

Minutes Approved: December 29, 2014

Board of Selectmen Meeting: December 08 2014

Present: Searle, Gibbs, Tsagaris, McCauley, Murphy

Also Present: Larsen, Jop, Connolly

Warrants Approved: # 2015-021 in the amount of 8,709,359.58 and #2015-022 in the amount of 11,874,985.47

Announcements: Ms. Searle reminded viewers that there is an election tomorrow to vote for two debt exclusion questions. Ms. Searle noted that they had a very successful holiday stroll yesterday.

2. Executive Session to discuss pending litigation.

See executive session minutes.

3. Executive Session to discuss acquisition of the North 40.

See executive session minutes.

4. Citizen Speak

None

5. Change in Manager – The Cottage

Michael Spencer, manager for The Cottage Wellesley, joined the Board. Ms. Jop noted that Mr. Spencer is the new manager of the Cottage. Mr. Spencer introduced himself and gave a brief background of his experience.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to approve the request from The Cottage Wellesley LLC d/b/a The Cottage dated November 20 2014 for a change in manager from John Wolfe to Michael Spencer.

6. Quarterly Traffic Update

Phillips Park

Deputy Chief Pilecki and Dave Hickey, Town Engineer, joined the Board. Ms. Jop reviewed parking issues associated with Phillips Park dating back to 2013. Ms. Jop noted that staff investigated the parking shortage and found the approved Site Plan required 48 parking spaces on site. A zoning enforcement order was issued. The property owner went to the ZBA for a modification to the approved Site Plan to reduce parking to 47 parking spaces. The Town received a letter requesting consideration for overnight parking on street or at Eaton Court Parking Lot. The Traffic Committee reviewed and recommended the Town try a 1 year pilot program to allow up to 6 parking spaces to be used for overnight parking at Eaton Court Parking lot at the nonresident rate of \$960 per pass. The passes would allow overnight

parking for residents and home health care workers. Ms. Jop described the details of the program. The Board agreed to allow for the issuance of the 6 parking permits for the 1 year pilot program.

Great Plain Avenue

At **7:49** Ms. Searle opened the Public Hearing on changing Traffic Regulations in regards to Great Plain Avenue. Mr. Connolly reviewed the request for a yield sign and described the issues that lead to this request. Mr. Connolly proposed the Board approve the installation of a yield sign at this location and further noted there were 4 emails received supporting the addition of a Yield sign.

Ms. Vickery Kehlenbeck of 106 Great Plain approached the Board. Ms. Kehlenbeck noted the sight lines can be impeded when there are snow piles making safe driving very tough. She noted concerns with decreasing crosswalk safety as new homes are being built.

Ms. Victoria Ostler of 115 Great Plain Avenue approached the Board. Ms. Ostler noted that the crosswalk has poor sight lines. In the summer the crosswalk sign is obscured by a tree. She noted that a flashing pedestrian crossing is a good suggestion. She asked if better enforcement or flashing speed limit signs might be a good solution.

Ms. Searle closed the public hearing at **8:00pm**

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to amend the Town's Traffic Regulations by adding to Schedule VIII (Section 7-11-A) Yield Signs

<u>Located On</u>	<u>At</u>	<u>So As to Face</u>
Great Plain Avenue	Brook Street	Eastbound Traffic
Great Plain Avenue	Brook Street	Westbound Traffic

Hastings/Cedar/McClain/Hunnewell

Mr. Connolly updated the Board on the VHB traffic signal analysis. He reviewed improvements suggested by neighbors.

Mr. McCauley asked for an update on the Traffic Committee priorities in terms of street and sidewalk work. Deputy Chief Pilecki said historically this is something that is determined by the DPW, but they would have a talk with the director regarding this issue.

Bike Committee Update

Ms. Gibbs gave a brief update on the background and history of the Bike Committee. She noted in the near term the Committee is working to evaluate and recommend roadway accommodations to be included in the Town's five year capital plan and to raise awareness and educate the Town and public on bike safety. In the long term, the Committee hopes to develop a bike friendly roads and pathways for cyclists. The Committee has spent the past year researching options and thinking about how to get the word out on bike safety. They began work last summer and decided to start with Washington Street with respect to bike safety. Mr. Larsen reviewed ideas for bike accommodations and future plans. Mr.

Larsen described the representation on the Bike Committee as well as the work of the Committee. Mr. Hickey noted that Washington Street is opportunity and a challenge for bicyclists. He displayed an aerial of Washington Street where work will be done. He discussed possible bike networks and dedicated bike lanes as well as possible sharrows. Mr. Larsen noted this could possibly be done next spring.

7. 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 November 24, 2014 Board of Selectmen Meeting.

Gifts

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to accept gifts from the Estate of Denise Bacon to the Wellesley Fire Department in the amount of \$1500.

Review CV/Liquor Renewals

Ms. Jop reviewed the protocol for approving licensing. She noted the list of restaurants that are up for renewal.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to approve the CV and Liquor License renewals as listed in a memo dated December 5, 2014.

Housing Documents

Ms. Jop asked the Board to approve a request from the Housing Authority to allow the Executive Director to sign the HUD 5-year plan.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs the Board voted (5-0) to authorize the Executive Director to sign the Housing Authority 5-Year Plan to HUD.

She also noted that the Town is working with Jordan Warshaw, developer of the Belclare located on the former Wellesley Inn site, on a Local Initiative Partnership (LIP) Agreement and he is currently in process of going through certification for 5 units to meet criteria of Department of Housing and Community Development and a regulatory agreement has been submitted to the Town for review. She asked the Chair to sign the regulatory agreement to verify the Town is working with the developer under the LIP program.

Upon a motion made by Ms. Tsagaris and seconded by Ms. Gibbs, the Board voted (5-0) to authorize the Chair to sign the Regulatory Agreement and Declaration of Restrictive Covenants for Ownership project for the Belclare.

8. Selectmen's FY16 Operating Budget

The Selectmen met on Saturday, December 6, 2014 at the Police Station and conducted an initial review of the FY16 Operating Budget Submission. The Fire Department, Police Department and Facilities

Maintenance Departments Operating Budgets were reviewed. Next Tuesday, December 16, 2014 the Selectmen will hear more on the Council on Aging budget as well as an overview of entire Selectmen budget.

Old/New Business

Mr. Larsen noted that he has received correspondence from the Planning Director suggesting that there is a need to make a concerted effort to engage the Design Review Board as it relates to Facilities Maintenance Projects that are in the Capital Plan and as it relates to Washington Roadway Reconstruction plans.

Andy Patten, Advisory Chair joined the Board. Mr. Patten discussed work done and current activities of the Advisory Committee.

The public session of the Board of selectmen meeting adjourned at **9:12pm**

The Board was polled all aye to go into executive session to discuss acquisition of North 40.

Documents Presented:

- Quarterly Traffic Update
- Bike Committee Update

Executive Session: December 8, 2014

Present: Searle, Gibbs, Tsagaris, McCauley, Murphy

Also Present: Larsen, Jop, Connolly

Pending Litigation

The Board discussed the potential appeal of the Planning Board decision, should the Planning Board deny the substantial and material changes application for the Tolles-Parsons Center.

North 40

Mr. Larsen updated the Board on a meeting held with representatives from Wellesley College (Ben Hammond, Marianne Cooley and Rob Dickey. The College has accepted the bid of the Town with several conditions. Mr. Larsen reviewed the proposed terms and conditions:

1. Price - \$35,000,000.
2. Open Space – The Town agrees that it will maintain at least 50% of the North 40 acreage as open space in perpetuity, and will also endeavor to preserve the portion of the property south of the aqueduct as open space to serve an important buffer for the College.
3. Sustainability – The College is concerned that any future development of the North 40 property be engineered, designed and constructed in a manner consistent with the sustainable standards that guide Wellesley College in its on campus projects. The College has adopted guidelines that equate to LEED Gold standards and will share its overall standards with the Town such that mutually agreeable language can be adopted for the North 40 property and its future site and building development.
4. Dark Sky Alliance – In any site or building development on the North 40, the Town will maintain specific guidelines around lighting that will protect the Wellesley College main campus from negative impacts of nighttime illumination. This is of particular importance as it relates to student and faculty use of the Wellesley College observatory on the north side of campus.
5. Future Road Connections to Route 135 – The Town agrees that any future road connections across the North 40 or from the Weston/Turner Road neighborhood to Route 135 would not be made any closer than 1000' in either direction from the existing main entrance to the College.
6. North 40 Advisory Committee – The Town will grant two seats on the North 40 Advisory Committee for designated representatives of the College.
7. Single Family Residence at 156 Weston Road – The College will master lease this property from the Town for up to five (5) years from closing at \$1,300 per month. After the first year, the rent will increase annually at a fixed rate of 3.5%. During the term of the lease, the College will be responsible for maintaining the property and for all associated utility costs. In the event that the current occupant (a Wellesley College faculty member) chooses

to vacate the home/property prior to the five (5) year lease term, then the lease will be terminated immediately.

8. Community Gardens – The Town will endeavor to maintain community gardens somewhere within the North 40 property including access for Wellesley College students who will be subject to the same fees and obligations of other Town resident gardeners.

Mr. Larsen reviewed the timeline proposed with the College leading up to a vote of the College Trustees on December 17th with a possible public announcement and signing of the Purchase and Sale Agreement on December 18th.

The Board discussed schedule and proposed an executive session for December 11, 2014.

At 9:30 the meeting was adjourned.