

Approved: April 19, 2018

Board of Selectmen Meeting: March 19, 2018

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

Also Present: Robinson, Jop

Warrants approved: 2018-036 in the amount of \$5,893,128.10

Meeting Documents:

1. Agenda
2. BOS Calendar
3. Agenda Background Memo
4. Request from Recreation Commission to accept a gift from The Cottage, Wellesley
5. Change of Manager application from Babson College
6. 818-822 Worcester Street Site Eligibility Response letter to MassHousing
7. Correspondence from Ms. Ingrid Carls
8. Correspondence from Ms. Marina Gil-Santamaria
9. Correspondence from Ms. Carol Jankowski
10. 16 Stearns Road Site Eligibility Response to MassHousing Draft
11. Correspondence from Playing Fields Task Force
12. Hunnewell multipurpose and Lee Fields PowerPoint presentation
13. Smith & Wollensky entertainment license application
14. 254 Washington Street Lease Agreement
15. MAPC Contract Extension
16. Correspondence from BAA – 2018 Contribution from the Marathon
17. Letter of thanks from The League of Women Voters of Wellesley
18. Registry of Motor Vehicles Closure Notice
19. MassDOT/RMV press release
20. 40B Update Memo
21. Draft of TWFP

1. Call to Order and Citizen Speak

Ms. Gibbs, Chair, called the Board of Selectmen meeting to order at 6:00 PM.

Ms. Gibbs made several announcements. The Wellesley Public School Meeting to discuss school security is scheduled for March 20th and will begin at 7:30 in the Wakelin Room at the Library.

The Housing Production Plan community forum rescheduled from the previous week will take place at the Sprague School Gym on March 21st from 7-9:30 pm.

The League of Women voters will be holding two pre-Town Meeting preparation sessions for Town Meeting Members. The first at 7:00 pm on Thursday, March 22nd at police station and 1:30 pm on Sunday, March, 25th also at the police station.

An informational session on the proposed acquisition of 818-822 and 826 Worcester Street is scheduled for 3:30 pm on Sunday, March 25th, in the Great Hall located in Town Hall.

Citizen's Speak

None.

2. Executive Director Updates

Ms. Robinson informed the Board of a gift from The Cottage for the Recreation Department to be accepted in support of the Summertime Concert series. She then reviewed the standard application for change of manager for Babson College. Ms. Robinson informed the Board that FMD was working toward putting out the RFP to start the design work for the Middle School steam pipes assuming it passes Town Meeting. She also noted that the Moderator, Town Clerk, AV Coordinator and Wellesley Media Director met at the Middle School to perform a dry run for annual Town Meeting and it went well.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to accept a gift of \$1,200 from The Cottage to the Recreation Department in support of the Summertime Concert Series.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the change in the Manager of Record for Babson College from Peter Connors to Geoffrey Searl.

3. Joint Meeting with Planning Board

Ms. Gibbs introduced the Planning Board members that were present for the joint meeting including: Chair; Catherine Johnson, Vice-Chair; Harriet Warshaw, Kathleen Woodward, Jim Roberti, and Michael Zehner; Planning Director

Ms. Johnson called the Planning Board meeting to order at 6:10 pm.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to convene a joint meeting with the Planning Board.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to elect Ellen Gibbs as chair of the joint meeting.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (9-0) to elect Catherine Johnson as secretary of the joint meeting.

Ms. Gibbs stated that there were three items to discuss; the Unified Plan, and eligibility letters for 818-822 Worcester Street and 16 Stearns Street.

The Unified Plan discussion took place first. Ms. Gibbs provided clarification that the purpose for this discussion was to vote to accept the draft Unified Plan documents submitted by Stantec. She stated that the final draft was submitted in February and additional work would need to be done including a thorough review to make corrections, clarifications, and address inconsistencies. She expressed hope that there would be an opportunity to work on an executive summary and an index to pull out the priorities and actionable items in order for people to review the takeaways that the Town needs to address. She stated her belief that this should be viewed as a working draft and project management would remain active and involved in the next phase.

Ms. Johnson asked for clarification; specifically, whether Boards will be discussing the draft at their meetings or as individuals. Ms. Freiman clarified that the original intent was that the plan would be accepted by the Planning Board and the Selectmen. She stated that the intention was that the two Boards would continue the process and adopt the plan. The project management team would be reporting on the

two-year process but Town Meeting would not vote on the plan. Ms. Johnson added that both the Planning Board and the Selectmen would both accept and adopt the plan.

The Board discussed the process moving forward once the Unified Plan is adopted. Ms. Freiman stated that the plan is exclusive to its four corners but is iterative to the process and will adapt and change as the process moves forward.

Mr. Roberti clarified his position that there are holes and errors in the document that need to be reviewed in getting it to the first iteration. He stated he wants the document to make sense as of the date its approved.

Ms. Woodward inquired if a guidebook would be a good analogy of the process. Ms. Sullivan Woods felt comfortable releasing Stantec when the guidebook was completed and the Town would then take responsibility to set a deadline. Ms. Freiman clarified that this will be a living document and pieces will be incorporated into department work plans and in both the annual report and the advisory report.

Ms. Gibbs suggested that perhaps the period for comments ought to be extended. Mr. Zehner added that comments need to go to Stantec to make final edits. He stated his belief that edits to the document could only be made by Stantec with their software. Ms. Jop stated that the comment period could be extended to a specific date. Mr. Zehner asked if there are policy, strategy, or other concerns that make either Board hesitant to adopt the plan and noted that it is not an inflexible document. Mr. Ulfelder reflected that this is not a replacement of the current policies and procedures, but instead an opportunity to guide how to filter projects.

Ms. Freiman suggested that agreement be reached on the extension time for comments and submit them to Stantec. Ms. Johnson asked if full outreach should be done to all the Boards and Commissions to inform them they may want to take this up at their next open meeting for any further edits.

The Board agreed to an extension of time for comments and feedback from all Boards, to May 1st. The Selectmen will contact Stantec and explained that additional input was still being collected and a thorough review was needed in order for the document to be finalized.

Review Eligibility Letter: 40B Project Proposed for 818-822 Worcester Street:

Ms. Jop reviewed the draft letter due to MassHousing on March 21st regarding the 818-822 Worcester Street 40B project and the next steps in the process when the letter is submitted. The proposal is for the development of a 28-unit condominium structure on a site that is approximately 1.12 acres. She reviewed the Towns proposal to acquire the parcels to create access on Route 9 and adjoin the Hardy School to the rear of the parcels. She reminded the Board that comments were originally due in February and the Town received a 30-day extension.

Ms. Jop expanded on some of the comments included in the letter; specifically, the site constraints, density and proximity to abutters. She explained that traffic impact is a concern given the location on Route 9 and driveway of the adjoining property and neighborhood. She added that utility access is a concern as utilities would need to be accessed by Town property to the rear of the site and would disrupt the playgrounds of the Hardy School. The letter also addressed the immediate proximity to several other 40B projects. She informed the Board that comments received from abutters will be included in the submission.

Ms. Woodward asked that water supply protection district language be added to as a matter of health and safety. Ms. Johnson added that Wellesley depends on its own water supply districts for water rather than MWRA.

Mr. Morgan asked that the motion be amended to add the Chair be authorized to sign the letter with edits made at this meeting.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the Town's letter to MassHousing regarding site eligibility for the 40B project proposed located at 818-822 Worcester Street and authorize the Chair to finalize the letter incorporating comments received this evening.

Discuss Eligibility Letter 40B Project Proposed for 16 Stearns Road

Ms. Jop addressed the 16 Stearns Road project and noted that this was the second time this property came up for site eligibility as MassHousing had denied the previous application. Since the denial the developer has downsized the project from thirty-six units to twenty-four. Ms. Jop reviewed the major concerns the Town has with the project including location of the site and limited access for construction vehicles. She added that the Town has considerable concerns as parking is prohibited on both Francis and Stearns as well as Route 9. She informed the Board this is an initial draft of the letter; a final letter does not need to be submitted to MassHousing until April 9, and additional comments can be added.

Mr. Ulfelder stated that one of his principle concerns in the first letter was water displacement where the area already has sump pumps in place in the area homes. He added that the Town should explain that the changes the developer has made to the project has not changed the Boards objections.

Ms. Johnson asked about the potential for State Chapter 21-E environmental issues due to the amount of land to be leveled be reviewed. She stated that it needed to be a concern because they would be leveling a substantial amount of land. She added that 680 Worcester Street would go before the Historical Commission for a demolition review. Ms. Woodward noted that MassHousing instructed the developer to talk to the neighbors and has not; instead asserting that the neighbors refuse to speak to him. She asked if the Board letter should address the lack of communication. Mr. Morgan stated he believed it was fair to reference that the developer has spoken with the Town but the Town is unaware of him working with the neighbors.

Ms. Gibbs introduced Mr. Buhler, a resident in the neighborhood, who wished to address the Board. Mr. Buhler reflected on comments in the letter. He stated that best the advice the residents have received is to not use the same template from the first letter. He believed the letter should be referencing everything that is old, the new changes, and stating new objections. He reiterated that criteria the original proposal was denied by MassHousing has not materially changed. He noted that this is a unique location as the Town is the only direct abutter to the envelope and the Town can say it cannot permit this project based on its site constraints. Ms. Jop stated the letter will be revised to focus on the initial denial by MassHousing. She will post the revised letter for comments and the residents will be able to send letters to be attached to the letter.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (9-0) to close the joint meeting.

4. Discuss Board position on Annual Town Meeting Warrant Articles

Ms. Sullivan Woods introduced Mr. Sheehan and Ms. Creevy from the Playing Fields Task Force (PFTF). Mr. Sheehan had been working with the softball dream team group to renovate the multipurpose and Lee fields to make them appropriate for the softball players; recreational and school teams. They had been working with NRC and CPC on renovating the two fields. CPC had vetted the proposal and collaborated with NRC and submitted their plan for Town Meeting a proposal to expend \$100,000 to work with DPW to design the softball field renovation.

Mr. Sheehan began his presentation for the Board; detailing the current conditions of the fields and introducing the background of the PFTF. He explained the goals of the project and the problems with the current fields and including the lack of ADA accessibility. Ms. Creevy presented the project history including the disparity between the softball field conditions versus the boys' baseball fields. She noted the support the committee received and the funding received from private fundraising and grants and the background of the current design.

Mr. Sheehan restated that the designs are preliminary and they have received feedback from NRC and neighbors. The task force is awaiting approval for permitting and schematic design and will then go back with feedback and a detailed design for stakeholders to be aware of exactly what the changes will be. He also detailed the funding plan for fiscal year 2019 and the funding going forward in fiscal year 2020.

Ms. Sullivan Woods voiced support for the project at the current stage of the proposal. Mr. Ulfelder noted his support as it would bring equity between the baseball fields and the softball fields.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to support a request for \$100,000 in CPC funds to undertake schematic design for Hunnewell Multipurpose and Lee Fields Rehabilitation Project

Discuss Library Interior Renovation and Materials Handler Projects

Mr. Ulfelder gave a brief overview of the proposed library projects, warrant articles 19 and 20. He added that the articles are being considered by the Selectmen because the projects would be a capital expense that would impact future capital budgets. He stated that the question for the Selectmen for this project is the timing of the design funds not the design itself.

Ms. Freiman stated that the Selectmen met first with the Trustees on November 7th, at which time the Board was supportive of the idea, but concerned about capital planning and sequencing of projects. She added that when the Trustees met with The Advisory Committee, Advisory raised issue that the project has not been on the capital plan at any time and noted that the RFP had to be released twice. She added that the project was not laid out in the capital plan as other Town projects are and did not follow the usual sequence of, feasibility, design and construction. She noted that projects are usually done this way so all Boards and Departments can plan and understand what projects are coming and the best way to fund them.

Mr. Morgan stated that the Town has made great progress on capital planning process. He added that the Town has brought the cash capital and the budget in well below what had been expected, a critical factor in avoiding an override. He noted that the Town has adopted a debt policy on cash capital and inside the levy debt to keep within a range. Mr. Morgan stated that the Town is facing a prospect that these projects moving forward will put the Town outside the range. He added that prioritization choices will need to be made. The Board had reached out to The School Committee regarding the paving project and asked to push that off to go through the prioritization process. Mr. Morgan was not supportive at this time with

either project. He added that there is a strong case that the material handler as a standalone project is questionable.

Ms. Gibbs add that she does not believe this is an emergency project. She stressed that there are some fairly high need projects in the queue and believes it would be irresponsible to prioritize the library projects ahead of others. She added that the project was not clear that the design work may not produce a sustainable design that could be constructed. Ms. Gibbs noted that there has not been sufficient discussion on the future needs of the residents or what the Library needs to become. She believed that it would be best to be clear with Town Meeting that the Board depends on the capital plan process. She added that through this process the Town can determine where the funds are going to come from and where the project will fall in the larger scheme.

Ms. Freiman stated she was not supportive of the project and added that there are larger projects on the horizon. She added the complications of relocation of staff and three and a half million dollars in construction this would not be a modest project. She noted that the building has been in use for fourteen years and does not believe this internal remodel accounts for the building system needs or upgrades at twenty-five years.

Ms. Sullivan Woods stated that to her this was not a new project. She added that the material handler has been on the capital plan and discussed by the Advisory Committee for several years and sits in the Town Wide Financial Plan for this year. She noted that the Trustees did an economic plan, and added that she had not seen the study or anything that would contradict that the project should move forward as it was put on the plan and approved the Town Wide Financial Plan for \$350,000. She stated that the trustees have brought forward a project that will bring up the library to use space to its optimal capacity.

The Board continued to discuss whether they would support the Library projects moving forward. The Board agreed that they should take a position. Ms. Freiman added that in the normal course of business the motion is in the positive. Ms. Robinson informed the Board had drafted motions for the meeting which were not supportive of the projects and were taken off as to not assume how the Board would vote. Mr. Ulfelder responded the Trustees expected the Board to vote at this meeting. Mr. Morgan agreed the motion should be in the positive and reported how the Board voted if unfavorable.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (1-4) to support funding under Articles 19 and 20 of the Annual Town Meeting.

5. Review Request for Entertainment License – Smith & Wollensky

Ms. Jop provided background and brief overview of the application for the entertainment license for installation of televisions at the bar area and play music in the entire restaurant. She informed the Board as to the usual process in licensing for televisions and music. Mr. Baker of Smith & Wollensky joined the Board. He noted that the music will be subtle and in the background and the televisions will most often be muted.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve a yearly weekday and Sunday entertainment license for Smith and Wollensky's through December 31, 2018

6. Discuss Renewal of License – 254 Washington Street

Ms. Robinson reviewed the background of the licensing for the parking lot and noted it is a license not a lease. She stated that the license should be revised to a lease and had come to renewal. Parties are asking

the Board to renewal license for one year to give the Town time to go through the process of going to Town Meeting in 2019.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to authorize a one-year renewal of a license with Haynes Management for the use of the Eaton Court Parking Lot.

7. Approve Contract extension – Pavement Markings - MAPC

Ms. Robinson introduced the background of the contract extension. This would be the same pavement markings with the company as it saves the Town from bidding out. The contract extension would also provide that some markings will be updated before the Marathon.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve an extension of MACP's Contract with Markings, Inc. for the application of pavement markings in the Town of Wellesley through December 31, 2018.

8. New Business and Correspondence

Ms. Robinson reminded the Board that the Town had received of the BAA contribution for the 2018 Marathon.

Meeting was adjourned at 8:40 p.m.