

Board of Selectmen Meeting: November 10, 2014
Present: Searle, Gibbs, Tsagaris, McCauley, Murphy
Also Present: Larsen, Jop, Connolly
Minutes Approved: November 24, 2014

Announcements: Ms. Searle noted the details of Wellesley Dental Group's 7th Annual Candy Drive. She also gave the details of tomorrow's Veteran's Day Ceremony and reminded viewers that the RDF is open on Sundays for yard waste through November.

1. Citizen Speak

None

2. 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 October 27, 2014, October 28, 2014, November 3, 2014 and November 6, 2014 Board of Selectmen's Meetings.

Appointment Historic District Commissioner

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to appoint Barry Friedman of 57 Cottage Street to the Historic District Commission for a three-year term.

Mr. Larsen noted that as it relates to the Board's calendar they will meet with Advisory on January 7th to review the Selectmen's Operating and Capital Budgets. The Police Chief, Fire Chief, and Facilities Director will join them.

Continue Redwing National Grid Petition

Ms. Searle reopened the hearing for Redwing Road petition. She noted that the hearing would be continued to November 24th to allow a National Grid representative to be present.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to continue the National Grid Petition to install a gas main on Redwing Road to November 24, 2014 at 8pm.

Mr. McCauley noted that he was absent last week but he has reviewed the tape and relevant materials and will be able to participate.

Mr. Larsen reminded everyone that this Wednesday, November 12th, is the presentation of Facilities Maintenance Capital Plan in the Library.

Seniors Thanksgiving Dinner

Richard DeLorie, Fire Chief, Stanley Spear, Veteran's Director, Richard Dylan, retired Veterans Director, and John Saunders from the Veterans Council joined the Board. Mr. DeLorie noted that the 48th Annual Senior Thanksgiving Dinner will take place on November 22, 2014. He noted that last year he was asked if he would take over the organizing of this dinner. They have received a number of donations and

would also like a transfer of funds from Veteran's Services to pay for this year's dinner. Mr. DeLorie reviewed what events would take place at this year's dinner. Mr. Dylan noted that on behalf of Veteran's Council and Veteran's Services they are very pleased to have Fire Department carry the torch on this dinner. He also thanked the Selectmen for their support over the years.

Ms. Searle thanked Veteran's Services for putting on the event all these years.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to accept donations to the Fire Department in the amount of \$645.00 & to transfer \$1000 from the Veteran's Council to the Fire Department to assist with the funding of the Seniors Thanksgiving Dinner.

3. PSI 14-01 22 Pleasant Street Traffic Review

Mr. Murphy recused himself as he is an abutter to the property. David Himmelberger, Attorney for Capital Properties Group & Kevin Dandrade of TEC joined the Board. Mr. Himmelberger noted that he is representing TEC who would like to build three, 2 unit Town homes on 48, 210 square feet. He reviewed the permitting reviews completed to date. Mr. Himmelberger briefly acquainted the Board with the nature of the project. Mr. Himmelberger presented conceptual renderings of the townhouses and reviewed the layout of the site. Mr. Dandrade noted that his company provided a report to the Board, and BETA provided a peer review of that report. Mr. Dandrade reviewed the traffic engineering findings for the site as well as responses to the peer review. Mr. Kien Ho, BETA Engineering, joined the Board to provide the Board with a summary of their findings. He reviewed the key components including data collection, traffic analysis, and mitigation. The Board reviewed issues with the current plan.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (4-0) to approve the Transportation Study prepared by TEC dated September 9, 2014, including the September 18, 2014 update, and the November 10, 2014 Update as being professionally prepared and having sufficient evidence that the traffic conditions resulting from the proposed 6 unit condominium project (PSI-14-01) will meet the Town's Project of Significant Impact standards. The Board finds the development will have no adverse impact to traffic or pedestrian safety will not degrade the level of service of any signalized or unsignalized intersection, and will maintain the sidewalk network for pedestrians. To ensure improved sight lines and to enhance pedestrian safety, the Board makes the following recommendations:

- **Installation of a Stop Sign is recommended at the site drive to ensure vehicles stop before entering onto Pleasant Street.**
- **An S-Shaped warning sign to be added to the top of the 20 mph advisory speed sign.**
- **The addition of a 20mph advisory speed sign shall be mounted below the existing "Blind Drive" sign located on the east side of Pleasant Street.**
- **A sidewalk connection for pedestrian access from the site to Pleasant Street should be provided.**
- **ADA Ramps should be provided at the site drive curb cut for Pleasant Street.**
- **Crosswalk markings, a stop bar, and stop sign should be provided at the driveway of the site.**

With regard to the on-site design, the Board recommends the Zoning Board of Appeals consider requiring modification to the driveway width from 18 feet to 20 feet to ensure two-way traffic flow is

safely accommodated. The Board also asks that Zoning Board of Appeals consider the appropriateness of constructing a sidewalk with vertical separation from the driveway on site.

4. Linden Street Modification to the Right of Way

David Webster Federal Realty Investment Trust, Griffin Ryder, VHB Civil Engineer & Pat Brown, Owner of Volkswagen Dealership joined the Board. Mr. Webster discussed the improvements within the right of way dealing with the VW redevelopment in Linden Square. Ms. Searle noted their only purview is what is being done in the right of way. Ms. Searle noted that neighbors and the Board are frustrated with the unloading of cars on the streets; she noted that cars need to be offloaded on VW site.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs the Board voted (5-0) to approve the Linden Street Modification to the right of way as presented in Layout and Materials Plan provided by VHB.

5. PSI 14-01 22 Tolles Parsons Center Traffic Recommendation

Ms. Tsagaris reviewed comments from last week's hearing and noted that Ms. Jop and Mr. Larsen put together a draft letter to the Planning Board summarizing their findings. Ms. Tsagaris reviewed to brief changes. Mr. McCauley noted that although he was absent from last week's meeting he has reviewed last week's meeting tape and materials relevant to this topic.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to approve the Transportation Study prepared by Howard/Stein-Hudson Associates, Inc. dated October 14, 2014, including the October 29, 2014 update, as being professionally prepared and having sufficient evidence that the traffic conditions resulting from the proposed Tolles-Parsons Center (TPC) (PSI-14-02) will meet the Town's Project of Significant Impact standards. The Board finds the development will have no adverse impact to traffic or pedestrian safety, has adequate stopping sight distance, will not degrade the level of service of any signalized or unsignalized intersection, and will maintain the excellent sidewalk conditions for pedestrians.

The Board approves specified modifications to the Washington Street right of way as shown in the plans including modifications to the sidewalks, curbing, curb cuts, and on street parking spaces;

The Board recommends the Zoning Board of Appeals under Site Plan Review consider the installation of pavement markings or textured pavement to delineate the pavement area from the waiting area and to ensure that adequate turning radii are provided for fire trucks and buses that access or may access the site as recommended by Beta Engineering in their October 17, 2014 Transportation Study Review herein attached.

6. Change in Manager Papa Razzi

Mr. Pacheco, Papa Razzi manager approached the Board. Mr. Pacheco briefly reviewed his background. Mr. Larsen noted that they ask new managers to meet with Lt. Cleary to review safety details.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to approve the request from Papa Razzi Trattoria of Wellesley dated September 25, 2014 for a change in manager from Joshua Ferraro to Dean Pacheco.

7. Beer & Wine Regulations - Delivery Modifications

Ms. Jop briefly reviewed changes to the delivery modification language and noted that they tried to accommodate licensees that deliver to the College. This current proposal requires college administration to verify which administrators are able to accept malt and wine beverage deliveries. She noted that they have not yet heard back from the colleges on the current language. She noted deliveries would be prohibited to licensed premises on the college. She reviewed the exceptions to this requirement. She noted that the merchants were comfortable with this language but she would like to hold off on a vote until she has heard from the colleges.

Ms. Jop noted that the State had modified Sunday hours which became effective in October. The Board has to approve any requested changes. So far there have only been two requests.

8. Old Business/New Business

Tolles Parsons PSI

Ms. Tsagaris reminded viewers that next Monday the Planning Board will discuss whether it will accept or consent to the reapplication for PSI permit for the Tolles Parsons Center. On December 1, 2014 the Planning Board will consider whether the application includes material and specific changes to the application and if yes will consider the entire application.

Marathon Numbers

Ms. Tsagaris noted they have 22 numbers of which 19 have been distributed with 3 remaining. Two numbers have been set aside for runners willing to raise money for the War Memorial Scholarship Fund. She noted information regarding charities and runners will be available on the website tonight. This year they were very strict on having runners be Wellesley based, running for a Wellesley charity and willing to raise \$4000.

The Board of Selectmen's meeting was adjourned at 8:40pm.

Documents Presented:

- Aerial view of 22 Pleasant Street
- Photographs of Shrubbery at 22 Pleasant Street
- 22 Pleasant Street Response to Comment of Peer Review
- Linden Street Aerial site plans