

**Monday, May 19, 2008**

**This regular meeting of the Board of Selectmen** was held this evening in the Juliani Meeting Room, Town Hall. In attendance were: Owen H. Dugan, Chair, Gregory B. Mills, Vice Chair, Katherine L. Babson, Jr., Secretary, Harriet S. Warshaw and Barbara D. Searle. Also in attendance were Hans Larsen, Executive Director, Terrance J. Connolly, Deputy Director and Albert S. Robinson, Town Counsel. The meeting was called to order at 7:30 p.m.

**The following warrants were executed #46 in the amount of \$4,731,875.07 & #47 in the amount of \$3,388,254.51.**

The Chairman called the meeting to order at 7:30 p.m.

**1. Citizen Speak**

None.

**At 7:35 the Board was polled all aye to go into executive session for the purpose of negotiations.**

**2. Executive Session**

**An Executive Session of the Board of Selectmen was held this evening in the Juliani Meeting Room of the Town Hall. In attendance were: Owen H. Dugan, Chair, Gregory B. Mills, Vice Chair, Katherine L. Babson, Jr., Secretary, Barbara D. Searle and Harriet S. Warshaw. Also in attendance were Hans Larsen, Executive Director, Terrance J. Connolly, Deputy Director, and Albert S. Robinson, Town Counsel.**

Mr. Dugan recused himself from the discussion and asked Mr. Mills to lead the discussion.

The Board discussed the status of negotiations with bidders for the Group Life/LTD contract. At 8:00 Marc Waldman was invited to join the Board to answer questions regarding the Town's analysis of the financial implications of the various bids.

At 8:20 the Board returned to public session.

**3. LTD/Group Life Contract**

Mr. Dugan recused himself from this matter and asked Mr. Mills to lead the discussion.

Mr. Robinson summarized the basis for the Town's further negotiations with the bidders, focusing on the Town's obligation to negotiate in the best interest of the Town and its employees. Mr. Larsen indicated the Town would be contacting each bidder to confirm the details of the Town's analysis of cost implications of their respective bids, and the Board would meet again on Thursday May 22<sup>nd</sup> to finalize the contract award. Mr. Larsen asked if anyone present had questions. Dan Palorino, representing The Hartford asked whether the Board would be tolerating any further pricing proposals. Mr. Mills indicated the Town would just be seeking to confirm the accuracy of its interpretation of the various bids.

**4. Traffic & Pedestrian Safety Portion of PSI - Temple Beth Elohim, 10 Bethel Road**

Ms. Warshaw recused herself from this matter.

Steve Langer, counsel for the Temple and Joe Geller from Stantec joined the Board. They summarized the proposed project including the traffic and parking implications. Liz McChesney representing BETA joined the Board and summarized the scope and results of Beta's peer review of the

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traffic study. She reported that BETA is satisfied that the traffic study meets industry standards and adequately addresses BETA's concerns.

Mr. Larsen noted that neighbors of the Temple had received invitations to attend this meeting and Mr. Dugan invited public comment. There was none.

**Babson moved, Mills seconded and the Board voted 4-0 to approve the Temple Beth Elohim PSI Traffic Study as being professionally prepared and adequately addressing the traffic and pedestrian safety impacts. And to forward to the Planning Board the recommendation for a traffic monitoring study twelve months after completion of the project.**

**5. Traffic & Pedestrian Safety Portion of PSI - 978 Worcester Street (formerly Wellesley Motor Inn)**

Dean Behrend, Clark Brewer, Mr. Behrend's architect and Bernie Guen from Vanasse Associates joined the Board and reviewed the proposed project, which includes a retail/office building at the front of the site and a 36 unit residential building in the rear. The plan specifies a 3 story buildings with parking underneath the rear building and a total of 140 parking spaces, 54 of which are underneath the residential building. 7 of the residential units will be affordable.

The Board asked a number of questions regarding the details of the project. Mr. Behrend noted that the plan reduces the paved area by 20% relative to the existing conditions. He further indicated that the use of semi-pervious pavement would be inconsistent with the drainage plan, given the need to clean drainage water before it is discharged into Morses Pond.

Mr. Guen reviewed the traffic study assumptions and summarized the recommended mitigation measures forthcoming from their traffic study, including:

- Signal and loop detector upgrades
- Collaboration with the Town on the "frontage" road concept, in order to reduce the burden of the project on traffic volume at the Route 9/Weston Road interchange
- Traffic calming for the Beechwood Road neighborhood
- Post-development traffic monitoring
- Other

The Board asked further questions.

Jeff Freudberg representing the BETA Group, joined the Board and summarized the scope of BETA's peer review and their preliminary conclusions. He further noted their remaining concerns, including the following:

- Formalization of an escrow arrangement to cover the cost of mitigation measures that cannot be completed in a timely manner, e.g., the frontage road concept.
- Review of the further parking analysis and drive-through design just received from Vanasse.
- Implications of restricted access to the parking under the residential units on the shared parking arrangement.

Ms. Warshaw questioned BETA's views regarding the safety of proposed traffic flow patterns on the site (i.e., two way vs. one way) and the safety implications of the multiple traffic flows converging at the site exit driveway. Mr. Freudberg and Mr. Guen offered some views on this issue, and some alternative approaches to mitigating the issue. The Board requested BETA to give further consideration to this matter.

Mr. Larsen noted that neighbors of the project had received invitations to attend this meeting and Mr. Dugan invited public comment.

Don Boles, 962 Worcester Street (Lee Volvo), inquired as to the distance between the east exit of Mr. Behrend's proposed project and the entrance to the Lee Volvo property. Mr. Behrend noted it is

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approximately 10 feet. Mr. Dugan questioned whether the driveways could be further separated. Mr. Behrend noted the location of his exit is limited by the location of utility poles, and further noted that measures have historically been taken to minimize conflict between the two driveways. He also noted the traffic volume associated with the proposed project is not greater than with the prior use. Lastly, he noted the possibility of implementing the service road concept via the rear of a future building on the Kehoe property.

Mary Louise Kehoe, part owner of the Kehoe property, indicated that the positioning of their future building would likely preclude constructing a frontage road in front of their building.

The Board agreed to revisit this matter next on June 2<sup>nd</sup>.

**6. Executive Director's Update**

**Babson moved, Mills seconded and the Board voted (5-0) to approve the minutes of the May 12, 2008 Board of Selectmen meeting.**

**7. Old/New Business**

Mr. Larsen noted that the necessary documents to transfer title to the American Legion property to the Town have been completed and documented.

Mr. Larsen noted the Town had received a Certificate of Achievement for Excellence in Financial Reporting for the comprehensive annual financial report (CAFR) for the year ended June 30, 2007. He further noted that credit for this award is due to Sheryl Strother and her staff.

Ms. Babson noted the School Building Committee had voted unanimously to approve the Hub Option for the High School project. She further noted the times at which the meeting will be rebroadcast on the Cable Channel. She also noted upcoming meetings concerning the High School.

Ms. Warshaw commended Ms. Babson for her leadership of the High School project.

**At 10:07 p.m. the Board was polled all aye to adjourn.**