

Board of Selectmen Meeting: May 12, 2014
Present: Tsagaris, Searle, Gibbs, McCauley, Murphy
Also Present: Larsen, Connolly, Robinson
Minutes Approved: June 9, 2014

1. Meeting called to order at 6:30pm

2. Executive Session

The Board was polled all "Aye" to enter into executive session to discuss pending litigation with Growth Homes.

3. The Board of Selectmen's meeting was temporarily adjourned for the Comcast Ascertainment Hearing.

See Comcast Ascertainment Hearing minutes

4. Meeting called to Order.

Ms. Tsagaris announced that this weekend would be the Wellesley's Wonderful Weekend and reviewed details of the event. Mr. Larsen noted that the Memorial Day services will be held on Friday, May 30, 2014.

Citizen Speak

None

5. Executive Directors 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 May 5, 2014 Board of Selectmen's Meeting.

Church Street Sidewalk Update

Ms. Jop noted that at a previous meeting the Board had licensed Bocado Restaurant, located at 45 Church Street. As part of proposal, Bocado plans to construct a raised patio around the corner of Church Street to Abbott Street. It came to the Town's attention that a pinch point would result along the sidewalk which was a concern. Ms. Jop noted a meeting was held with representatives of Bocado to find a way for the Town to partner to improve the sidewalk. The group came up with a Memorandum of Understanding (MOU), which includes a proposal to extend the sidewalk width and to improve the radius. The total construction costs are \$31,000. The Town's share is approximately \$15,500. Ms. Jop asked the Board for their consideration in this matter. Ms. Searle questioned if this was a benefit to the town. Ms. Jop described the pedestrian and economic benefits to Wellesley Square. Mr. McCauley raised a concern of the parking spaces in the front of the building projecting too far into the travel lane.

David Himmelberger, Counsel for Bocado Restaurant approached the Board. Mr. Himmelberger asked if in looking at the MOU, if it is neutral in regards to the two parking spaces in the front, he asked if the MOU could possibly be acted upon at this meeting. The Board noted that they would view revised plans and vote next week.

Useful life declaration

Fire Truck

Mr. Larsen reviewed a memo from Marc Waldman asking the Board to approve a useful life statement for the new fire truck acquisition, which was approved at the recent town meeting.

Upon a motion made by Ms. Gibbs and Seconded by Ms. Searle the Board voted (5-0) that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of the \$500,000 borrowing authorized by vote of the Town passed April 16, 2014 (Article 23) is hereby determined pursuant to G.L. c.44, §7(9) to be as follows:

<u>Purpose</u>	<u>Borrowing Amount</u>	<u>Maximum Useful Life</u>
Fire Apparatus	\$500,000	20 Years

Telephone System

Mr. Larsen noted they had a similar request related to borrowing related of the telephone system put in the Schools. This past summer there was a temporary borrowing to finance this and the Town will be bonding it over a longer period of time. They are asking for a maximum useful life of 10 years.

Upon a motion made by Ms. Gibbs and Seconded by Ms. Searle the Board voted (5-0) that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of the \$411,000 borrowing authorized by vote of the Town passed April 8, 2013 (Article 17) is hereby determined pursuant to G.L. c.44, §7(9) to be as follows:

<u>Purpose</u>	<u>Borrowing Amount</u>	<u>Maximum Useful Life</u>
Telephone System	\$411,000	10 Years

6. Retail Sale of Beer & Wine License – The Cheese Shop, 61 Central Street

Proprietors, Brad Wasik, Brian Wasik, Carol Wasik and David Himmelberger, counsel for the applicant, joined the Board. Mr. Himmelberger noted that the Wasik family has owned the Cheese Shop since 1979. He reviewed the background of the Wellesley Cheese Shop and the application. He noted the Wasik Family is also seeking a permit to transport alcoholic beverages. Mr. McCauley noted two concerns with the application; the first is the name of the applicant is listed as Carol Wasik and elsewhere it is listed as Steve Wasik Inc., the second concern had to do with the space that will be used for Beer and Wine and how it will be incorporated into the store. Mr. Wasik noted that the store will consolidate a few items and use already existing shelving to display the wine.

Upon a motion made by Ms. Gibbs and Seconded by Ms. Searle ,the Board voted (5-0) to grant a retail sale of wines and malt beverage license, not to be consumed on the premises, to Stephen F. Wasik, Inc., d/b/a The Cheese Shop, located at 61 Central Street, based on the application dated April 16, 2014, and to name Carol S. Wasik, Brad Wasik, and Brian Wasik, as managers of record and further to grant a delivery license for one (1) vehicle.

Mr. Wasik thanked the Board for all the work getting this bylaw passed.

Gifts

Upon a motion made by Ms. Gibbs and Seconded by Ms. Searle, the Board voted (5-0) to accept the following gifts for the Park Division's spring plants: \$200 from the Hills Garden Club of Wellesley; \$250 from the House and Garden Club; and \$150 from Peggy St. Clair.

7. North 40 Diligence Process

Mr. Larsen several documents have been sent for the Boards consideration as it relates to the North 40. He reviewed an informational meeting held by Wellesley College regarding the North 40 and noted that last week the College received a judgment from the Supreme Judicial Court to lift the restrictions from the Durant Indenture that previously precluded the sale or long term lease of the property. He noted the Board will appoint a visioning committee. Mr. Larsen reviewed a list of the materials sent to the Selectmen including a draft charge and proposed membership, draft scope, set of frequently asked questions, and a brief summary of the history of property. He noted that the Community Preservation Committee is meeting tomorrow and they have put this item on their agenda. If the Town decides to proceed with the purchase of this property the Town would file an application to receive some type of support from the CPC. Mr. Larsen reviewed roles and responsibilities noting that the Selectmen would negotiate the sale of the property and the scope of visioning study & traffic analysis would be under the auspices of the visioning committee. The 21E assessment would be controlled by the Selectmen's Office. Mr. Larsen continued to review the time table of getting through this process including due diligence on the property and a possible debt exclusion, which would result and closing. Currently there are initial placeholders in terms of money they would need to get through to Town Meeting. Ms. Tsagaris noted she is concerned about the timing and being able to engage the public and giving them an opportunity to participate.

Projects and Other Updates

Advisory Update

Advisory has three remaining meetings on its calendar for the year. She briefly reviewed agenda items from their upcoming agendas and asked the board to please keep Advisory's time constraints in mind when going through the North 40 process.

Regional Matters/Transportation

Ms. Gibbs noted that in regards to the MWRTA there has been increase in rider ship by 30% since February and as of April they are at 799 rider trips. She noted that they will step up the marketing through the summer.

School Facilities – Task Force

Ms. Searle noted that the task force is meeting next week, and they have asked architects to take a look at the North 40.

Town-Wide Facilities

Ms. Searle noted that there is a neighborhood meeting on June 3 for the neighbors of the Warren Building. The Permanent Building Committee is sending out notices to the neighbors.

At 9:05pm the Board was polled all Aye to enter into executive session to discuss pending litigation.

See Executive Session Minutes

Documents Presented

Church Street aerials and site plan

The Board of Selectmen's Meeting was adjourned at 9:10pm