

**Board of Selectmen Meeting: June 2, 2014**  
**Present: Tsagaris, Searle, Gibbs, McCauley, Murphy**  
**Also Present: Larsen, Jop, Connolly, Robinson**

**1. Citizen Speak**

None

**2. Executive Director's Update**

Eagle Scout Proclamations

Mr. Larsen noted that they were passing around proclamations for the Board to sign honoring two students in an Eagle Court of Honor.

Gifts

**Upon a motion made by Ms. Gibbs and seconded by Ms. Searle, the Board voted (5-0) to approve the following gifts to the Council on Aging:**

**In memory of Mary Jane Marsden from:**

**George and Ava Bond for \$30**  
**Edith and Charles Cassoli for \$25**

**In Support of the Wellesley COA Volunteer Driver's Program from:**

**William C Hudson for \$100**  
**Dorothy Sherrer for \$27**  
**Shirley Quinn for \$10**  
**Wellesley Village Churchwomen for \$500**

**In support of the AARP Tax Assistance Program from:**

**George and Ava Bond for \$200**  
**Joan Ford for \$50**

and

**General Donations from**

**Jim Rennie for \$15**  
**George and Mary Drummer for \$100**

**Upon a motion made by Ms. Gibbs and seconded by Ms. Searle, the Board voted (5-0) to approve a donation in the amount of \$1000 to the Natural Resources Commission from the Wellesley Garden Study Group. This donation will be put toward the Rain Garden project at Town Hall.**

**Babson One-Day Special License**

Ms. Jop noted that Babson has requested a license for a One Day Special License for an event to be held tomorrow at Olin Hall.

**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 a One-Day Special License for an event to be held on June 3, 2014.**

### **3. Approve BAN sale – Mark Waldman, Treasurer**

Marc Waldman, Treasurer joined the Board. Mr. Larsen noted that this debt is to be repaid by December 5, 2014. The Town is planning on refinancing the funds later in the year, but these funds will carry the town through to that point. Mr. Larsen noted there may be a debt exclusion vote in the December time frame, but this money pays for a number of projects approved at Town Meeting. Mr. Waldman reviewed the note that was sent to the Board on Friday totaling 8.7 million dollars. Town meeting has previously approved the borrowing of these funds.

Mr. McCauley noted a few issues with the document.

**Upon a motion made by Ms. Gibbs and seconded by Ms. Searle, the Board voted (5-0) to approve the sale of a \$8,746,030 0.75 percent General Obligation Bond Anticipation Note (the “Note”) of the Town dated June 6, 2014, and payable December 5, 2014, to TD Securities (USA) LLC at par and accrued interest, if any, plus a premium of \$28,424.60.**

**And further that in connection with the marketing and sale of the Note, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated May 27, 2014, and a final Official Statement dated May 29, 2014, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.**

**And further that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a significant events disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Note for the benefit of the holders of the Note from time to time.**

**And further that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.**

### **4. North 40 Update**

Mr. Larsen noted that he along with Mr. McCauley, Mr. Murphy, and Ms. Jop will meet with Wellesley College officials as it relates to timetable and process on June 3, 2014 on the potential sale of the North 40 property. Mr. Larsen noted the Board has received several letters of interest for the neighborhood liaison positions open on the Committee. Mr. Larsen noted the number of interested residents and discussed inviting all the neighbors to the Committee meetings and letting the neighbors choose who their representative will be. The Board was in agreement to the approach to choosing a neighborhood representative. Mr. McCauley noted that the College had a community meeting with regards to the Rollins property, 5 lots along Washington Street between Cottage Street and . He noted that this was a preliminary meeting and they were taking questions and listening.

### **5. 494 Washington Street**

Mr. Larsen noted as a finalization of the acquisition of the 494 Washington Street property, the Board would need to approve and sign an eminent domain order of taking to insure a clean title.

**Upon a motion made by Ms. Gibbs and seconded by Ms. Searle , the Board voted (5-0) to approve the order of taking as submitted which will be recorded in the Registry of Deeds immediately upon taking title to the deed.**

#### **5. Quarterly Traffic Update – Deputy Chief Jack Pilecki**

Deputy Chief Pilecki and Mike Reagan from GHB joined the Board.

##### Cedar/Hunnewell/Hastings/McLean

Mr. Connolly noted that VHB performed a new traffic operations analysis at the 5 way intersection of Cedar, Hunnewell Hastings and Mclean Streets. This analysis was reviewed by Mr. Reagan.

##### Benvenue Street

Mr. Connolly noted that the Traffic Committee met with Benvenue Street neighbors last June and VHB prepared a follow up memo in October and May. The neighbors have sent out 20 plus emails since then. Mr. Connolly reviewed some of the neighbors issues. He reviewed potential improvements and ideas for addressing safety and speed concerns and reviewed a summary of comments. Deputy Chief Pilecki remarked that it is a complicated street.

##### Morses Pond Access Road

Mr. Connolly reviewed the original plan to limit parking to one side of Morses Pond Road. He noted that the neighbors were not amenable to this plan and so a meeting was held with the neighbors on March 19, 2014. He noted that residents will submit their proposals, which will be reviewed by the Traffic Committee. Parking restrictions on Turner Road and Halsey Avenue are being considered. Ms. Tsagaris questioned the timeframe for action on these issues. Deputy Chief Pilecki noted that the Chief may authorize a 30 day parking ban.

##### River Street

Mr. Connolly noted a meeting with the neighbors was held on October 16 and reviewed their concerns. Mr. Reagan reviewed his analysis of this street as well as actions taken and planned. Mr. McCauley distributed a document detailing the DPW's sidewalk capital plan Mr. Larsen noted that as it relates to safety , the DPW is adding more curbing.

##### Forest/Rockland/Washington

Deputy Chief Pilecki reviewed roadway construction in regards to the Rockland Street Bridge project. He also reviewed the ongoing work on Linden Street to Weston Road.

Mr. Murphy noted some complaints he had heard in regards to parking on State Street. Deputy Chief Pilecki discussed ways in which the Police were solving this issue. Deputy Chief Pilecki noted temporary no parking signs were posted last week and the Police are working on installing more permanent signs.

Mr. Connolly reviewed the signage plan with regards to CVS PSI at 990 Worcester street and the signage plan required for Beechwood Road and Overbrook Drive. Ms. Searle requested a map detailing where signs will be placed. He noted that he is awaiting review by the neighbors of a

signage improvement plan prepared by BETA, which was funded by the residents of Beechwood Road. an. He noted that these advisory signs are not regulatory.

#### **6. Retail Sale Beer and Wine License – Tutto Italiano, 570 Washington Street**

David Himmelberger and Robert Palizzolo, Jr. joined the Board. Ms. Tsagaris opened the public hearing at **8:47pm**. Mr. Himmelberger noted that Tutto's has been in business in this location since 1993 and was purchased by Mr. Palizzolo in 1997. Mr. Himmelberger reviewed the background of Tutto Italiano. He also noted the proximity of the Village Church and noted that he does not believe the licensing of this establishment would be detrimental to the church. The hours of operation and layout were reviewed.

**Upon a motion made by Ms. Gibbs and seconded by Ms. Searle, the Board voted (5-0) to grant a retail sale of wines & malt beverage license, not to be consumed on the premises, to Robert Palizzolo d/b/a Tutto Italiano of Wellesley, located at 570 Washington Street, based on an application dated March 24, 2014, and to name Robert Palizzolo, Jr., as manager of record and to find that said premises, located within 500 feet of the Wellesley Congregational Village Church located at 2 Central Street, are not detrimental to the spiritual activities of the church.**

Ms. Tsagaris closed the public hearing at **9:00pm**

#### **7. Mobile Food Vendor License – Sam's Hot Dogs, Sam Rubin Applicant**

Mr. Sam Rubin and Mr. Allen Rubin joined the Board. Mr. Sam Rubin gave some background on his experience in the food industry. He noted that he recently graduated from college and saw an opportunity to open this hot dog stand. Mr. Rubin reviewed his proposal including the locations, hours of operation, and trash removal. Ms. Jop noted that this was a very thorough application.

**Upon a motion made by Ms. Gibbs and seconded by Ms. Searle, the Board voted (5-0) to approve the mobile food vendor license for Sam's Hot Dogs to Samuel L. Rubin based on an application dated May 14, 2014 to be deployed between the hours of 11:00 am and 7:00pm to the following locations: the east bound side of Washington Street in a parking space between Reidy Field and Lee Field and to operate at Morses Pond Beach conditioned upon approval by the Natural Resources Commission as landowner.**

#### **8. Tolles-Parsons Center Update**

Ms. Tsagaris noted that PBC has hired a new architect Caitlin + Petrovick Architects, PC. PBC has met with the architect on several occasions and the PBC is enthusiastic about Mr. Caitlin. Details of the contract are being worked out. She noted that due to the possible purchase of the North 40, questions have arisen as to whether the Town should continue to pursue the location of the TPC on Washington Street. Ms. Tsagaris noted that this project has been going on for eight years and the design is being finalized for submittal to the Planning Board for permitting. Ms. Tsagaris noted that she is comfortable remaining with this location even with the potential purchase of the North 40. Ms. Searle noted that 494-496 Washington is a better location for the Senior Center. Mr. Murphy concurred with Ms. Searle and noted that this location was vetted several years ago and given its central location it is a better site. Ms. Gibbs expressed the need for the Senior Center to be centrally located and in close proximity to other municipal services. Mr. McCauley supported the continued development of the Senior Center on Washington Street.

#### **Old business**

Ms. Gibbs noted she met with Wellesley Housing Development Corp. (WHDC) to discuss moving forward with updating the Town's affordable housing policy. Ms. Gibbs noted WHDC is eager to begin the process.

**Documents Presented:**

Quarterly Traffic Update June 2, 2014

**The Board of Selectmen meeting was adjourned at 9:40 pm.**