

**Board of Selectmen Meeting: September 22, 2014**  
**Present: Searle, Gibbs, Tsagaris, McCauley, Murphy**  
**Also Present: Larsen, Jop, Connolly**  
**Meeting Minutes Approved: October 7, 2014**

Meeting Called to order at: **6:00pm**

**Warrants Approved: 2015-009 \$4,200,332.87 / 2015-010 \$4,419,723.41**

**Announcements:** Ms. Searle noted that the North 40 Public Forum is scheduled for Monday, September 29, 2014 at 7:00pm in the Great Hall, Town Hall and the Advisory Committee Public Hearing on warrant article is tomorrow night at 7:00pm in the Juliani Room, Town Hall.

**1. Call to Order**

**2. Executive Session**

**The Board was polled all aye to enter into executive session to discuss acquisition of the North 40 and strategy for collective bargaining.**

See executive session minutes.

**3. Citizen Speak**

None

**4. Executive Director's Update**

Minutes

**Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to approve the minutes of the September 15, 2014 Board of Selectmen Meeting.**

Gifts to Council on Aging

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

General Donations:

- **\$100** from Ann Cunningham
- **\$100** from Williams C. Hudson
- **\$75** from Wellesley Weston Lifetime Learning
- **\$30** from Barbara L. Jordan

Volunteer Drivers Program Donations:

- **\$20** from Mary D. Kinney

- **\$50** from Adrienne C. Thorpe
- **\$35** from Dorothy Sherrer
- **\$10** from Anonymous

### One Day Special Licenses – Babson College

**Upon a motion by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to approve the One-Day Special License request from Babson College, for the Asian Entrepreneurship Forum to be held on November 1, 2014 in the Knight Auditorium and a second event, the Babson Entrepreneurship Forum to be held on November 14, 2014 in the Knight Auditorium and the Needham/Wellesley Room.**

### **5. Tolles Parsons Center Update**

Matt King, Permanent Building Committee Chair, joined the Board. Ms. Tsagaris reviewed a meeting in which the status of the Tolles-Parsons Center was discussed. She also reviewed a timeline for the submittal of the PSI application. She reviewed what steps needed to be taken by the Board of Selectmen in regards to the traffic hearings in order to finalize the PSI recommendation to the Planning Board by the end of November. Ms. Tsagaris briefly reviewed the site plan and design of the building. Mr. King noted he is working with the Facilities Maintenance Department on remote access needs for the Metasys system. Mr. King presented a rendering, from the architect, which detailed the elevations of the proposed structure from several points of view. Mr. Larsen noted he will present preliminary cost estimates in the Town Wide Financial Plan presentation next week.

### **6. Special Town Meeting Warrant**

Mr. Larsen noted that the Board had received a copy of the draft Special Town Meeting Warrant, which contained redlines of the most recent changes. He noted that they are awaiting further confirmation from David Lussier that the MSBA has signed off on the language regarding the Middle School Windows Project. Mr. McCauley noted that the language in Article 8 seemed too narrow. Mr. Larsen noted that they will redraft the language for Article 8 and the Board can sign the warrant at their next meeting.

### **7. North 40 Update**

Mr. McCauley noted that the College had meetings last week attended by Mr. Larsen, Mr. Murphy and Ms. Searle. Mr. Murphy noted the meeting was held to update neighbors and abutters of the North 40 property. He noted the College gave an overview of the history of parcel as well as the decision surrounding the College's decision to sell or lease the property. They College noted the process played out more quickly than anticipated, and that 10+ bidders have shown interest in the property. The College has asked various parties to bid on the property by October 3 with a purchase price as well as contingencies around purchasing or the leasing of the parcel. He noted that there were questions about the process and the decision of the College. Ms. Searle noted that people thought the process was going too quickly and should be slowed down.

Mr. McCauley reviewed the activities of the North 40 Committee. He noted they are working on interim and final reports. There has been an update from VHB, the College's consultants and the revised report will be on the Town Website soon. Mr. Larsen asked the Board to consider whether they might want to fund a portion of the land (if acquired) with taxable debt, which would allow the Town to lease or sell a portion of the land to an outside developer in the future. The Board was of the opinion that they would like the flexibility and agreed to proceed with financing a portion with taxable debt.

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

Mr. Larsen noted that the Board would need to appoint Special Counsel to advise on environmental matters as it relates to the North 40 property. Mr. Larsen recommended that the Board Appoint Ned Abelson of Goulston & Storrs.

**The Board voted (5-0) to appoint Ned Abelson of Goulston & Storrs as Special Counsel on environmental matters relating to the potential North 40 acquisition.**

Mr. McCauley noted Attorney Abelson was also recommended by Town Counsel.

Andy Patten, Advisory Committee Chair joined the Board. Mr. Patten asked questions regarding the draft warrant. He noted write-ups for the Advisory Book will be completed by October 3, 2014 and the book will go to the printer on October 9, 2014.

### **8. Executive Session**

The Board was polled all aye to enter into executive session to discuss acquisition of 900 Worcester Street.

The Board entered into executive session 9:00pm

**Executive Session ended and the meeting was adjourned at 9:20pm**

### **Documents Presented:**

- Tolles-Parsons Center renderings