a determination as to whether the current services standards are still being met.

Mr. Larsen noted that the prior permit conditions include a requirement for the applicant to use best efforts to implement a parking pass program and encourage provision of MBTA passes for employees of the commercial segment of the Wellesley Inn project.

Mr. Marvin Walter of Wellesley Green approached the Board. Mr. Walter had a concern regarding the entrance and exit of the underground garage at 53 Grove Street. He asked traffic people have studied what types of congestion will take place. Mr. Warshaw responded that they endeavored to stay as close to original plan as possible. Ms. Conley noted the traffic delays will not be caused by or impacted by this garage.

Richard Chipperni, owner of Grove Street Barber Shop, 33 Grove Street, approached the Board. Mr. Chipperini questioned whether or not there was a consideration for early release days & the end of a normal school day, when conducting traffic studies. Mr. Warshaw noted the number of cars going in or out at any particular hour is very small particularly at this time of day will be unnoticeable. Mr. Ho noted that BETA had previously done a study of that early release hour.

Harriet Segal, of Wellesley Green, approached the Board. Ms. Segal noted that traffic can get so congested she often takes alternate routes. Ms. Segal noted that Truly Yogurt is very active and there are a lot of tradespeople in the area. Mr. Tamm noted the affordable housing units will not have access to Washington Street.

Ms. Babson questioned whether when parking study was done whether looked at traffic on surrounding streets was looked at. Ms. Conley responded that surrounding streets were counted.

Mr. McCauley asked what allowances are made for deliveries and moving into units and how will that be accommodated. The Site plan shows limited period commercial unloading area that would be on Grove Street.

Ruth Goldman, of Wellesley Green approached the Board. Ms. Goldman expressed that she what she has heard tonight sounds like a nightmare. She noted that at the traffic light it can take up to 2 or 3 light cycles to get through. She felt that another study should be done because she feels the 2006 figures are outdated.

Meghan Jop, Planning Director, interrupted the discussion to request that this agenda item be continued as the Planning Public Hearing needed to be opened at 8:30 and invited members of the audience to the Public Hearing in the Great Hall. Ms. Babson noted that this session would be continued at another meeting so that the audience could attend the publicized Planning Board Meeting.

900 Worcester Street Update

Mr. Robinson, Town Counsel, reported that they were informed, that a pending appeal before appropriate forum in Rome has been resolved in favor of Archdiocese. There will be a period of activity, and the final determinant on the next stage will be the cardinal's notification to the town should he determine that there are no further appeals under cannon procedure. When notice does arrive the town will have the opportunity to begin the 60 day due diligence period, at which time the town will decide if more time is needed. This is not currently an action point for the Town.

Police/fire departments – Injured on duty insurance

Mr. Larsen noted that for the last four years the Town has benefited from having insurance coverage for policeman and fireman being injured in the line of duty. The medical costs associated with these incidents and financial impacts of lost time were previously insured under a limited policy from The Hartford, since FY09. The ratios of losses to premiums in a period of 5 years are close to 400%. The town has incurred losses totaling \$856,000 evenly split between police and fire. The bulk of this amount is related to lost time. The Hartford has declined to renew insurance coverage hence the town is seeking coverage elsewhere. The Town has been collaborating with MIIA to explore other options. Mr. Larsen discussed quotes from other insurance companies but noted that the town has had to decline these quotes due to the high costs. Mr. Larsen noted that even with these policies in place, it does not provide full coverage in the case of a catastrophic event. The town has also been unsuccessful in securing stand alone medical coverage as it was also too costly. The Town has been unable to secure additional offers or quotes at this time and as of July 1 the town becomes uninsured. Mr. Larsen discussed possible alternatives including taking the budgeted \$100,000 for this insurance coverage and

putting it into a special purpose stabilization fund to begin building a reserve to potentially allow the town to self-insure in the future. Mr. Larsen noted they will continue to identify mechanisms for further protecting the town against further exposures.

Display of banners over the RDF

Mr. Larsen noted that historically banners were displayed advertising community events at poles on Central Street, and on poles at the RDF. The Town is no longer able to display banners on Central Street due to the concerns of the building owners. The number of banners displayed at the RDF were up to four at a time, and the opinion was that it was a safety hazard to drivers trying to read while driving. Mr. Larsen distributed a draft list of rules pertaining to banner requests and reviewed some of the key components of the new banner policy, and asked the Board for feedback. Mr. Larsen noted that he had received a quote for the procurement and installing of two ornamental poles on Central Street for approximately \$43,000. Ms. Babson noted that there are six small pole banners currently displayed on poles near the library and they are currently seeking feedback.

Megan Burns, of Bryn Mawr Road & President of the Wellesley Hills Junior Women's Club, approached the Board. Ms. Burns noted that they often advertise events via banner and asked when these rules would go into effect & how events would be prioritized. Mr. Larsen responded that the rules would go into effect immediately & explained the prioritization of hanging the banners.

Jan 1 2013 Pension Valuation

Mr. Larsen noted that various pension issues were discussed prior to town meeting, including the suggestion from the Retirement Board Chair, David Kornwitz, to update the actuarial valuation of the town's pension liability. The Retirement Board commissioned Segal and Associates to perform a new valuation as of January 1, 2013. Mr. Larsen reviewed the details of the valuation and as well as changes in assumptions the Retirement Board will be making. The Retirement Board is leaning towards lowering the interest rate from 7.75 to 7% and looking at lowering the rate at which future amortization payments grow from 4.5 to 3.5, as well as lowering the salary increase assumption. Mr. Larsen also discussed the improvements in mortality assumption. Mr. Larsen noted that the town has an unfunded pension liability of \$40,000,000 and as of January 1, 2013 this number will be closer to \$50,000,000. Mr. Larsen listed reasons for this increase. The final valuation is being finalized and will be announced shortly.

Project & Other Updates

Wellesley community development

Ms. Babson noted that they are continuing interviews with merchants and property owners in Wellesley Hills area in which they are learning and getting good ideas of what can be done there. Ms. Searle updated to Board on the new link on Town's Website called inwellesley.org. It's a spot where businesses' in town can put information about their business on the [inwellesley](http://inwellesley.org) website. Ms. Searle reviewed what they have accomplished to date through the inwellesley.org site.

Fuller Brook Park- Ms. Babson noted that they had their fourth session hearing with the Wetlands Protection Committee and will have the fifth one on Aug 1, 2013.

Regional matters/transportation – Ms. Gibbs noted that they are continuing to work toward formalizing the primary bus route for anticipated new service and will have an MWRTA bus to view at July Jubilation event. Ms. Gibbs noted some of the marketing strategies they are using to publicize upcoming bus

service. Noted they are planning a series of hearings and forums to solicit feedback from residents and will announce those dates when they become available.

Sustainability – Ms. Gibbs updated the Board on the new members of the Sustainable Energy Committee and noted that the next meeting is scheduled for August 2, 2013 in which they will develop a workplan to continue to make progress on last year’s initiatives and work on new initiatives.

School facilities – Ms. Searle reported that they met two weeks ago and received update from the School committee on their guiding principles for enrollment analysis and capacity planning. Ms. Searle reviewed some of the guidelines on the enrollment analysis and discussed the options regarding renovating spaces or building a new school.

Old business/new business

Ms. Babson noted that on Wednesday there will be a hearing at the State House on the Cochituate Aqueduct Special Legislation.

Last month final approval was received from MA-CHPS. The Town received 36 points for green sustainable elements.

Ms. Babson noted that the Moderator would like the Board to consider an article in Special Town Meeting warrant to set up a five member committee to research electronic voting. Ms. Babson offered that the Board would sponsor the article.

Mr. Larsen noted that the owner of business in Lower Falls has asked to change his business into yogurt shop. They have been previously approved for a second hand article dealer’s license. This would be a 250 square foot operation with two self serve yogurt stations. Mr. Larsen expressed that it might be unreasonable to make business of this size request traffic and parking and asked if the Board would be willing to waive the requirement.

Mr. McCauley suggested that things may be done to modify the scope of parking study but this seems to be designed for a lot of traffic in a congested area. Ms. Gibbs noted that there seems to be lots of density and would like to know impact in such an establishment. Ms. Searle noted that it was around the corner from the busy Dunkin Donuts and a gas station and feels a traffic study is needed. Ms. Babson noted that more parameters are needed regarding what the study might look like.

At 9:09 the board polled all aye to go into executive session to discuss strategy with regard to collective bargaining with Local 1795, International Association of Firefighters.

Documents presented –

- Wellesley Inn proposed site plan
- Photo of proposed yogurt shop