

Board of Selectmen – July 22, 2013

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

Also present: Larsen, Connolly, Robinson

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

Warrants approved: #2014-001 in the amount of \$3,015,220.93

1. Citizen speak: none

Ms. Babson noted that the July Jubilation event was a big success. Ms. Babson also noted the dates of upcoming concerts in the park at Town Hall. Ms. Babson announced that the Town has been awarded the Tree City year award for the 30th year.

2. Executive Director's Update

December 9, 2013 Special Town Meeting logistics

Mr. Larsen noted that under the current draft schedule the Selectmen would call as Special Town Meeting to be held on December 9, 2013. The Selectmen would open the warrant on September 23, 2013 and then sign the warrant on September 30, 2013.

Mr. Larsen reviewed the upcoming schedule of the Board of Selectmen's meeting for August 5th.

Rockland Street Bridge

Mr. Larsen summarized the current status of work on the Rockland Street Bridge. National Grid is currently working near the bridge and work should be complete by the end of August.

Mr. Larsen also briefly discussed the engineering work to be done that will deal with the reconfiguration to northern side of the bridge in order to implement pedestrian safety improvements. This work will include relocating crosswalks and also encompass the replacement of traffic signals on the Washington Street side of the bridge. Mr. Larsen noted that this work is being funded by an earmark and the work will take place in the September/October timeframe.

3. Wellesley Inn Project of Significant Impact – Modified development proposal

Mr. Jordan Warshaw, developer, Peter Tamm, and Jennifer Conley, proponent's Traffic Consultant and Kien Ho, Town Traffic Consultant, joined the Board. Ms. Babson briefly noted a letter written to the Townsman by Mr. Walton regarding the issue of the juggling of the hearings between the Board of Selectmen and Planning Board. Mr. Larsen reviewed the most current Wellesley Inn site plan from the developer and reviewed the changes to on-street parking including the removal of spaces and the addition of bump-outs. Mr. Larsen also did a quick review of some of the existing special permit conditions. Mr. Larsen briefly discussed

the approved construction management plan which was approved March 10, 2008. Mr. Warshaw emphasized that their intentions are to minimize changes made to the previously approved plan. Mr. Warshaw quickly reviewed the current changes to the project as well as discussing changes to traffic and parking. All of safety measures will remain. Ms. Babson gave a brief overview of the roles of the Board of Selectmen & the Planning Board in this PSI process.

Jackie Livingston, 85 Grove Street, appeared before the Board. Ms. Livingston noted that in addition to five visitor/parking spaces at Wellesley Green there is also an available auxiliary parking lot.

Philips Edwards, 85 Grove Street, appeared before the Board. Mr. Edwards noted that he has been checking and watching and noted that the traffic backups occur at least three times a day, from Wellesley Square to the main entrance of Wellesley Green. He has had to wait up to five light cycles to get through the light. He expressed that traffic has increased from what it used to be and that this new garage will make traffic worse.

Sheila Boyle, 594 Washington Street, appeared before the Board. Ms. Boyle noted that traffic has grown significantly over the years. She noted that traffic is already backed up when she leaves at 7am and that deliveries from 6-10am would be a serious problem as traffic would be backed up for blocks. She suggested that they come up with more practical hours.

Elizabeth Swinton, 85 Grove Street, appeared before the Board. Ms. Swinton questioned whether they were looking at the plan in the event that there was an emergency as far as gaining entrance to the property. Mr. Warshaw noted that the main entrance is on Washington Street and this is where emergency vehicles would park he also noted that there will be fire access on both sides of building.

Alan Fillmore, 75 Grove Street, appeared before the Board. Mr. Fillmore questioned the time period of construction from start to finish. Mr. Warshaw responded that they are envisioning breaking ground early to mid fall and the construction period would last 12-13 months.

Joan Benzie, 85 Grove Street, appeared before the Board. Ms. Benzie expressed concern that Grove Street currently has serious traffic problems, especially at the entrance from Spring Street. Ms. Benzie questioned when the traffic counts were taken. Ms. Benzie also expressed concern that the increase in units will potentially result in an additional 60 cars entering and existing traffic which she feels will worsen the traffic problem. Ms. Conley noted the counts were collected on Tuesday May 7, 2013 for a 24 hour period, which is a high volume period for Wellesley. Data shows there is a traffic decrease. Ms. Conley noted the locations where the traffic counts were taken.

Harriet Goldman, 85 Grove Street, appeared before the Board. Ms. Goldman noted that she has a great concern for children walking in the area going for ice-cream as it is very packed with children and parents on the move throughout the day. Mr. Warshaw noted that the bump-outs will be put in place to increase safety.

Philips Edwards, 85 Grove Street appeared before the Board and asked Ms. Conley to clarify the exact location where the traffic study was done and noted that traffic is backed beyond Wellesley Green any day of the week.

Judith Rover, 75 Grove Street, appeared before the Board. Ms. Rover questioned on what basis were the developers allowed to not conforming to zoning laws. Mr. Warshaw went over the criteria voted at Town Meeting and noted they met the qualifications approved. She also asked what conditions were going to be placed on retail stores, and whether they would be chain stores or sustain the character of Wellesley. Mr. Warshaw noted no banks, no real estate offices, or hair salons would be allowed. Mr. Warshaw briefly described the criteria as well as space sizes of the retail area.

Sheila Boyle, 594 Washington Street, appeared before the Board and asked if the one-day traffic study that was done would be considered a significant sample and how will the bump-out protect people who are walking in front of the garage exit. Ms. Conley explained how the bump-outs will help with the sightline. Ms. Conley noted that it is acceptable to collect data for one day. Mr. Ho noted that, in addition to data Conley collected, they have years of traffic data throughout town. He described how data is evaluated and explained why the data has not changed much and also noted measures that have been taken over the years to alleviate traffic problems at the Central/Grove/Washington Street intersection. Mr. Ho noted that bump-out should not be removed as it will not cause a traffic issue.

Pete Solomon, 17 Leighton Road, appeared before the Board. Mr. Solomon noted that he struggles with same traffic problems as others and questioned whether the traffic counts take into account inclement weather. Ms. Conley noted that there is daily variation, but snow or ice does not impact data collection. Mr. Ho noted that they have years of data collected and have counts for any given time of day. Mr. Solomon suggested that the Town consider putting in more signage in the right-hand lane at the library for people who don't realize they are in a right turn only lane. Mr. Solomon questioned if there anything that can be done to undo an accidental walk signal request at an intersection.

Mr. Warshaw noted that the addition of 9 residential units on-site is among the least intensive of traffic uses. Ms. Conley noted that the trip increase will generate 5 additional trips during peak hour.

Mr. Warshaw exited meeting to attend Planning Board Hearing.

Diane Lupean, 85 Grove Street, appeared before the board and noted traffic on Grove Street is a mess and she often waits through four light cycles to get through the intersection. She believes the new condos will cause more problems and is concerned about people going to have ice-cream after school is out.

Ms. Searle noted that since last session the Board has received eight comments from residents who couldn't be here. Ms. Searle listed the names of the residents and summarized their comments. Ms. Searle noted that notices were sent out to 207 residents in town to give residents a chance to voice concerns.

Ms. Searle briefly mentioned that Mr. McCauley had made a note on the Parking Management Plan suggesting that there be someplace where information can be centrally gathered as to the availability of parking spaces when not in use during the day.

Ms. Tsagaris feels many issues have been addressed well and developer has made many efforts to alleviate and mitigate traffic issues. She noted that the bump-outs and loading zone hours will be reconsidered.

Ms. Gibbs raised the possibility of adding an audible signal or beeper when garage door is raised or cars exit as an added security measure.

Ms. Babson noted that commitment to a parking pass program is very important and noted that if the bump-out will impede the flow of traffic it needs to be looked at again.

Ms. Babson noted that her preference is to meet again before August 5th, in order to get a better understanding of the issues, and to submit a letter to the Planning Board with the Selectmen's recommendations.

4. Firefighter appointment

Fire Chief DeLorie, Deputy Chief Patterson and Thomas Connelly, joined the board. Chief DeLorie noted that they are recommending Thomas Connelly for appointment. Chief DeLorie briefly reviewed Mr. Connelly's background. Mr. Connelly introduced his family. And briefly described why he wanted to become a firefighter. Mr. Connelly answered questions from the board. Chief DeLorie reviewed fire department hiring process.

The Board voted (4-0) to appoint Thomas M. Connelly to the position of firefighter in the Wellesley Fire Department, effective July 24, 2013, contingent upon successful completion of the Fire Academy Program and the completion of Firefighter I/II and HAZMAT First Responder Certifications.

5. Board of Selectmen

FY13 accomplishments

Ms. Tsagaris reviewed the FY13 accomplishments of the Board of Selectmen. Ms. Tsagaris commented on the progress made on various major projects including; senior center, Facilities Maintenance Department, traffic matters, 900 Worcester Street, Wellesley Square initiative, collective bargaining, Town-Wide Financial Plan/FY14 override, MLP substation and the redevelopment of the VW parcel. Ms. Tsagaris also reviewed various policy issues, and miscellaneous issues.

Ms. Tsagaris then reviewed the FY13 budget process and noted that for the 7th straight year the Board has brought a balanced budget to Town Meeting.

FY14 Goals

Ms. Searle reviewed the list of goals from the Selectmen's FY14 workplan. Ms. Searle briefed the Board on the Major projects the Board will be working on including: Tolles-Parsons Center, facilities maintenance projects, marijuana zoning regulations, 900 Worcester Street, Wellesley Community Development, collective bargaining, Town Wide Financial Plan/FY15 override, Comcast relicensing, public transportation, Fuller Brook Park, Cochituate Aqueduct acquisition, aqueduct encroachments, retail sale of beer and wine, alcohol in town buildings, branch library maintenance, Town Counsel, Wellesley Inn/Beebe House. Ms. Searle also reviewed various policies/regulations and upcoming traffic matters.

Projects & other updates

Tolles-Parson's Center – Ms. Tsagaris noted that the target date for filing the PSI application is August 5. The first hearing before the Planning Board would be September 23. They will be finalizing the parking report for September 3 and are waiting for final report on signalization.

Wellesley community development – Ms. Babson noted that they are continuing to talk with property owners and merchants in Wellesley Hills.

Fuller Brook Park- Ms. Babson noted that they are still in permitting and have another session with Wetlands Protection Committee on Aug 1, which will be fifth session. They are looking at costs and alternatives.

Regional matter/transportation - Ms. Gibbs noted that they are continuing to work with MWRTA on the bus route, which will be the #8 bus. Ms. Gibbs noted they will be finalizing the route in the coming weeks. There will be a number of meetings and forums beginning in August to solicit public input. Ms. Gibbs noted that there was a bus on display at the July Jubilation event that was met with lots of enthusiasm.

Sustainability- Ms. Gibbs noted Sustainable Energy Committee is continuing to work on FY14 goals and plans to work on carbon footprint reduction. The next meeting is scheduled for August 7. Ms. Babson noted that she is writing a letter with the MLP Chair to National Grid thanking them for their participation in the Power to Save campaign.

School Facilities – Ms. Searle noted that the committee reviewed five different scenarios with Judy Belliveau, School Business Manager, regarding future classroom needs. The committee asked Cropper GIS, the company who prepared the enrollment study, to review 2 scenarios: redistricting and reconfiguration. Information should be available in a couple of weeks. Next week the committee will review the proposal from last spring to see if changes need to be made.

Town-Wide Facilities capital projects - Ms. Searle noted that they just started to work with the Permanent Building Committee on nine projects and reviewed proposals for owner project manager. They will bring in three of the firms for interviews.

Old business/new business

Mr. Larsen noted that the Board will need to make a decision in regards to membership for the Bike Committee.

At 8:31pm the Board polled all aye to go into executive session to discuss acquisition of real property.

The meeting was adjourned at 9:05 p.m.