

Board of Selectmen – July 19, 2010
Present: Searle, Babson, Dugan, Gibbs, Tsagaris
Also present: Larsen, Ketchen, Connolly, Robinson

Call to order: Meeting called to order at 7:00 pm.
Warrants approved: #10-53 in the amount of \$3,844,167.94, #10-54 in the amount of \$1,731,655.16, 11-001 in the amount of \$8,112,902.27 and 11-002 in the amount of \$1,250,751.18
Citizen speak: none
Minutes approved: June 28, 2010
Business:

Ms. Babson noted the meeting is being televised and there is no other recording of the meeting. This is a result of changes to the Open Meeting Law.

Ms. Babson reported on Concerts on the Green held on Wednesday evenings from 6:30 – 9:00 pm. Ms. Babson also reported on the July Jubilation held last weekend and that it was a very successful event according to the Chamber of Commerce.

Ms. Babson contacted WMLP and reported that July 6th was the second highest demand day for electricity that the Town has ever had. Also the first 11 days of July have been the highest demand days in the last 5 years.

1. Executive Director's Update

Appointments

Ms. Searle moved, Ms. Tsagaris seconded and the Board voted (5-0) to appoint the following individuals, each for a one-year term to expire on June 30, 2011:

- **Morgan, Brown & Joy as Labor Counsel**
- **Albert S. Robinson as Town Counsel**
- **Michael Grant as Inspector of Buildings**
- **Michael R. Sweeney as Electrical Inspector/Inspector of Wires**
- **George Lessard as Gas Inspector**
- **Lawrence Hunt as Sealer of Weights and Measures**

Ms. Searle moved, Ms. Tsagaris seconded and the Board voted (5-0) to appoint the following individuals to the Historical Commission:

- **David Wright, 25 Atwood Street, to fill the unexpired term of Barbara Bourque for a term to expire on June 30, 2012**
- **Peter Ferguson, 107 Dover Road. to fill the unexpired term of Vicki Schaffler for a term to expire on June 30, 2011**

Package Store Licensing

Mr. Larsen reported on a request of a resident regarding the possibility of allowing supermarkets to sell beer and wine for consumption off-site. Mr. Larsen explained that, while the Board does

currently have the authority to license restaurants and clubs serving alcohol, the Board does not have the authority to license so-called package stores. Mr. Larsen explained the process of acquiring such authority. At this time the Board does not wish to move toward obtaining the authority to license package stores.

Traffic Updates

Mr. Connolly provided an update on the following traffic items:

- Weston Road – Final paving has been completed and the project completion date is currently July 30.
- Rockland Street Bridge – The project is being put out to bid this month. The current schedule will have the bridge closed in July 2011 and completed in July 2012.
- Route 9/16 Bridge – Final Inspection scheduled for August 4th.

Appointment

Mr. Ketchen explained the need for the Board to approve an appointment for the Advisory Committee based on the new ethics reform law.

Ms. Searle moved, Ms. Tsagaris seconded and the Board voted to approve the exemption requested by Steve Simons, chair of the Advisory Committee, on behalf of Eileen Davis in accordance with Chapter 268A, Section 20(b) of the General Laws; and further to authorize the chair of the Board of Selectmen to sign the Disclosure of Financial Interest form as prescribed by the Commonwealth.

2. September 14, 2010 Special Primary Election Warrant

Ms. Searle moved, Ms. Tsagaris seconded and the Board voted (5-0) to approve the Warrant for the State Primary and further, that Tuesday, September 14, 2010 from 7:00 AM to 8:00 PM, is the date and time for said primary.

Ms. Babson noted the Precinct F polling place has been moved to the Shipley Center at the Dana Hall School.

3. Network & Information Systems Review

Tom D'Orazio, NIS Director, presented an update to the Board on the Network and Information Systems Department. Tom reviewed the Town's fiber optic network, department standards, GIS (Geographic Information System), and remote access to the Town Network. Ms. Babson thanked Mr. D'Orazio for the presentation and his commitment to Wellesley.

4. Linden Square Improvements

Mr. Larsen informed the Board that the meeting regarding the Linden Square Noise Mitigation Plan will be held on August 2nd. Abutters will be notified of this meeting. This meeting was a result of action at the 2010 Annual Town Meeting.

Mike Kelleher, Federal Realty, and Rob Adams, Halvorson Design, presented an overview of the proposed improvements to Linden Square. Federal Realty has already met with the Design Review Board and Zoning Board of Appeals regarding this proposal.

The focus was on right-of-way improvements as they require the approval of the Selectmen. The proposal included 2 center islands with obelisks. The proposed changes to the right-of-way were reviewed by the Police, Fire, and Public Works Departments. Based on their input, the plan was modified to remove the obelisks and keep the curbing and landscaping low enough to allow emergency vehicles to pass through the islands

Ms. Searle moved, Ms. Tsagaris seconded and the Board voted to approve the proposed improvements in the Town's right-of-way on Linden Street as detailed in submissions to the Design Review Board and Zoning Board of Appeals as summarized in the permit decisions of those two boards and as modified in the memorandum from Rob Adams dated July 16, 2010.

5. 978 Worcester Street – Common Victualler License Discussion

Larry Shind, attorney representing 97, LLC, Dean Behrend, property owner, Jeff Dirk, Vanesse Associates, Peter Drake, and Maryellen Behrend came forward representing 978 Worcester Street. Mr. Larsen also invited Jeff Freudberg from BETA Group, the Town's traffic engineering consultant, to join the discussion.

Mr. Larsen outlined the PSI amendment process that the applicant went through to allow for a restaurant. During that process it was determined by the board that the original traffic mitigation recommendations remained adequate. The board did express concern about adequacy of on-site parking required for a restaurant during that review. The formal hearing on the All Alcohol Common Victualler's License Application will take place on August 2nd.

Mr. Shind reviewed the updated parking arrangements including 139 on-site and 21 off-site spaces at Lee Volvo. 160 parking spaces would meet the total number of spaces needed during peak demand. At Ms. Babson's request Mr. Dirk detailed the number of parking spaces needed for the residential use and each commercial use at the site. Ms. Tsagaris asked if there was a signed agreement with Lee Volvo and if the spaces were available 24 hours a day. Ms. Gibbs asked who would monitor employee parking.

Mr. Larsen read a letter from the Planning Board detailing their concerns relating to parking. Mr. Freudberg reviewed BETA's concerns relating to parking and site circulation.

Several parking plans have been presented to the board. Ms. Babson asked that the applicant supply a comprehensive plan in advance of the public hearing.

6. Commercial Master Box Fire Alarm

Chief DeLorie and Deputy Chief Peterson joined the board for this discussion. Mr. Larsen reviewed the decision of the board in May 2009 to remove the residential fire alarm boxes. This proposal is to move the commercial master boxes from a copper wire network to radio based network. Maintaining the copper network is very labor intensive.

Chief DeLorie reviewed the plan to move forward with equipment upgrades at the Communications Center and Fire Stations. The 33 master boxes in municipal buildings will be converted within 3 years. These upgrades were funded at the 2010 Annual Town Meeting.

Chief DeLorie reported that about 1/3 of communities in Massachusetts have moved toward the radio based technology. Communications with neighboring towns would remain.

The cost to convert a business master box would be approximately \$5,000. The \$300 monitoring fee would remain. If supported by the Board, the Fire Department would begin discussions with colleges, businesses, and others on upgrading their fire alarm master boxes.

The Board indicated its support for moving forward with this proposal.

Project and Other Updates

Wellesley High School – Ms. Babson reported on the topping-off ceremony last week. Tim Murray, State Treasurer and Katherine Kraven, Executive Director of MSBA, watched a 3D presentation of the new high school.

Wellesley Middle School – Ms. Tsagaris reported they received estimates on some of the various options being considered for expansion or renovation of the middle school and a meeting of the School Building Committee would happen in few weeks.

27 Washington Street – Mr. Larsen reported National Development has created a website with information regarding the project. www.27washconstruction.com

Senior Center – Ms. Tsagaris reported discussions continue with the Wellesley Community Center. The next meeting with the Community Center is scheduled for August 3rd at 7:30pm.

DCR Bridge – Ms. Searle reported on a meeting today with DCR, Mass DOT, National Development and various town boards. Although the start date is not known, the bridge is expected to be completed by fall 2011.

School Budget Format Working Committee – School Committee formed a working group to help make the school budget a more useful tool. The first meeting was held a couple of weeks ago. Another meeting will be held next week.

Advisory Committee Update – Steve Simon, Advisory Chair, reviewed the hiring of Eileen Davis to support the Advisory Committee and thanked the Human Resources Department for their help.

Fuller Brook Path – Ms. Babson reported on the hiring of Pressley Associates of Cambridge to design Phase 1 of the project. Pressley has a strong background in historical landscape

St. James Committee – Ms. Gibbs reported on a meeting July 9th with Bill Seymour of Gale Associates to review the proposal for the feasibility study. The Committee also met with Bob Lapointe of Colliers, Meredith, and Grew to discuss their proposal for the appraisal of the property. The CPC has agreed to use administrative funds to pay for these studies. The next meeting is Wednesday, August 25th. Ms. Dugan reported on a meeting with members of youth sports leagues and Gale Associates. Gale will report options to the committee including sizes, costs, and length of construction.

Public Transportation Study – Ms. Gibbs reported on a meeting of the Transportation Study Committee with the Central Transportation Planning Staff on July 9th. The CTPS is working on the inventory and mapping of existing transit services. The next meeting will be held in mid-August.

Regional Matters - None

Green – Mr. Ketchen reported on the hiring process for the Sustainability Coordinator.

At 9:40 p.m., the Board was polled all “yes” to enter into Executive Session for the purpose of conducting a strategy session to prepare for negotiations with non-union personnel.