

Board of Selectmen Meeting: June 23, 2014
Present: Tsagaris, Searle, Gibbs, McCauley, Murphy
Also Present: Jop, Connolly, Robinson

Warrants Approved: #2014-049 in the amount of 8,255,810 #2014-050 in the amount of 4,817,662.45
#2014-051 in the amount of 3,342,496.56.

Announcements: Ms. Tsagaris announced that the Summer Concert Series begins this Wednesday. She noted that July Jubilation would take place on July 19, 2014.

1. Citizen Speak

None

2. 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 June 2, 2014 Board of Selectmen's Meeting.

Gifts

Upon a motion made by Ms. Gibbs and seconded by Ms. Searle, the Board voted (5-0) to accept gifts to the Department of Public Works from:

The Wellesley Garden Study Group in the amount of \$1,000 to support a new garden that will be planted at the intersection of Washington Street at Brook Street,

and

from the Wellesley Gardener's Guild in the amount of \$250 for annual flowers planted at the Clock in the Square.

Re-Sign layout/taking/map Upson Road

Mr. Connolly reviewed the history of the layout/taking of Upson Road. He noted that this particular street is complex and the current street acceptance plan was reviewed by the Town Engineer and Town Counsel. Mr. Connolly asked the Board to resign the plan. He noted this is the same plan that was approved by the 2002 Town Meeting, yet was not previously recorded. Ms. Searle questioned why two abutters were not identified on the plan. Ms. Jop and Mr. Connolly reviewed the plans and noted that they are not able to access their property from Upson so therefore they were not included.

Upon a motion made by Ms. Gibbs and seconded by Ms. Searle the Board voted (5-0) to approve the Map, Layout, and Order of Taking (with betterments) for Upson Road.

Reappointments

Ms. Jop noted that on an annual basis the town reappoints various individuals to various Boards/Committees.

Upon a motion made by Ms. Gibbs and seconded by Ms. Searle the Board voted (5-0) to appoint the individuals and terms as listed in a memo from Meghan Jop dated, June 18, 2014.

Free Parking Request – July Jubilation

Ms. Jop reviewed the free parking request from the Wellesley Square Merchants Association which would include free parking and the prohibition of construction vehicles parking on Central Street.

Upon a motion made by Ms. Gibbs and seconded by Ms. Searle the Board voted (5-0) to approve the request from the Wellesley Square Merchants to allow free parking for the July Jubilation even on Saturday, July 19, 2014 between the hours of 10am and 4pm and further to prohibit construction vehicle parking along Central Street during these hours.

Ms. Jop noted that Mr. Larsen and Mr. Pender are in the process of completing the Library Contract. She asked if the Board would be able to meet prior to July 1, 2014 to sign the contract. Additionally, Ms. Jop noted that in review of Town Counsel expenses the Town will have a short fall in the budgeted legal expenses due to Town Counsel transition and pending litigation.. She asked the Board to authorize a request to the Advisory Committee for a reserve fund transfer in the amount of \$25,000 to cover the expenses. She noted the Advisory Chair is trying to arrange a quorum of the Advisory Committee for Thursday to take care of this matter. The Board was amenable to both requests.

3. Marijuana Dispensaries – Rules & Regulations

Ms. Tsagaris briefly reviewed the edits to the regulations discussed at a previous meeting. Mr. McCauley commented on a few edits he had regarding the document. Ms. Tsagaris noted that the staff would make these changes and they would vote on the regulations at the next scheduled meeting.

Ms. Tsagaris continued the hearing to July 14, 2014 at 7:15pm.

4. North 40 Update

Mr. McCauley noted that in regards to 900 Worcester Street property, there have been reports that the Vatican has denied the appeal of the parishioners. He noted that at this time the Town has not been notified of the resolution of the appeal. He noted that if it's true he will have a report at the next Selectmen's meeting.

Mr. McCauley noted that the North 40 matter has garnered a lot of attention. He updated the Board on the recent activities of the North 40 Steering Committee. He noted that the Committee has been meeting for regular Tuesday morning sessions which are taped and the Committee welcomes residents to attend the meetings. He reviewed details of previous North 40 meetings as well as the Tour of the North 40 conducted last week by the Trails Committee. The next meeting is scheduled for June 24th and they are hoping to start receiving suggestions from Town Boards and residents for possible uses for the property and to finalize Committee budget. He noted a public meeting was held at the library last Wednesday night on June 18, 2014 which was well attended. Mr. McCauley reviewed the details from this meeting and noted that the two main concerns at this meeting dealt with potential traffic issues and the preference to maintain open space.

Discuss Neighborhood Representatives

Mr. McCauley noted that as their first action item they will appoint the neighborhood representatives. Mr. McCauley ask that the

Upon a motion made by Mr. McCauley and seconded by Ms. Searle the Board voted (5-0) to nominate Maria Vijil-Davis as representative of the Woodlands community with Lisa Romano as the alternate,

and Tom Fitzgibbon as the representative of the Weston Road community with Blair Caple as the alternate.

Mr. McCauley noted that the Selectmen have received a request to increase the number of neighborhood members from two representatives to six representatives.

Blair Caple, North 40 Steering Committee Alternate, 45 Avon Road, approached the Board. Mr. Caple noted that the neighborhoods have held a number of meetings at the neighborhood resident level and the representative level. A survey has been distributed regarding visioning for the North 40 and noted that there are different constituencies with different priorities. He was unsure if everyone had a clear understanding of the roles the neighbors and noted that individuals are confused about the process. He expressed the process needs to be clarified with the range of issues and the magnitude of the sale of the North 40. The neighbors believe the Selectmen would benefit from more input and more neighborhood representatives to advise on this matter.

Ms. Tsagaris noted that the Board will try to be clear and that the Committee will not decide what will be built on the North 40. The Selectmen will decide whether the Town should buy it. She noted that all are welcome at meetings and that these concerns are premature as none of these decisions will be made at this time and that having more representatives may impede the process. Mr. Caple noted that the neighbors would like to help with the visioning process. Ms. Searle noted there are already many individuals on the Committee who will represent the various interests. The Board determined the composition of the North 40 Committee as originally created should be maintained.

Discuss Budget

Mr. McCauley advised the Board on the funding for the North 40 Committee. He noted that this is an awkward time in the Town's budget cycle as it is too late to utilize the budget from FY14 and too early to tinker with the budget for FY15. The site will need an environmental assessment, a traffic study, a visioning consultant to assist the Committee and community in envisioning and working on the layout and utilization of the land and financial consultants to evaluate alternative uses for the property. He noted that this is a project of significant value with long term impacts and the Board will need to deal with a funding approach, as there will be a lot to discuss as the scope of work and budget for consultants is finalized. He noted they will have more information at the meeting on the 14th.

Mr. McCauley noted that the College is hiring their own consultants and engineers to conduct studies. Initial funding will be available from the Community Preservation Committee in the amount of \$25,000.

6. Board Transition

Ms. Tsagaris reviewed the Board's accomplishments from the prior year.

Upon a motion made by Ms. Tsagaris and seconded by Mr. McCauley, the Board voted (4-0) to nominate Barbara Searle as Chair for the next fiscal year.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Searle the Board voted (4-0) to nominate Ellen Gibbs as Vice Chair for the next fiscal year.

Upon a motion made by Ms. Searle and seconded by Ms. Gibbs the Board voted (4-0) to nominate Terri Tsagaris as Secretary for the next fiscal year.

The Board was in agreement that Ms. Tsagaris has done a tremendous job as Chair.

Projects & Other Updates

School Facilities Task Force - Mr. Murphy noted the Town has been invited into the Massachusetts School Building Authority's (MSBA) accelerated repair program to replace over 280 windows at the Middle School. There is a lot of work to be done in the next few months and the MSBA is looking for the funding plan for the design and feasibility study as well as the hiring an Owners Project Manager (OPM). If this works out they will assign an architectural firm and OPM to the Wellesley Middle School for this project. Mr. Murphy discussed two paths they could take in relation to the timing/funding for this project. The first would be to go to Annual Town Meeting in the spring for the full construction costs, and the second to try for a Special Town Meeting in the Fall. He noted that this project is complex as each window needs to be fabricated to the size of the opening in the school. No decisions have been made at this time. He noted he will have a further update after the next meeting.

Town-Wide Facilities - Ms. Searle noted that the Fire Station floor is nearly complete. Trucks will not be put on the floor until the manufacture's representative comes out and verifies it is complete, She continued by reviewing work done at Donizetti Plaza, and the High School Auditorium. The Permanent Building Committee has been pleased with the work to date.

The Board of Selectmen meeting was adjourned at 8:31pm

Next meeting will be July 14, 2014