

**Board of Selectmen Meeting: February, 10, 2014**  
**Present: Tsagaris, Searle, Gibbs, Babson, McCauley**  
**Also present: Larsen, Jop, Connolly**  
**Minutes Approved: February 10, 2014**

**Warrants approved:** #2014-030 in the amount of 3,402,164.78

Meeting called to order at 7:00 pm.

Ms. Tsagaris noted the Fire and Police Departments are working again this year on the adopt a hydrant program. Ms. Tsagaris gave details on how to participate in the program. Ms. Tsagaris reviewed upcoming meetings of the Board.

**3. Citizen Speak**

None.

**4. Executive Director's Update**

Minutes

**Upon a motion made by Ms. Gibbs and seconded by Ms. Searle, the Board voted (5-0) to approve the minutes of the February 3, 2014 meeting of the Board of Selectmen.**

Babson College – One Day Licenses

Ms. Jop reviewed the request from Babson College for One-Day Licenses.

**Upon a motion made by Ms. Gibbs and seconded by Ms. Searle, the Board voted (5-0) to approve the request from Babson College for 4 Special One Day Licenses for spring 2014 events.**

Quarterly Cash Flow

Mr. Larsen noted that the Selectmen received a cash analysis as of 12/31/13 procured by the Treasurer which displays the various balances by bank as well as the different categories of funds. Mr. McCauley asked about the Massachusetts Municipal Depository Trust. Mr. Larsen noted it was not for pension but short term deposit and noted that this fund did not include any monies for pensions. Mr. McCauley requested including the pension statement balance as well in the future.

**5. Single Building Historic District Study Committee**

Helen Robertson, Chair, Josh Dorin, David Wright, and Catherine Johnson, of the Historic District Study Committee, joined the Board. Ms. Robertson noted that they were present to update the Board on their proposal for Article 33 on the Warrant. Ms. Robertson began by briefly reviewing the history of Chapter 40C as well as Historic Districts in Wellesley. Ms. Johnson displayed a map detailing the Historic District overlay zone. Ms. Robertson discussed 26 Elmwood Road and 126 Woodlawn Avenue and recommended that both of those become individual Historic Districts at the 2014 Annual Town Meeting. Mr. Dorin discussed the historical significance of each of these properties. Ms. Robertson discussed the benefit to Wellesley of making this change and noted that the overlay zoning does not change the underlying zoning. Ms. Robertson reviewed what will be required of subsequent owners of these homes. The owners will be further required to get a

certificate of appropriateness to make any renovations to the exterior of the home. The Board was in support of Article 33.

**6. Continued Beer & Wine License – Upper Crust, 99 Central Street**

Shawn Shenefield, Proprietor and Karen Simão, counsel for the applicant joined the Board. Ms. Tsagaris noted that this is a continuation of a previous meeting where the Board had some questions on the enforcement of the age restrictions and how beer and wine would be served in the establishment. Attorney Simão noted that on the January 27<sup>th</sup> she presented the case on why Upper Crust should have the ability to serve beer and wine in their establishment and how it would serve the public need. Ms. Simão noted that the Board was provided a detailed document of Upper Crust's policies and procedures that specifically reference the service of beer and wine policies and procedures. She also outlined separately how the patio service would operate. She noted that the patio would be full wait staff service. Ms. Simão noted that the applicant submitted a general employee handbook and noted extensive training goes on at these locations. Ms. Simão noted that the original ABCC preapproval letter was included in the original application and that the ABCC has previously vetted the establishment. She mentioned that the Upper Crust obtained more signatures for a petition stating support of this restaurant being able to serve beer and wine, and that a third of these signatures are Wellesley residents. The Board continued the hearing to February 18 due to the fact that the Board did not have a chance to review an important document submitted by the applicant. Ms. Babson suggested the Board listing the policies discussed on the license if approved.

**7. All Alcohol License – Wellesley Country Club (Grill), 300 Wellesley Avenue**

Martin Ryan, Wellesley Country Club General Manager, Tony Bartletta, Architect, and Les Shea, counsel for the applicant joined the Board. Mr. Shea noted that the Wellesley Country Club is in the process of doing several projects and they intend to construct a pool complex and a patio and terrace grill which will have 94 seats. They are requesting an extension of existing club license to the pool area grill. Mr. Bartletta displayed a layout of where this new facility will be located. This area is seasonal and would be open from April-October. The Board decided to continue the hearing to February 24, 2014 in order to review PSI documents.

**8. Transfer of All Alcohol License from Milestone to Juniper, 15 Central Street**

Dave Becker, Proprietor of Spoon & Fork Inc. and Larry Shind, counsel for the applicant joined the Board. Mr. Shind requested that the all- alcohol beverage license be transferred from the existing restaurant Milestone to the new proposed restaurant Juniper. Mr. Shind briefly summarized the new proposed operation of the Juniper restaurant. Mr. Becker briefly reviewed his background as well as a brief overview of the type of food served at the restaurant. Ms. Babson suggested making a condition that the employees of this restaurant are prohibited from parking on the street.

**Upon a motion made by Ms. Gibbs and seconded by Ms. Searle, the Board voted (5-0) to grant a Common Victualler/All Alcoholic Beverage License to Spoon & Fork, Inc., d/b/a Juniper Restaurant, located at 13 Central Street, based on an application dated, November 7, 2013 and further to name David B. Becker as manager of record and further to approve the application to extend the licensed premises to include the patio (5 tables/10 seats total) contiguous to the premises, located on private property, visible from the interior of the licensed premises, and enclosed in a barrier with identifiable points of egress subject to the condition that the manager will prohibit its employees from parking on the street .**

**9. ATM Citizen Petition – MLP Building**

Laura Fragasso and Yale Nicolls, Co-president of Wellesley Society of Artists', joined the Board. Ms. Tsagaris reviewed the article and two motions on the Annual Town Meeting warrant for demolition of the old MLP Building. Ms. Fragasso had spoken with town officials about possible reuse of the MLP Building space for artist's studios and has brought a citizen's petition stating such. Ms. Fragasso updated the Board on where she is in the process and noted that she is asking for more time to find out how to preserve this building and feels there may be cost savings and a benefit to the Town to look at this idea. Ms. Fragasso presented a chart which dealt with questions regarding cost, use and benefits. She requested more time and permission to discuss use of the building with Town officials. Ms. Nicolls noted that she supports Ms. Fragasso and noted that she has to send artists to surrounding towns for studio space.

Crystal LaKator approached the Board to voice support and noted that Wellesley lacks this important element that surrounding towns currently utilize.

Phyllis Pastor approached the Board. Ms. Pastor noted that it is hard for artists to come together and the prospect of having this building for artist's space is very exciting.

Ms. Fragasso noted that parking is limited and that most of their events are held during off peak times. Ms. Fragasso noted she is unsure of where funds would come from to bring the building up to code, but she would like to collaborate with the Town to see what could be done. Mr. Larsen suggested working with an architect to identify the significant costs associated with this project. Mr. McCauley asked if there was a large cost to the Town to hold off on demolishing the building while this idea could be developed. Mr. Larsen noted that the insurance is more expensive when the building is vacant and also noted that the cost of abatement may increase over time. Ms. Tsagaris suggested keeping the article on the warrant to demolish the building, but setting a deadline of when the building would be demolished to give more time to Ms. Fragasso to come up with a proposal. The Board decided to wait a few days to think about what was discussed and come back next week to discuss the matter further.

#### **10. Sign 2014 Special Town Meeting Warrant**

Ms. Tsagaris noted that a draft of the warrant for the April 8, 2014 Special Town meeting was received and there are 3 articles. She briefly reviewed the 3 articles and noted that Article 2 will appear on both warrants due to a potential timing issue in the event of a referendum. The Board discussed the articles and decided to vote and sign the warrant tomorrow after changes have been updated.

#### **11. FY 2015 Budget Update**

Mr. Larsen reviewed a memo sent to the Board, and recapped items regarding the FY15 Budget update. Mr. Larsen noted that sources and uses show a 3.5 million dollar deficit and that various unsettled union contracts could bring this to number closer to 4 million. Mr. Larsen updated the Board on a discussion with school officials and their request to reduce the \$20,000 benefits cost fee for the Teaching Assistants. Mr. Larsen noted that with the current spending pace in FY15 and FY16, the projection states there will be a deficit of 2.7 million in FY16 and the FY15 override will not be able to balance this deficit. Mr. Larsen stated he has been explained to school officials. The Board discussed these major variables and discussed what can be done in advance of Annual Town Meeting.

#### **Projects and Other Updates**

Fuller Brook Park – Ms. Babson noted that bids were due last Thursday, but due to the snow storm all applicants were given another week to submit bids.

Town-Wide Facilities – Ms. Searle noted that the PBC is getting closer to getting out the request for bids and they are anticipating having bids for HVAC for Police and Fire by mid March.

### **Old Business/New Business**

Ms. Babson noted there was a ribbon cutting today at the Wellesley Free library celebrating a grant given to the Library by Wellesley Media Corp for the purchase of various apple products to be utilized by the library.

Documents Presented:

- Wellesley Country Club Pool and Grill blue print
- Chart for MLP Building

**The Board of Selectmen meeting was adjourned at 10:01pm.**