

Board of Selectmen Meeting: March 7, 2016
Present: Murphy, Freiman, Gibbs (absent), Searle, Morgan
Also Present: Larsen, Jop, Connolly
Minutes Approved: March 21, 2016

Warrants Approved: #2016-035 in the amount of \$3,577,697.09

Meeting called to order at 6:30pm

1. Executive Directors Update

Introduction of new Veterans Service Director

Ms. Sarada Kalpee joined the Board. Ms. Kalpee, the new Veterans Services Director, introduced herself and briefly reviewed her background. She reviewed the functions of the West Suburban Veterans District as well as the office hours.

2. Executive Session

At 6:40 pm the Board was polled all aye to go into executive session to discuss strategies for collective bargaining.

See executive session minutes.

The meeting resumed at 6:50 pm.

3. Executive Directors Update Continued

Minutes

Upon a motion made by Mr. Morgan and seconded by Ms. Freiman the Board voted (4-0) to approve the minutes of the January 25, 2016 and the February 29, 2016 Board of Selectmen Meetings.

Statement of Interest (HHU)

Mr. Larsen noted that the Town is filing a new Statement of Interest that relates to the potential work on the Hardy, Hunnewell, and Upham schools. The Town is requesting consideration by the Massachusetts School Building Authority to partner with them for the replacement/renovation of these schools.

Upon a motion made by Mr. Morgan and seconded by Ms. Freiman the Board voted (4-0) that the Board of Selectmen, in accordance with its charter, bylaws, and ordinances, authorizes the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form, dated March 4, 2016, for the John D Hardy Elementary School, 293 Weston Road, Wellesley, Massachusetts, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future:

Priority 5 - Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility

Priority 7 – Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements

and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Wellesley to filing an application for funding with the Massachusetts School Building Authority.

MOVED: that the Board of Selectmen, in accordance with its charter, bylaws, and ordinances, authorizes the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form, dated March 4, 2016, for the Hunnewell Elementary School, 28 Cameron Street, Wellesley, Massachusetts, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future:

Priority 5 - Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility

Priority 7 – Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements

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MOVED: that the Board of Selectmen, in accordance with its charter, bylaws, and ordinances, authorizes the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form, dated March 4, 2016, for the Upham Elementary School, 35 Wynnewood Road, Wellesley, Massachusetts, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future:

Priority 5 - Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility

Priority 7 – Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements

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Changes in Officers – Club License

Ms. Jop briefly reviewed the history of the 1983 Special Act for club licenses. There are currently four club licenses in existence. In the last year, the Alcohol Beverages Control Commission (ABCC) altered their protocols on the change in directors and asked the Town to update the names of the current directors on the club licenses. Ms. Jop noted that there has not been much transition in these clubs over the years.

Upon a motion made by Mr. Morgan and seconded by Ms. Freiman the Board voted (4-0) to approve the following Officers and Directors for the renewal of Club Licenses with the ability to serve alcohol:

- **Italo – American Club: Joseph Indresano, Mario Digiandemenico, Michael Gigante, Jr.**
- **Babson College: Kerry Healey, Katherine Craven, and Barbara Burnim-Day**
- **Wellesley Country Club: William LaPoint, Kathleen Boyle, Edward Vahey, Laurence Petzing, and Anne Jackowitz**
- **Wellesley College: H. Kim Bottomly, Benjamin Hammond, Marianne Cooley, and the College Board of Trustees.**

Mr. Larsen noted that every five years the Town is required to perambulate the Town boundaries. He briefly described this process. Mr. Larsen noted this action is the responsibility of the Board and he recommended designating Dave Hickey and Gerry Bruno to act on the Board's behalf.

Upon a motion made by Mr. Morgan and seconded by Ms. Freiman the Board voted (4-0) to designate David Hickey and Gerry Bruno to represent the Board of Selectmen for purposes of perambulation of the Town's borders.

4. DPW Property – Notice of Activity and Use Limitation

Attorney Rebekah Lacey from Miyares and Harrington joined the Board. Ms. Lacey introduced herself to the Board. She briefly explained the Notice of Activity and Use Limitation document sent from the Department of Public Works (DPW). The document relates to the portion of the DPW Property at 30 Municipal Way. Ms. Lacey gave a brief explanation on Activity and Use Limitations (AUL). She noted this is a voluntary restriction that a property owner can place on a property as part of a cleanup of an environmental contamination found on a property. The level of cleanup on a particular property is tied to the future use of said property. The DPW would like to put an AUL on their site to address a small area of contamination that was found during excavation for construction of an access ramp to the salt shed. The AUL allows for the current use of the facility as a DPW to continue; however, restricts any future excavation or construction on the site. Site cleanup and drafting of the AUL has been completed. Ms. Lacey briefly reviewed the AUL documents.

Upon a motion made by Mr. Morgan and seconded by Ms. Freiman the Board voted (4-0) to approve the Notice of Activity and Use Limitation for Area 3, comprised of 18,000 square feet and shown on a plan entitled "Wellesley DPW Facility Area Activity and Use Limitation Areas, 4-20

Municipal Way, Wellesley, MA” dated March 1, 2016 by David J. Hickey, Jr. P.E., Town Engineer, Town of Wellesley, Department of Public Works.

The Board signed the AUL.

Mr. Larsen noted that Ms. Lacey would be taking over all legal matters related to the North 40 property.

5. High School Track and Field Project Update

Acceptance gift

Members of Playing Field Task Force, Trip Sheehan, Patti Quigley, Mike Jennings and Cynthia Westerman joined the Board. Mr. Sheehan reviewed the current status of the activities of Playing Field Task Force and noted that the School Committee has voted to sponsor the project. He reviewed key details of the funding for the project. The funding plan is as follows: 1/3 funded by the town, 1/3 funded by the Community Preservation Committee (CPC) and 1/3 funded by private donation with the project being managed by the DPW. The project cost is estimated at about 3 million dollars. The neighbors have been actively involved. The CPC voted in favor of funding this project up to a million dollars. He noted the Wellesley Field Fund was created to raise money for the project and reviewed the different avenues of fund raising taken by this group. They presented the Town of Wellesley with a check for \$1,000,000 to be used for the construction of a High School Track and Field rehabilitation project. The gift is offered with an understanding that if Town Meeting does not approve the gift the funds would be returned. Ms. Quigley noted that the Advisory Committee voted unanimously to support this at town meeting.

Upon a motion made by Mr. Morgan and seconded by Ms. Freiman the Board voted (4-0) to accept the gift of \$1,000,000 from the Wellesley Field Fund to fund 1/3 of the cost of the reconstruction and/or rehabilitation of the Hunnewell Track and Field contingent upon Town Meeting passage of Article 20 and execution of a contract to proceed with the work.

6. Preparations for Annual Town Meeting (ATM)

The Board discussed changes to motion language. Mr. Connolly gave a brief update on the draft motions.

Mr. Murphy briefly reviewed the upcoming meeting scheduled and reminded voters about Tuesday's election.

Mr. Larsen updated the Board on the status of the reconfiguration of the intersection at Route 9 and Kingsbury Street. Town representatives met with MassDOT last Thursday and it is apparent that MassDOT will not allow the Town to break through the median as part of the intersection design without having 3 through lanes on each side. It is the community's preference to have 2 through lanes. Written comments and questions that addressed concerns were sent to MassDOT representatives. Mr. Larsen discussed some possible scenarios for the intersection and noted that the Town's traffic consultant is conducting research to see which ideas will work. He noted next week he would review with the Board preliminary designs from MassDOT and initial analysis from VHB on the appropriateness

of the reconfigured intersection. Mr. Larsen discussed the next steps. He noted they would schedule a meeting at the Middle School to inform the residents of the plan and invite feedback.

The Board of Selectmen's meeting adjourned at 8:26pm.