

**Board of Selectmen – April 25, 2011**

**Present: Babson, Tsagaris, Searle, Gibbs, Dugan**

**Also present: Larsen, Ketchen, Connolly, Robinson**

Meeting called to order at 7:00 pm.

Warrants approved: Number 2011-37 in the amount of \$1,267,352.16

**1. Citizen Speak**

None.

**2. Executive Director's Update**

The Board voted (5-0) to approve the warrant for the Special Town Election for May 18, 2011 to consider the Proposition two and one-half to fund the new Department of Public Works office building.

The Board voted to accept the following gifts to the Council on Aging”

- Susanne Egan Humphrey           \$100
- Jilda Johnson                     \$25
- Mary P. Noble                     \$50
- Janet King                         \$50
- Charles Reynolds               \$5
- Mary Ann Cluggish               \$5

Mr. Larsen noted the Memorial Day ceremonies scheduled for May 30, 2011.

Mr. Larsen welcomed Iffat Malik and Saira Atta, two Pakistani municipal professionals, who will be professionally attached to the Town of Wellesley for the next two weeks as part of a program sponsored by the U.S. State Department.

Mr. Larsen noted all twenty runners who participated in the Boston Marathon using a waiver provided by the Town of Wellesley successfully finished the race.

**3. Senior Center/Community Center**

Ms. Tsagaris summarized the results of the Board's meeting on Wednesday, April 18, at which meeting the Board discussed the potential redevelopment of the Wellesley Community Center to create an integrated Senior Center/Community Center, i.e., the “Campus” vision. Ms. Tsagaris noted that representatives of the Selectmen, Council on Aging (COA) and Wellesley Community Center (WCC) have met on a number of occasions over the past year. Following lengthy review of the facility needs of the various organizations, the parties have concluded the site would not reasonably accommodate all of the intended uses. The facility needs were not sufficiently complementary, i.e., different groups wanted access to the same spaces at the same times, and there is concern that parking would be insufficient to support of the uses. In addition, the potential size of the facility suggests a level of cost for the Town that is well in excess of what the Town previously contemplated for a stand alone senior center.

Ms. Tsagaris noted the various discussions have been creative and collaborative and thanked the representatives from the WCC and WFA for their participation. Ms. Searle emphasized the

Selectmen felt the Campus vision was appealing, until the groups analyzed their needs in greater depth and concluded the various needs were not sufficiently complementary.

The Board voted (5-0) to terminate discussions with the WCC with respect to rebuild and renovation options at the Wellesley Community Center site. Ms. Tsagaris noted that she and Ms. Searle will regroup with the Council on Aging to explore other options for moving forward on the Senior Center project.

Susan Kagan Lange, representing the Council on Aging, expressed her Board's appreciation to the Selectmen, WCC and WFA representatives for their efforts. She also reminded the audience that the Senior Center project remains in the Town's Five Year Capital Budget Program.

#### **4. Redistricting Proposals**

Kathy Nagle, Town Clerk joined the Board. Mr. Dugan explained the results of the 2010 Federal Census have created a requirement for an 8<sup>th</sup> Precinct and the need to redistrict the Town. He has been working with Ms. Nagle and Brian DuPont, GIS Manager, to develop alternative districting scenarios. Ms. Nagle described the census blocks used to create the new districts and the criteria used to evaluate the various scenarios, i.e., cohesiveness, continuity and accessibility. She noted the various forums at which public feedback on the scenarios has been solicited. She also reviewed the scenarios developed to-date (Scenarios 1,2,3,4,5) and the pros and cons of each of the scenarios.

In response to questions from the Board, Ms. Nagle noted the Federal Census process divides the Town via street lines, whereas the districting for local school purposes relies on rear lot lines. Furthermore, the Town does not have the flexibility to redefine the census blocks used to create the districts. She also noted the polling locations for each of the new Precincts in Scenario 5.

Ms. Babson noted the impact of the proposed redistricting on the existing Town Meeting Members, e.g., how many would reside in each of the new Precincts.

Ms. Nagle noted the dates of three public forums scheduled to receive public input on the redistricting scenarios. Following further discussion, the Board agreed to present Scenarios 4 and 5 at the forums. Ms. Nagle also committed to explore potential further refinements.

#### **5. Common Victuallers License Application – Whole Foods, 442 Washington Street**

Dan Seamens, John Doherty, Rick Bonin and Robert Donnelly, representing Whole Foods, joined the Board and Mr. Seamens reviewed the plans for their new store. To help address any concerns regarding the adequacy of parking, Whole Foods will buy MBTA passes for employees and have a van available to transport employees to public transportation. Whole Foods is also exploring the availability of additional offsite parking.

With regard to receiving of shipments, Mr. Seamens noted they have made plans to limit tractor trailer deliveries to the period 10 PM to 6 AM and consolidate vendor deliveries offsite in Cheshire, CT, in order to minimize the number of tractor trailer deliveries to the site. In addition, they will restrict general receiving to 5 AM to 1 PM, in order to avoid any conflict with the afternoon school release period. They will also have police details on holidays and other special dates. He also reviewed the plan for site improvements and noted the specific location of the proposed Farmers' Market.

Mr. Larsen noted that Whole Foods has expressed an interest in leasing the Town-owned parking lot across State Street. He has discussed the matter with representatives of Captain Marden's who

are anxious to regain access use of the site for their parking needs, but are amenable to sharing use of the site with Whole Foods, i.e., Captain Marden's could use the site during the week, and Whole Foods could use the site on weekends. He also noted that Whole Foods has agreed to fund a traffic study of a new leading left-turn phase for Washington Street traffic approaching State Street.

Following further questions and discussion, the Board reached tentative agreement to act favorably on the application and asked Mr. Larsen to draft specific motion language to clearly document Whole Foods' commitments related to parking and deliveries.

## **6. Spring Work Plan**

Ms. Babson led a discussion of the Board's work plan for the next few months. The Board discussed plans for consideration of a dual tax rate, Central Street planning study, parking meter rate changes, other permit fee increases, Tree Bank rate schedule, policy for sale of Town land, and next steps on Town-Wide Financial Plan.

### **Project and Other Updates**

High School – Ms. Babson reported a group toured the construction site.

Fuller Brook Park – Ms. Babson noted two demonstration paths are to be installed. She also noted Rosemary Donohue is the new Chair of the Fuller Brook Coordinating Committee and Bob White is the new Vice Chair.

Sustainability – Mr. Ketchen noted a seminar on healthy lawns to be held on April 28<sup>th</sup>. Ms. Babson complimented Mr. Ketchen on his presentation of the Stretch Code proposal at the recent Annual Town Meeting.

### **Old Business/New Business**

None.

At 9:16 the meeting was adjourned.