

Board of Selectmen – August 13, 2009

Present: Searle, Babson, Mills, Dugan, Tsagaris

Also present: Ketchen, Robinson

Call to order: Meeting was called to order at 8:00 am.

Warrant: #2010-05 (\$2,413,627.97) and #2010-04 (\$3,658,567.55).

Citizen Speak: None.

Minutes: None.

Business:

A. WHS Traffic:

- Ms. Babson briefed the Board members on conversations that had taken place with residents of the Seaver Street neighborhood regarding the operation of gates for the busing lane of the new High School building.
- Mr. Mills read the following motion in its entirety:
“Pursuant to the condition in the Site Plan Approval decision of the new High School Project (ZBA 2009-36) that provides “Final approval by the Board of Selectmen of all outstanding items regarding Traffic and parking shall be incorporated into Site Plan Approval for ZBA 2009-36”, the Board of Selectmen has considered the question of the operation of the two bus gates on the High School site, specifically whether such gates should be operated manually or automatically or some combination of the two. The Board’s designee, Ms. Babson, has informed the Board of her extensive review of the matter with interested parties. After due consideration and understanding the various views of the neighbors, Schools, Police Department, Fire Department and Department of Public Works, the Board of Selectmen hereby determines as follows:

The Entrance Gate at Seaver Street will be an electronic arm operated as a fully programmable gate including options for transponder use and manual overrides with dedicated video and intercom. The Exit Gate at Smith Street will be an electronic arm operated as a fully programmable gate that will open as vehicles approach and will have a manual override. These gates will be in the open position during first bus and special education van morning arrival period, then the gates will close. The gates will open again during the second morning bus and special education van arrival period, then close. This pattern will repeat again for afternoon departure with gates opening for first afternoon pick up, then close. They will open again for the second bus pick up and close. The gates will remain closed at all other times to be activated by transponders and manual override. Substantive modification to this process will require a public hearing with notification to neighbors and vote by the Board of Selectmen.”

- Ms. Babson seconded the motion made by Mr. Mills. The Board approved the motion unanimously.
- Ms. Babson indicated that she will work with Mr. Robinson on communications with the neighbors.

- Anita Alden of 62 Seaver Street thanked the Board and Ms. Babson, in particular, for working through the various issues with the residents.

At 8:19 am the Board was polled all aye to go into Executive Session to discuss the potential acquisition of real property. Mr. Dugan recused himself from the meeting.

Mr. Robinson introduced Hugh Kelly, describing the appraisal work that he had done for the property at 494 Washington Street.

Mr. Kelly gave the Selectmen a briefing on the current status of the real estate market in Wellesley. He described the following conclusions regarding values that resulted from his analysis of the property and market conditions:

- \$750,000 as a single family home
- \$800,000 as a rental
- \$800,000 if converted to condominiums
- \$650,000 as a “tear down” (i.e. the land value)

Mr. Kelly also walked the Board through an income and expense analysis of a potential 40B project, provided by Mr. Crevo, owner of the 494 Washington Street property, indicating a present-value profit of \$683,500.

The Board discussed the impact that acquiring the 12,489 square foot lot would have on parking options for the proposed senior center on the 29,225 square foot adjacent lot owned by the Town.

Mr. Mills inquired further about the 40B option. Mr. Kelly suggested that Mr. Crevo’s own numbers do not support the profitability of a 40B development – specifically, the land value of \$1.5 million and the per unit sales assumptions (i.e. six units – \$950,000 at full market price; two units – \$175,000 designated affordable).

Some discussion ensued in which the current situation involving Mr. Crevo’s property was compared to the Town’s purchase of the three houses on Seaver Street (part of the High School project).

Strategies related to the Board’s approach to Mr. Crevo and, subsequently, Town Meeting, were also discussed.

Mr. Ketchen left the meeting at 9:25 am to retrieve the property record card from the Assessor’s office, which indicated a 2009 assessment of \$749,000.

The Board agreed to allow Ms. Tsagaris and Mr. Robinson to negotiate with Mr. Crevo for an amount between \$800,000 and \$1 million.

At 9:40 am the meeting was adjourned.