

**Board of Selectmen Minutes: May 4, 2015**  
**Present: Searle, Gibbs, Murphy, Freiman, Morgan**  
**Also Present: Larsen, Jop**  
**Minutes Approved: June 1, 2015**

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

**1. Citizen Speak**

None.

**2. 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 13, 2015, April 27, 2015, and April 29, 2015.**

CV License Pizza Peddler and Deli, 263 Washington Street

The Board reviewed the common victualler license application submitted by Petro Belezos to replace Nick's Pizza at 263 Washington Street with a new business, Pizza Peddler and Deli. Ms. Jop noted Mr. Belezos has an existing business under the same name in Natick on Central Street. The proposed restaurant will largely be take-out with seating for 14 customers.

**Upon a motion by Mr. Murphy and seconded by Ms. Gibbs, the Board voted 5-0 to approve the issuance of a Common Victualler License to Pizza Peddler and Deli at 263 Washington Street and to name Petro Belezos as Manager.**

Morton Field Meadow Pilot Program

Ms. Jop gave a brief update on the Morton Field Meadow Project which is a cooperative project between the NRC, the Village Church Environmental Ministry and Hunnewell Helps. The project involves planting test meadow plots in Morton Park. The grass in the park will be allowed to grow tall and wildflowers will be planted. The initial proposal included a portion of the Cochituate Aqueduct which would have required Selectmen approval. The soil, however, was found to be unsuitable at this location so the project is wholly on NRC land. The project proponents have discussed the pilot program with the Housing Authority and St. Paul's Church, but are announcing the project with the Selectmen so residents are aware that some portions of the manicured grass area will be modified this summer. For more information on the project residents should contact Brandon Schmitt, the Director of the Natural Resources Commission.

**3. Legislative Update**

**Representative Alice Peisch, Senator Cynthia Creem, and Senator Richard Ross joined the Board. Representative Peisch gave a brief overview on the local aid budget including Chapter 70, Chapter 90, Circuit Breaker and METCO funding, and federal funds to assist communities with storm damage. Ms. Peisch noted there has been no action on the OPEB reform. Representative Peisch gave a brief update on transportation including recommendations for improving MBTA service. She noted continued difficulties persist with the commuter rail. She was hopeful the commuter rail will be improved to make it more reliable.**

Senator Ross discussed the current status of the Senate Budget. He noted the storm events and the impact the storms had on the workforce. Senator Ross also welcomed Ms. Freiman and Mr. Morgan to the Board.

Senator Creem noted that on local aid and SPED that she and Senator Ross are comfortable that the Senate budget would be comparable to the House. Senator Creem noted she did receive a note asking for support of the DLTA grant and submitted support for the project. Ms. Searle noted the Town has received confirmation we have received the grant and thanked the Legislators for their support.

Ms. Searle noted the Library Trustees could not be present but wanted to convey how important state aid is to the Library and the Town would appreciate anything that can be done to maintain that funding.

Ms. Gibbs congratulated the Legislators on their recent appointments - Senator Creem as the Senate Assistant Majority Leader and Senator Ross as the Senate Assistant Minority Leader and Representative Peisch as the Chair of Education.

Ms. Gibbs discussed the Town's MBTA Assessment and the MWRTA. The Legislators encouraged the Board to reach out to the Governor's office and the professional organizations such as MMA to assist in improving transportation. Ms. Gibbs asked if there was any additional information on funding for the RIDE. Senator Creem noted there are discussions on a sliding scale that is tied to people's income. She noted every time the rate is increased there are outcries from the elderly on the cost. Representative Peisch noted as the MWRTA becomes used more that the Town may see a decrease in how residents utilize the RIDE.

Mr. Larsen noted the biggest financial challenge facing the Town is the replacement of the three elementary schools. Mr. Larsen noted the Town has been through several rounds of Statements of Interest with the MSBA. He noted at some point the Town is going to have to decide whether to move forward without the MSBA funds if we are not invited into the MSBA process. Mr. Larsen asked the Legislators for their support on the MSBA efforts.

Representative Peisch noted the Board may have special legislation at the fall Town Meeting. Representative Peisch noted the timing issues of special legislation and reminded the Board to consult the legislative staff on the language prior to finalization.

The Board thanked the Legislators for their work and support of the Town.

#### **4. 900 Worcester Street Update**

Mr. Andy Wrobel, Chair of the 900 Worcester Street Committee joined the Board with members Tim Barrett, neighborhood representative, Mark Wolfson, Recreation Commission representative, and David Perry, Rink representative. Mr. Wrobel gave a brief presentation on the status of the 900 Worcester Street project. The Committee is trying to secure an ice rink, aquatics center and a field at the site. He gave an overview on the timeline for completing the Request for Proposals (RFP) and the attachments that would be included in the document. Mr. Wrobel noted the 900 Worcester Street meetings have all been taped, the minutes, agendas, and presentations have also been posted online and the Committee has tried to be transparent in their deliberations.

Mr. Wrobel gave a brief overview of the current studies underway including the Gale Study which is currently looking at the hydrology, traffic, and parking for the proposed development of the site. A zoning analysis has been prepared by the Planning Director, and the Aquatics Subcommittee has commenced an aquatics feasibility study.

The RFP is anticipated to be released at the end of June with a 60 day response time. The objective would be to receive responses, evaluate and score those responses in September. In late September, the Committee would issue a recommendation to the Selectmen and to negotiate a lease in preparation of Special Town Meeting in October.

Mr. Wolfson discussed the draft scoring matrix, which would be used to score the RFP responses received. Mr. Wolfson noted the matrix is comprised of items which would be used to score the suitability of the site, finance, town objectives and advantages, operations, and uses proposed. Mr. Wrobel and Mr. Wolfson asked the Board to send along any comments on the matrix. Mr. Wrobel noted the scoring matrix is essential for the procurement process.

Ms. Freiman asked if the Committee has discussed how they would evaluate how partners would work together who have not worked together before. Mr. Wrobel noted the Committee has had that conversation. He noted a list of all interested parties has been sent out to all the respondents with the intention of the parties to find each other to partner and work together.

Mr. Murphy noted the hydrology study has not been completed but the RFP is intended to go out to the public in a short amount of time. Mr. Murphy was concerned that the hydrology study may delineate the area and number of uses could fit on the site. Mr. Wrobel noted the Committee has laid out the prioritization and values of the Town, the individual respondents would then have to review the studies, design the site according to the constraints including hydrology, traffic, stormwater, and parking.

Mr. Murphy appreciated that a model lease should be attached to the RFP, but he noted the lease is under the control of the Board of Selectmen. He noted there must be a high confidence level in the draft lease prior to the release of the RFP. Mr. Murphy also noted that under Chapter 30B, Procurement, the Town must receive market rate for the lease for the project to not be considered a "public project". Mr. Murphy asked how the market value would be determined.

Mr. Wrobel noted the Town will continue to own the land and the value of what is leased is in fact the same value of the land. Mr. Wrobel noted Town Counsel's office is considering the valuation question to determine the best course. One open question is if value is added through preferential times to the Town.

Mr. Larsen noted the offsite impacts will become clearer with the finalization of the studies, but the scope and funding of the offsite mitigation is unclear. The lease will be contingent on getting permits, and the Town will need to understand the offsite impacts and who will be funding those impacts. The timing of the permitting is unclear on the model timeline. Mr. Larsen noted the Linden Square development was negotiated prior to going to Town Meeting. Mr. Larsen had questions on the sequencing of the lease, permitting, and Town Meeting.

Ms. Searle noted the hope is that the Town does get priority times but that in the simplest terms this is a real estate deal. Mr. Wrobel returned to the matrix to discuss where those items can be valued relative to how "advantageous" the project is to the Town.

Mr. Wrobel noted several upcoming public hearings being held by the 900 Worcester Street Committee.

Ms. Laura Fragasso, resident, joined the Board. Ms. Fragasso noted that with the acquisition of the North 40 she feels that the Town should perhaps take a step back and to look at the bigger picture for the development of the Town sites including the 900 Worcester Street site. She noted the importance of looking big picture to then consider what happens to other Town sites as development would be generated on each site.

5. Old/New Business

Mr. Andy Patten, Advisory Committee, joined the Board. He thanked the Board on their exchange of ideas on how to improve Town Meeting and how to process the work for next year. Mr. Patten noted budget guidelines may want to be reviewed earlier in the year, perhaps in early September. Mr. Patten thanked the Board for their work with Advisory this year and noted that effective July 1<sup>st</sup>, Mr. Thomas Frisardi will be the new Chair of the Advisory Committee.

6. Executive Session

The Board was polled all aye to enter into executive session to discuss the contract negotiations with nonunion personnel.

See Executive Session Minutes.

At 9:30 pm the meeting was adjourned.