

Board of Selectmen Meeting October 7, 2013

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

Also Present: Larsen, Connolly, Robinson

Meeting called to order at 7:00pm.

Warrants approved:

Ms. Babson announced that the School Committee will holding an open forum to take input on school issues, in the Wakelin room at on October 15, 2013 at 7pm. She also announced that on Wednesday at 10am, the Historical Committee will guide a historical walk in the Town Square. Ms. Babson noted that on Saturday the Trails Committee had a trail walk along Fuller Brook Path and relayed details of the walk. Ms. Babson noted that the Selectmen will meet next Tuesday in conflict with the School Committee's, Open Forum.

2. Citizen Speak

None

GIS Mapping Update

Brian DuPont, GIS Manager, joined the Board, and Christine Narayana, GIS Administrator, joined the Board. Mr. DuPont displayed the first public comprehensive web mapping site which will improve public access to GIS capabilities. The web address is www.wellesleyma.gov/mapsonline. Mr. DuPont gave an overview of the details and many features of the new site. He noted that the site is very user friendly and intuitive. Mr. Larsen noted that this is a powerful tool that will be helpful to many residents as well as various individuals who do business in Town.

Cochituate Aqueduct - Zoning

Ms. Jop noted that under the warrant, two possible zoning scenarios were placed. The first would be zoning the parcel which is currently single residence to either Single Residence A or to business. She noted the parcel currently owned by Bike Realty is currently zoned business. She noted the purpose for the parcel exchange is for parking. The Town created this provision years ago to allow for parking adjacent to a commercial district without having to further extend the business zoning. Ms. Jop noted that this would be a recommended action because it only allows for cars and wouldn't allow for the extension of the building into that portion of the site. Ms. Jop noted that the second option is business which is the least restrictive zone in town and detailed the difference between this option and the latter. Given that the intent is for parking, Single Residence A would be the likely candidate. Ms. Jop noted that Single Residence A is a more conservative approach which would allow for more protection to the abutters. Ms. Jop briefly described the towns building restrictions and how that relates to the expansion of a building. Ms. Jop recommended Single Residence A, and further that the Board restrict the developable square footage on the site, regardless of which zoning proposal is chosen.

Mr. McCauley concurred with Ms. Jop's recommendation, and noted that this is a proper application and that this process is being performed in collaboration with land owner. He reiterated Ms. Jop's comments, strongly recommending a restriction to bind future owners of the land, so the use is kept comparable to what it is now. Ms. Tsagaris asked if owner had an issue with restricting the FAR. Ms. Babson noted that the expansion was modest

3. Executive Directors Update

The Board voted (4-0) to approve the minutes of the October 1, 2013 Board of Selectmen meeting.

Cultural Council Appointments

The Board voted (4-0) to approve the request from the Cultural Council Chair to appoint the following members for a three-year term to expire June 30, 2016:

Marshall Cannell – 25 Sheridan Road

Karen Griswold – 75 Denton Road

Terri Sevilla – 19 Beverly Road

Tolles – Parsons – Ms. Tsagaris noted that the next Design Review Board is on Wednesday and the second PSI hearing before the Planning Board is on October 21, 2013. They are putting together a packet to respond to questions raised at first Planning board meeting regarding parking and storm water issues.

Fuller Brook Park – Ms. Babson noted that they have successfully been through permitting phase. They have permits from the Wetlands Protection Committee, Zoning Board, and they are almost through with the Design Review Board. Ms. Babson announced that there will be two walks in the park in November and listed the details.

Regional Matter/Transportation – Ms. Gibbs noted that they are anticipating the roll out of the new bus service on Monday, October 21, 2013, they are working to finalize the route and schedule, which will be up for approval by the Board on October 15. She noted a press advisory will go out next week with information for the public.

4. All-alcohol license application – Justine’s Table, 978 Worcester Street

Ms. Babson reconvened public hearing for the all alcohol license for Justine’s. Mr. Joe Hanley, counsel for the applicant and Mr. Gordon Briedenbach, Proprietor joined the Board.

Ms. Tsagaris noted that due to her absence from the prior meeting she was providing a signed certification, which noted that she reviewed the tape from the meeting and examined all evidence to date, in order to be able to vote at the current meeting on this matter.

Mr. Larsen noted that at the last hearing, he was asked to survey the parking situation and to review how parking had evolved over time. Mr. Larsen reviewed a note sent to the Board on this matter. He noted the previous contingencies in regards to parking on which the CV license without alcohol was approved. He noted that the selectmen’s decisions made at the time the CV License was granted is controlling factor in regards to the restaurant. Mr. Larsen recommended that going forward with the applicant’s current application for an all alcohol license is to require 3 things:

1. To require the applicant to continue to make arrangements for seven (7) off-site parking spaces for employees for the full duration of construction, in the event that the second floor of the building becomes tenanted. This would need to be reconfirmed this each year when the license is renewed.

2. The town will reaffirm the requirement for restaurant to provide an on-site parking attendant for all hours of operations to ensure shared parking arrangement is working effectively. If they decide to participate in valet parking for off-site they will need to come back before the Board.
3. Mr. Larsen noted that Kien Ho's, the Towns traffic engineer, view is that an arrangement should be made for parking of construction related vehicles off-site. The property owner would need to provide evidence of arrangement for the parking of twenty (20) construction related vehicles off-site for the duration of the construction period. Further, Mr. Briedenbach and the property owner would be required to submit a letter, that it is understood that that any construction vehicles parked at the front site is unacceptable would be grounds for the Town's termination of the CV License.

Mr. Hanley noted that they can accommodate and are happy to work with town on these requirements. He noted they have an agreement with Boston Valet for a parking attendant on premises at all times, and that they will be able to accommodate 20 spaces offsite, and eager to do so. Mr. Hanley noted that Bernardi Auto Group & the Route 9 East Wine Emporium would also accommodate employee parking. Mr. Hanley submitted a letter from Route 9 East Wine Emporium which detailed a five year agreement during Phase II construction, to accommodate 12-16 spaces for overflow. He also noted an employee would assist with parking attendant duties. Mr. Hanley distributed an updated parking operations contract and noted that if necessary on busy nights there will be valet parking. Mr. McCauley noted the attendant is not there to park or direct customers to park off site. Ms. Tsagaris noted she wanted to make clear, the term construction related vehicles. Mr. Robinson suggested ways in which it could be confirmed whether the second floor of the building has been tenanted. Ms. Babson suggested that the property owner notify the town when a build-out application is pulled for the second floor. Ms. Tsagaris suggested parking attendant be responsible to making sure construction vehicles do not park on site. This would be allowed provided executive director provides in writing with our conditions.

Mr. Larsen noted that a request was received from Mr. Briedenbach to change name from of the restaurant from Justine's Table to Justine's Grille. Mr. Larsen noted the town's intent to dine requirement and noted wait staff will need to be TIPS certified.

Mr. Will Castle, resident, approached board. Expressed support for this type of liquor license and noted that they could use more restaurants of this nature.

Mr. Greg Simco, 21 Cushing Road, approached the Board. Mr. Simco noted that town needs more restaurants for a town of this size and noted that the town will gain more revenue.

Ms. Babson noted that they will need time to review the matter. S

The Board voted (4-0) to close the evidentiary portion of the all alcohol hearing license application.

The public hearing was continued to October 15, 2013 at 8:30pm.

5. Retail Sale of Beer & Wine

Mr. McCauley noted that definition of food store, convenience, and specialty store was circulated to the Board. He reviewed the various changes that were made to these definitions, and the purpose of the changes, and then invited up public comment.

Brad Wasik, Wellesley Cheese Shop, 61 Central Street. Owner, approached the Board. Mr. Wasik noted that limiting the amount of revenue off these sales could be a concern. He noted that if an

item is too popular it could skew percentages down the road and that keeping within the guidelines could become a concern. He expressed that, 25% may be low for revenue, as he does not want to take popular items off shelf that are selling too well.

Mr. Peter Katsikaris, Fells Market owner, approached the Board. Mr. Katsikaris echoed similar concerns of Mr. Wasik. He does not want to be capped off when they don't know what they will be doing for sales.

The Board reviewed the definitions and discussed them. Board discussed putting "on or off premises," stipulation back in the definition. Ms. Tsagaris noted she would not put a cap in definition not have it be a requirement but have it put in. Ms. Babson recommended having a series of criteria. Mr. McCauley noted floor plan will be approved by the Board. The Board noted that food stores shall process at minimum food and process meats.

6. Sustainability Update

Ellen Korpi, Sustainability Energy Committee (SEC), joined the Board. Ms. Korpi noted the roll of the SEC and what do they do. Ms. Korpi presented an update. First she briefly reviewed the committee's background, and the activities of the SEC to reduce town wide emissions in years one to three, year four initiatives, year four town -wide initiatives, including reducing costs to residents. She then reviewed ongoing municipal energy use reduction.

Special Purpose Municipal Stabilization Fund

Ms. Babson noted that this will be discussed on Wednesday before the advisory committee. Ms. Babson noted that the Board needs to decide if they want to create the fund and what level to fund it at if they choose to do so. Mr. Larsen recommended that the Board establish the original fund balance at \$250,000. He noted that he consulted with Dave Kornwitz, Retirement Board Chair, and he is in concurrence, as he feels that establishing reserve at that level would be appropriate. Mr. Larsen proposed how the reserve would operate.

Ms. Babson noted that she will bring this up to the Advisory Committee on Wednesday.

The Board of Selectmen Meeting adjourned t 9:51 pm.

Documents Presented:

- GIS mapping update
- SEC Update