

Board of Selectmen Meeting: January 16, 2018

Present: Gibbs, Freiman, Ulfelder, Sullivan Woods, Morgan

Also Present: Robinson, Jop

Minutes Approved:

Warrants approved: 2018-027 in the amount of \$3,778,197.03

Meeting Documents:

1. Agenda
2. Agenda Background Memorandum
3. BOS Calendar
4. Executive Director's Weekly Report
5. Minutes of the November 27, 2017 Meeting
6. Applications from Babson College for one-day beer & wine licenses for April 26 & 27, 2018
7. Applications for a Common Victualler and All Alcohol License from Smith & Wollensky's
8. Listing of proposed warrant articles
9. Draft Annual Town Meeting Warrant
10. Letter from DPW Requesting Additional Winter Maintenance Funds
11. Animal Control Report, December 2017
12. Commendation Memo from Chief Pilecki
13. North 40 Landfill MCP Phase II Report from Environmental Partners
14. Town Government Study Committee General Bylaw Edit Recommendations
15. Documents regarding the acceptance of Granite Street
16. Street Acceptance Policy
17. FY18 Work Plan- Updated December 2017

1. Citizen Speak

Ms. Gibbs, Chair, called the Board of Selectmen meeting to order at 7:00 PM.

None.

2. Executive Director's Update

Ms. Robinson indicated that the minutes of the November 27, 2017 meeting were ready for approval. Furthermore, that Babson College has applied for two one-day licenses for events at the college during the month of April.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the minutes of the November 27, 2017 meeting.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve a one-day license for Babson College on April 26, 2018 for the Needham Step Ups event, and on April 27, 2017 for the Athletics Senior Awards Banquet on April 27, 2018, both to be held in Knight Auditorium.

Ms. Robinson noted that the first request from DPW for additional winter maintenance funds was in the Board's correspondence. She reminded the Board that the Municipal Modernization Act allowed for the Executive Director to approve, but that she would keep the Board apprised of the requests. The Board expressed their concern that the vehicle maintenance and fuel costs seem high at this point in the year

given that there have not been many snow events. Mr. Morgan noted that he continues to disagree with the philosophy that we budget a much smaller number than is actually needed for snow and ice and we are being unrealistic. Should there be available funds for FY19, he would like us to consider an increase in the budget for this line item. Mr. Ulfelder expressed his support for this position, adding that the Town has enough of a track record to get an average and account for it in a better way. The Board asked to have DPW come in to discuss this with them at a meeting in the near future, specifically wanting information on the average maintenance and repair for the winter fleet, and to let us know if costs are escalated due to not having a full complement of mechanics on staff.

In other updates Ms. Robinson mentioned that the meeting regarding the public records law with Town Counsel and Representative Alice Peisch which had been scheduled today was cancelled; and that the Governor has signed the OPEB legislation that was approved at ATM in March.

She also noted that staff had a meeting with the company that manages our parking fine collections regarding the penalties and fines that have accrued over time. We may want to carve out those from cars with out-of-state plates and send them to a collection agency. For Massachusetts plates, the company diligently marks them at the RMV so that outstanding amounts are collected when residents either re-register their vehicles or renew their license. Ms. Sullivan Woods asked that we provide the schedules of the actions by year and the actions that have been taken to try and collect the funds.

Ms. Robinson also circulated a draft agenda for the meeting on January 23rd - to see if we could start at 6:30 for an executive session on collective bargaining.

3. Public Hearing – Smith & Wollensky Common Victualler & All Alcohol License

Ms. Gibbs opened the public hearing at 7:15 PM and asked the representatives of Smith and Wollensky to give an opening statement.

Attorney David Himmelberger, representing Smith and Wollensky, gave a brief overview of the proposed restaurant space. As the result of a question received from an abutter concerned about cooking odors from the restaurant, Mr. Himmelberger stated that the restaurant is installing additional filters on the fans from the cooking areas. Filters catch grease vapors and they are a significant upgrade from what is there presently. He also noted that the restaurant is approximately 300 feet to the abutters' home. Mr. Peter Baker, proposed Manager of Smith and Wollensky, also pointed out that the filters ionize the materials. It was also noted that the kitchen will be in the same interior location as the previous restaurant. It was noted that they have been in front of the DRB for façade improvements and signage and they will be going before the ZBA for the signs and the outdoor seating. Our zoning was modified to allow outdoor seating (18 seats) with a special permit from the ZBA. The Board considered whether the outdoor seating should have a condition not to be utilized past 9:30 PM. Mr. Baker noted that they will simply not seat patrons outside after a certain point so as to make sure they were not there past the closing time of the restaurant. The Board raised several other questions.

Mr. Ulfelder asked about the width of the sidewalk that will remain with the outdoor seating in place. He asked if they had looked at redesigning and pulling it back, leaving enough room for walkability. Mr. Baker responded that he believes we will have that covered to allow for 5 feet of sidewalk. Ms. Gibbs brought up questions about the hours of operation and parking issues. Mr. Himmelberger discussed the proximity of the restaurant to a number of locations where patrons can park. He further noted that employees will be required to park in municipal lots. Ms. Freiman asked when they anticipated opening and the answer is April – which is aggressive but they hope to be open for the Boston Marathon weekend. Finally, Mr. Baker noted that they will have private dining.

Ms. Gibbs asked if anyone in the audience wished to speak on this matter.

The public hearing was closed at 7:35 PM.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve both a Common Victualler and an On-Premises All Alcohol License to Smith & Wollensky of Wellesley LLC through December 31, 2018 and to name Peter Baker as Manager.

4. Discuss Selectmen's Policy & Procedures Manual

The Board next took up the draft manual developed by Ms. Freiman. The items the Board covered in discussion included who should be responsible for review of minutes prior to approval, the references to building officials in section #2, and the frequency of the Board having off site/off camera working meetings. No changes were made to the sections discussed. The Board did agree that a review of the manual should be included on the Board's annual work plan.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the Selectmen's Policy and Procedures Manual.

5. Follow Up on Library Renovation Project with Board of Trustees

Chair Marla Robinson, Bill McNamara – president of Wellesley Free Library Association, Jamie Jurgensen, Library Director, Ann Mara Lanza, Ann Howley, and several other members of the Wellesley Free Library Association and Library Board of Trustees joined the meeting.

Mr. Morgan gave an overview of the history of the proposed library renovations to date regarding funding in the proposed capital plan. It is unclear where this project would fit into the Town's financial planning in the near term. He noted that we have moved forward with substantial success in getting cash capital in line this fiscal year, and we are getting close to settling the operating budgets as well. We have started to discuss the 5-year capital plan and a policy on the amount of debt the Board believes is fiscally responsible each year. He also noted that in December he, Advisory Chairman Mike Hluchyj and some of the Library Trustees met to discuss this project. At present there are two articles on the Town Meeting warrant, the design of this project and installation of a materials handler.

Ms. Robinson noted that the School Committee and Advisory have been talking about HHU and that there will be disruption for students and there will be overflow. The Library could act as swing space for the school library and also this may be useful/helpful for meeting space. She pointed out that for the Library Foundation to raise funds privately through donations, they would need to obtain funding to develop the design and generate construction documents to show donors. She clarified that the Trustees put the materials handler in as a broader request (\$350k), noting that there will likely be cost savings if it is done as part of the main project. She also offered that if Town Meeting were to authorize the design funds this year (\$325k), the Trustees would forgo the materials handler for this year. Ms. Lanza addressed the Unified Plan and the findings, noting that this project aligns with the findings in the Unified Plan including values and the challenges the community faces. Ms. Robinson advocated that this project is a forwarding thinking proposal.

The Board provided their thoughts on the request. Ms. Freiman noted that the hardest part of the Unified Plan is ahead - looking at the prioritization and the sequencing of the projects within what the Town can afford. We need to develop a process before considering future projects. Mr. Ulfelder said that he thinks this is a matter of merits versus timing. He believes the project has merits, but that this is not the right

time and we need to prioritize our projects. Further that he agrees the materials handler is better suited to be done as part of the larger project. Ms. Sullivan Woods pointed out that as a board we have not had a rich discussion of the capital budget. She also said she was not familiar with town's doing a feasibility study, finding a project has merit, and then holding off on moving forward. Her impression was that investigation for feasibility does mean moving on to the next phase. Mr. Morgan noted that the definition of feasibility is to evaluate a project and learn more about it, and that taking this step is not a commitment to complete a project. He agreed with other Selectmen that this was not the right time to move forward with this project. Ms. Gibbs concluded by noting that the Board needs to embark on a process to get to a capital policy and plan first. She suggested that at the next inter-board meeting we should work as a group the priorities for what should move forward- and see where we are.

6. Review Draft Annual Town Meeting Warrant

Ms. Robinson reviewed the warrant and the proposed changes. She noted that one article has been removed, and that the NRC clarified the weed harvester is not budgeted for FY19 and has been removed from the debt schedule. The Board discussed the Selectmen's articles, and what additional review and presentations were needed.

7. New Business/ Correspondence

None.

The meeting was adjourned at 9:21 p.m.