

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF SELECTMEN

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FACSIMILE: (781) 239-1043
TELEPHONE: (781) 431-1019 x2201
WWW.WELLESLEYMA.GOV

HANS LARSEN
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

Date: December 2, 2013
To: Town Meeting Members
From: Terrance J. Connolly, Deputy Director
RE: December 9, 2013 Special Town Meetings

Attached are current drafts of the motions for the two Special Town Meetings scheduled for December 9th. We currently expect to fund the proposed appropriation of design funds related to renovations of the Fiske and Schofield Elementary Schools (Motion1 under Article 7 for the first Special Town Meeting) with short term debt instead of Free Cash as reflected in the Advisory Committee write-up of this article. This revised approach is intended to preserve funding flexibility for future needs.

Further updates prior to the special town meeting will be posted on the town website at www.wellesleyma.gov under *Current Projects*.

Thank you.

Draft Motions December 9, 2013 Special Town Meeting

ARTICLE: 3
MOTION: 2

To transfer the sum of \$6,850 from Council on Aging expenses (1541200-533090) as voted under Motion 2, Article 8 of the Warrant for the 2013 Annual Town Meeting, to Council on Aging personal services (01541100-512290).

ARTICLE: 3
MOTION: 3

To transfer the sum of \$6,180 as voted under Article 8, Motion 2 of the 2013 Annual Town Meeting, from Facilities Maintenance expenses to School expenses as follows:

From:		To:			
01192210	529050 \$ 366	13420139	538090 \$	366	
01192211	529050 366	13420139	538090	366	
01192212	529050 366	13420139	538090	366	
01192213	529050 366	13420139	538090	366	
01192214	529050 366	13420139	538090	366	
01192215	529050 366	13420139	538090	366	
01192216	529050 366	13420139	538090	366	
01192217	529050 366	13420139	538090	366	
01192221	529050 1,626	13420139	538090	1,626	
01192231	529050 1,626	13420139	538090	1,626	
	<u>\$ 6,180</u>			<u>\$ 6,180</u>	

ARTICLE: 3
MOTION: 4

To increase the 2014 omnibus budget, as voted under Motion 2 of Article 8 of the Warrant for the 2013 Annual Town Meeting, by appropriating the sum of \$3,000 as follows:

\$3,000 to Wellesley Free Library Expenses (account: 01610400-583130); that to meet said appropriation, transfer the sum of \$3,000 from Free Cash.

ARTICLE: 4
MOTION: 1

That \$35,000 be appropriated to the Fuller Brook Park Coordinating Committee, in addition to the amount appropriated under motion 1 of Article 8 of the Warrant for the 2011 Special Town Meeting, for the Final Design (Phase 3, so called) of the Fuller Brook Park Preservation Master Plan, said appropriation to be funded entirely from balances on hand in the Community Preservation Fund Historic Resources Reserve.

Draft Motions December 9, 2013 Special Town Meeting

ARTICLE: 7
MOTION: 1

That the sum of \$2,432,000 be appropriated to the Permanent Building Committee for architectural, engineering and/or other services for preparation of plans and specifications for the construction, reconstruction, remodeling, rehabilitation, modernization and/or additions to the Fiske and Schofield Elementary Schools, to accommodate the classroom, administrative and other educational needs of the Town; that to meet said appropriation, the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow \$2,432,000 under Chapter 44 of the General Laws, or any other enabling authority; and that the Permanent Building Committee is authorized to take all action necessary to carry out this project.

ARTICLE: 7
MOTION: 2

That the sum of \$90,000 be appropriated to the School Committee and Board of Selectmen for architectural, engineering and/or other services required to further study possible reconstruction, remodeling, rehabilitation, modernization, replacement and/or additions to the Hardy, Hunnewell, and Upham Elementary Schools, to accommodate the classroom, administrative and other educational needs of the Town; that to meet said appropriation, the sum of \$90,000 shall be transferred from Free Cash.

ARTICLE: 7
MOTION: 3

That the sum of \$75,000 be appropriated to the School Committee and Board of Selectmen for cost of engineering investigation, analysis, study and cost estimating services for possible construction, reconstruction, remodeling, rehabilitation and/or modernization of the mechanical systems (HVAC and plumbing) and other key building elements and systems of the Middle School; that to meet said appropriation, the sum of \$75,000 shall be transferred from Free Cash.

ARTICLE: 8
MOTION: 1

To increase the 2014 omnibus budget, as voted under Motion 2 of Article 8 of the Warrant for the 2013 Annual Town Meeting, by appropriating the sum of \$62,000 as follows: \$42,000 to FMD salaries (account: 01192100-511220) and \$20,000 to Group Insurance (account: 21091400-489010); that to meet said appropriation, the sum of \$62,000 shall be transferred from Free Cash.

Draft Motions December 9, 2013 Special Town Meeting

ARTICLE: 10
MOTION: 2

To authorize the Board of Selectmen to convey by deed to Bike Realty LLC a certain parcel of land within the Aqueduct land referenced in Motion 1 comprising 11,000 sq. ft., as authorized and further described in Section 1 of c. 73 of the Acts of 2013; the consideration thereof to be the payment to the Commonwealth of the full consideration of the Town's acquisition pursuant to Motion 1.

Said land being shown as parcel "A" on a plan entitled "Plan of Land in Wellesley, Mass. Owned by Commonwealth of Massachusetts" by David E. Ross Associates, Inc. P.O. Box 368-111 Fitchburg Road , Ayer, MA 01432, dated November, 2013, to be recorded with the Norfolk Registry of Deeds.

The Town's deed shall include a provision that in accepting the Town's deed, the grantee, for itself, its successors, and assigns, covenants not to rely on the square footage being conveyed in the calculation of applicable FAR (Floor Area Ratio) to the abutting parcel owned by the grantee by deed recorded in said Deeds in Book 20591, page 15.

ARTICLE: 10
MOTION: 3

That the Zoning Map be amended by establishing as a SINGLE RESIDENCE A DISTRICT land now included within the SINGLE RESIDENCE DISTRICT shown as Parcel "A" measuring 11,000 square feet, formerly of the Cochituate Aqueduct (Lot 1) and abutting # 951 Worcester Street (Assessor's Parcel 200-33) shown on a plan entitled "Plan of Land in Wellesley, Mass. Owned by Commonwealth of Massachusetts" by David E. Ross Associates, Inc. P.O. Box 368-111 Fitchburg Road , Ayer, MA 01432, dated November, 2013, a copy of which is on file at the Office of the Town Clerk.

Provided, said amendment to the Zoning Map shall not be effective until certification by the Board of Selectmen, on the advice of Town Counsel, that the land transaction described in Motions 1 and 2 has been finalized and recorded.

ARTICLE: 10
MOTION: 4

That the Town vote pursuant to G.L. c. 40 §15A to transfer the care, custody, management and control of the three parcels of land totaling 30,667± square feet (hereafter "the 30,667± square foot parcel") described below, currently held under the jurisdiction of the Board of Selectmen as general assets of the Town, to the Natural