

Board of Selectmen – October 26, 2009

Present: Searle, Babson, Mills, Dugan, Tsagaris

Also present: Larsen, Ketchen, Robinson

Call to order: Meeting called to order at 7:00 pm.

Warrants approved: #2010-015 (\$3,818,152.58)

Minutes approved: October 19, 2009.

Citizen Speak: Robert Fleming, 432 Washington Street – Wished for the Selectmen to consider prohibiting parking along Washington Street in the area of the intersection with Rice Street for public safety reasons.

Business:

A. Fund For Wellesley

- Susan Hurwitz, Linda Perlmutter, Theodore Parker and Virginia Ferko appeared before the Board to report on the progress of the Fund. Ms. Hurwitz briefly shared the history and purpose of the Fund. The Fund has distributed money to the following organizations in the following areas:
 - \$15,000 to the Health Department for the “Ending the Silence” and “QPR” programs (suicide prevention)
 - \$20,000 to the Council on Aging for expanding volunteer services for seniors

B. Verizon Petition

- Ms. Searle opened the public hearing at 7:23 pm.
- Mr. Richard Debole representing Verizon appeared before the Board to answer questions regarding the approval of the Verizon Petition to install underground conduits and manholes in the areas at Rice Street and Washington Street intersection.
- Mr. Robert Fleming of 432 Washington Street asked a question regarding the installation of the conduit. Mr. Debole stated that Verizon would be taking down wires and installing wires via existing manholes.
- Mr. Malcolm McLean of 440 Washington Street asked for more detail on the work near his home and asked what impact it may have on his residence. Mr. Debole indicated that there would be no impact given that work would be confined to the public way. Mr. McLean reiterated Mr. Fleming’s comments during Citizen Speak regarding road safety.
- Mr. Marc Charney, owner of 436 Washington Street asked how Verizon would obtain access to the houses. Mr. Debole took Mr. Charney’s contact information

to follow-up later. Mr. Charney also addressed the Selectmen with regard to the previously stated concerns about parking on Washington Street voiced by Mr. Fleming and Mr. Mclean.

- Mr. Fleming expressed confusion about the nature of Verizon's request. Mr. Larsen clarified that the request was for use of the public way for installation of Verizon FiOS service.
- Mr. Charney asked if a pole located on private property was coming down, which services his house. Mr. Debole confirmed that the pole is scheduled to come down. Mr. Larsen explained that the pole was not within the Town's jurisdiction.
- Ms. Searle closed the public hearing at 7:36pm.
- The Board voted to approve Verizon Petition #D-09-47-A and #D09-47-B to install underground conduits and manholes, with the wires and cables to be placed therein, under the surface of Rice Street and Washington Street.

C. Cable Access Corporation Annual Business Review

- Dan Kasper, Dixon Purcell and James Joyce came forward to present the Cable Access Corporation's annual business review to the Board. Mr. Kasper reported on the current fiscal year's budget, which was projected to have an operating margin of \$143,025 (\$433,487 income less \$290,462 expenses) and capital margin of \$123,500 (\$150,000 receipts less \$26,500 expenses). He also reviewed budget trends over the last four years, which showed an expected cumulative net surplus of \$1,077,222 (operating and capital).
- Mr. Kasper and Mr. Joyce also pointed out the need to move into new office space, as their current lease runs out at the end of the fiscal year.
- Mr. Kasper, Mr. Purcell and Mr. Joyce reviewed the Corporation's financial statements for FY2008 and 2009 with the Board members.
- Mr. Joyce showed a brief video to Board members recapping the Corporation's work over the past year.

D. Board of Selectmen – FY11 Capital Budget

- Mr. Larsen briefed the Board on the contents of the FY2011-2015 capital plan requests for the Police, Fire and NIS departments. Mr. Ketchen, Facilities Director John Moran and Assistant Superintendent of Schools Carol Gregory presented the Facilities Maintenance capital requests for the same period.

- Departmental cash capital requests for FY2011 were as follows:

NIS	\$ 20,000
Police	\$ 80,699
Fire	\$148,300
<u>Facilities (Town)</u>	<u>\$255,850</u>
TOTAL	\$504,849

- Additionally, School Administration has made a Facilities Maintenance request of \$329,822 for school buildings.

E. Middle School Statement of Interest

The Board unanimously voted the following motion:

“Resolved: Having convened in an open meeting on October 26, 2009, the Board of Selectmen of Wellesley, in accordance with its by-laws has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated October 23, 2009 for the Wellesley Middle School located at 50 Kingsbury Street which describes and explains the following deficiencies and the priority category(s) for which Wellesley may be invited to apply to the Massachusetts School Building Authority in the future:

- **Priority 1** - Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists,
- **Priority 4** - Prevention of severe overcrowding expected to result from increased enrollments,
- **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 6** - Short term enrollment growth,
- **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, 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.”

F. Planning Board Articles for November 16th Special Town Meeting

- Ms. Babson presented to the Board a review of the Special Town Meeting article (Article 5) Zoning Bylaw change regarding retaining walls. Under the proposed bylaw change, walls under four feet are exempt from requirements and do not require a building permit. However, the bylaw would establish three tiers of review for retaining walls of varying heights over four feet.
 - TIER 1 – Walls determined to be between four feet and seven feet require a building permit, but no additional review;
 - TIER 2: Walls determined to be between seven and 15 feet require a building permit and design review;
 - TIER 3: Walls over 15 feet in height require a special permit from the Zoning Board of Appeals.
- Stephanie Wasser, Vice Chair of the Planning Board and Meghan Jop, Planning Director, came forward to further explain the various elements of the bylaw change.
- The Board voted to support the retaining wall bylaw at Town Meeting.

G. Executive Director's Update

- Mr. Larsen reminded the public of paving on Weston Road beginning on Wednesday, October 29, 2009.
- The Board voted to reappoint George P.D. Porter of 16 Wellesley Avenue to the Board of Registrars for a term to expire April 1, 2010.
- He also reminded Board members that Mass Highway was holding a public hearing on the proposed Cedar Street reconstruction on Tuesday October 27th in the Great Hall.
- Mr. Larsen asked for the Board's guidance as to whether or not members should sign the fee schedule for false alarms. The Board and Town Counsel determined that signatures are not necessary.
- The Board also gave guidance to Mr. Larsen to see to the installation of barriers along an opening to the worksite along Kimlo Road where a construction accident had recently occurred.

Old Business/New Business:

- *Wellesley High School* – No update.
- *27 Washington Street* – No update.
- *Senior Center* – Ms. Tsagaris reported that a Town Development Review Team (TDRT) had been formed to review parking adequacy for the project. The first meeting is Thursday, October 29, 2009.
- *DCR Bridge* – Ms. Searle reported that the DCR will be going before the Wetlands Committee on Wednesday, October 28, 2009.
- *Advisory Committee Update* – No update.

At 9:40 pm the Board was polled all “yes” to go into Executive Session to discuss the acquisition of real property.