

**Board of Selectmen Minutes: April 27, 2015**  
**Present: Searle, Gibbs, Murphy, Freiman, Morgan**  
**Also Present: Larsen, Jop, Connolly**  
**Minutes Approved: May 4, 2015**

Ms. Searle opened the meeting at 6:30 pm.

**1. Executive Session**

**At 6:31 pm, the Board was polled all aye to enter into executive session to discuss the acquisition of real property and to discuss pending litigation.**

**At 8:05 pm, the Board was polled all aye to return to open session.**

See Executive Session Minutes.

**Announcements:** Ms. Searle noted that Wellesley Wonderful Weekend is scheduled for May 16<sup>th</sup> and 17<sup>th</sup>.

**2. Citizen Speak**

None.

**3. Executive Director's Update**

Minutes

**Upon a motion by Mr. Murphy and seconded by Ms. Gibbs, the Board voted 5-0 to approve the minutes of April 2, 2015, April 6, 2015, April 7, 2015, and April 15, 2015.**

Eagle Scout Proclamations

Mr. Larsen noted the following nine Scouts of Troup 185 have attained the rank of Eagle Scout. An Eagle Scout Court of Honor will be held for Duncan Alexander Crow, William Luzaitis, William Maynard, Brendan Monagle, Brady O'Leary, Carl Richardson, and Stephen Selvidge at the Italo American Club on May 3, 2015 at 3:00 pm. A second Eagle Court of Honor will be held for Alexander Izikson and William Skelly on May 16, 2015 at 2:00 pm.

Mr. Larsen reviewed the projects each Scout completed and their service to Boy Scouts of America and Troop 185. Mr. Murphy congratulated the Troop for having 9 Scouts make the rank of Eagle Scout, as well as Mr. John Fortini, Scoutmaster, for his community service and service to Troup 185.

Volkswagen Update

Ms. Jop gave a brief update on the Volkswagen Dealership proposed improvements. Ms. Jop noted the original site plan application was heard in October, 2014. The ZBA at that time continued the hearing pending approval from the Board of Selectmen for work proposed in the right of way. The Selectmen approved the work within the right of way in November 2014. Federal Realty and VW have submitted

the outstanding plans to the Town for the May 2015 hearing. Due to earlier submittals the docket for May is full and the hearing has been moved to June 2015. Ms. Jop noted Federal Realty has stated they intend to complete the proposed sidewalk and right of way improvements this summer. Ms. Jop noted the Third Amendment to the Development Agreement at Linden Square requires VW and Federal Realty to complete all required work within 2 years from April 2014. Ms. Jop noted the permit if issued in June would be valid for 2 years, but under the Agreement all work must be completed by April 2016.

#### **4. 494 Washington Street**

Ms. Jop gave a brief update on the Crevo Property located at 494 Washington Street. Ms. Jop noted under the Purchase and Sale Agreement with the Town, Mr. Crevo agreed to deliver the site with the demolition of the existing structure by June. Mr. Crevo has begun the process of demolition by seeking to shut off utilities, but at present has not filed for a demolition permit. Ms. Jop noted the Town had requested Mr. Crevo wait until after the Boston Marathon to begin demolition.

#### **5. Proposed Moderator Committee**

Ms. Searle updated the Board on a request from the Moderator to create a working committee to review the process for taking construction projects from feasibility through permitting, construction, and completion with each stage handled by various Boards and Committees. The charge of the working group would be to evaluate ways to improve the transition from feasibility stages to the design and permitting stage with the PBC. The Moderator would like to find appropriate times in the process to incorporate public input and Advisory review. The working group is anticipated to have 4 or 5 meetings and to be completed with their work by July 1, 2015. The Moderator has asked for representatives from the School Committee, Permanent Building Committee, Advisory Committee, and the Board of Selectmen with key staff including Facilities Maintenance. The Board discussed the proposed working group and elected Jack Morgan to serve as the Selectmen representative.

#### **6. Dark Skies and LEED Gold – North 40**

Mr. Murphy noted as part of the Purchase and Sale Agreement for the North 40, the Selectmen agreed to incorporate Dark Skies and LEED Gold standards into future projects. Mr. Murphy gave a brief overview of the issues and process to date with Ivria Fried from Town Counsel's Office and Wellesley College. The College's Whittin Observatory is within close proximity of the North 40. The College has concerns over development and lighting further impacting the ambient light in the area and the ability to see the night sky and stars. As such, a draft Memorandum of Understanding (MOU) was prepared which creates lighting restrictions based on the Model Lighting Ordinance prepared by the International Dark Sky Association and the Illuminating Engineering Society of North America. The proposed restrictions would create three lighting zones that allow for various levels of exterior lighting and requires any future development on the North 40 to abide by the Model Lighting Ordinance. Ms. Jop noted the process has been difficult given the Town has no idea what could be constructed on the site, but the proposed MOU and Model Ordinance would grant the Town flexibility to accommodate the uses that have been discussed on the site including multi-family residential, a school or municipal building.

The Board asked if there are other Town regulations that would reduce lighting. Ms. Jop noted currently the Town regulates exterior lighting only on commercial projects, projects requiring Site Plan Approval, and Large House Review Projects. Ms. Jop noted the Planning Board has studied exterior lighting

provisions for years, but there have not been provisions passed at Town Meeting. Ms. Jop noted a Lighting and Noise Committee has been formed by residents with members from the Planning Board, DPW, MLP, and NRC participating.

Ms. Laura Fragasso and Ms. Raina McManus joined the Board. Ms. Fragasso stated she was in support of the proposal and urged the Selectmen to consider a town-wide lighting bylaw. Ms. Fragasso discussed the negative impact lighting may have on health, wildlife, and the night sky. Ms. McManus, an NRC Board Member, agreed with Ms. Fragasso's comments and noted she too is supportive of the current proposal and a town-wide proposal.

Mr. Murphy gave a brief overview of the proposed LEED Gold Memorandum of Understanding (MOU) which would require any building constructed or developed on the North 40 to meet the 2014 LEED v4 Program. Ms. Gibbs noted the MOU allows for LEED Silver if circumstances preclude the use of LEED Gold. Mr. Murphy noted Wellesley College has a similar provision in their sustainability guidelines that allows for a lesser LEED standard to be achieved if the pursuit of the Gold is uneconomical or the return on investment is too long to make Gold feasible.

Mr. Murphy asked the Board to review both Memorandums of Understanding (MOU) and send along any comments. The Board will need to vote and sign the MOUs prior to the closing on the acquisition of the North 40.

**At 8:45 pm the meeting adjourned.**