

Advisory Committee
February 6, 2013
Felix Juliani Meeting Room, Town Hall

David Murphy called the meeting of the Wellesley Advisory Committee to order at 7:00 p.m. Those present included Bob Capozzi, Tom Engles, Becky Epstein, Marjorie Freiman, Ann-Marie Gross, John Hussey, Catherine Johnson, Lucy Kapples, Phil Licari, Andy Patten, Ann Rappaport, Deb Robi and Rich Woerner.

Public Hearing on Warrant for Annual Town Meeting

A public hearing was held first to allow the public to address the Advisory Committee regarding the articles for the upcoming Annual Town Meeting on April 1, 2013. David Murphy, Chair, gave an overview of the Advisory Committee role and procedures for the public hearing.

Susan Ryan, Sarah Pedersen, Colette Aufranc, Susan Claphan, Cathy Breker, and Julia DePriester spoke to the Advisory Committee in support of the School Budget (Article 8).

Robert H. Murphy spoke of his concerns with Article 18. He feels the language is not complete and parking issues should be addressed before the item is presented at the Annual Town Meeting.

Collette Aufranc asked that resident concerns be taken into consideration with the lease extension agreement for the Volkswagen property. (Article 26)

There being no further citizens wishing to address the Advisory Committee, Chair Murphy adjourned the public hearing at 7:45 p.m.

Chair Murphy then called the regularly scheduled meeting of the Advisory Committee to order at 7:46 p.m.

Approval of Minutes

David Murphy, Chair, asked for a review of the minutes of the January 30, 2013. A motion was made by Ann-Marie Gross to approve the minutes. Catherine Johnson seconded the motion and the minutes were approved unanimously.

This item was added to the agenda with no objections.

Planning Board: Cluster Zoning, Wellesley Inn Site, Signage Articles

Meghan Jopp, Planning Director for the Town of Wellesley and Jeanne Conroy, Planning Board Chair gave the presentation. Additional information was provided by Hans Larsen, Executive Director for the Town of Wellesley.

They reviewed the items to be presented at the Annual Town Meeting with the Advisory Committee. Article 27 will amend the Zoning Bylaw Section XVIII – Area Regulations-- to remove the section on Cluster Residential Development and add a new section to provide cluster development for innovative design of small subdivisions having two to four lots.

Article 28 will allow an amendment to the Zoning Bylaw Section XVIII – Area Regulations by removing subsection B in its entirety and adding a new section to allow innovative, context sensitive design of subdivisions having five or more lots where such a cluster design would achieve the protection of primary and secondary conservation resources protected by local, state and federal laws, as well as other sites not currently regulated by local, state or federal law.

Article 29 will allow an amendment to the zoning map by extending Wellesley Square Commercial District to include the properties at 40 Grove Street, 53 Grove Street and 576 Washington Street.

Article 30 addresses a request to reduce the 2,500 square foot minimum lot area per family requirement for residential uses in the Wellesley Square Commercial District with a special permit. This would amend Zoning Bylaw Section XVIII – Area Regulations D.2 Ratio of Families to Lot Area.

Article 31 amends Bylaw Section XXIIA to modify the required setback for “Standard Informational Signs.”

Questions were taken from the committee members.

Board of Selectmen: Town-Wide Financial Plan and Five-Year Capital Plan

Hans Larsen, Executive Director of the Town of Wellesley and Terri Tsagaris, Chair of the Board of Selectmen gave a review of the Town Wide Financial Plan and the Five Year Capital Plan. Components of the plan included pension increases, cost-of-living increases, health insurance costs and collective bargaining issues.

Discussion followed on the proposed scope of school facilities work at a cost of \$14.1 million and Town facilities work at a cost of \$5.5 million, with each having a 15% construction contingency.

Questions were taken from the committee members.

Board of Selectmen: Sources and Uses of Funds Fiscal Year 2014

Hans Larsen, Executive Director of the Town of Wellesley and Terri Tsagaris, Chair of the Board of Selectmen gave the report. At this time projected sources total \$122,981,810 million, uses total \$124,541,935 million, which creates a deficit of \$1,560,125 million. Debt exclusions for fiscal year 2014 total \$11,461,187 with median tax bill impact of \$1,034 per household.

In order to close the budget deficit consideration will have to be made for several factors—the Board of Selectmen do not plan an override for fiscal year 2014, increased state aid will be unlikely, and collective bargaining remains a significant variable.

Questions were taken from the committee members.

Board of Selectmen: Warrant Articles 25, 32, 33, 34 and 35

Hans Larsen, Executive Director of the Town of Wellesley and Terri Tsagaris, Chair of the Board of Selectmen gave the report. Additional information was provided by Katherine Babson of the Board of Selectmen.

Article 25 allows the Town to acquire by gift, deed or eminent domain three parcels of land abutting Fuller Brook Park: 17R Seaver Street, 11R Seaver Street and 21R Seaver Street and to

appropriate monies to provide recognition of their history and other costs incidental to their acquisition.

Article 32 amends Zoning Bylaw Section IA – Definitions, Section XVI – Restrictions Affecting All Districts, and Section XXV – Special Permit Granting Authority to define and regulate “medical marijuana treatment centers” or to define and establish a temporary moratorium on the location of the “medical marijuana treatment centers” and the “medical use of marijuana” in Town. This will allow for a period of time to investigate and analyze the town-wide impacts of authorizing, regulating and locating such facilities. The Department of Public Health has not yet established regulations on implementation of the law.

Article 33 will prohibit the smoking, ingesting or consumption of marijuana on any land owned or under control of the Town. This amends Town Bylaw Article 49 – Police Regulations to establish a new section – Consumption of Marijuana Prohibited.

Article 34 will increase the fees to be charged for mobile food license application for the preparation and/or retail sale of food or beverage. Currently there is a fee of \$50. The amended language allows the Board of Selectmen to authorize a change in the fees from time to time without changing the bylaw.

Article 35 will redefine the buildings and other projects that are supervised by the Permanent Building Committee by amending Town Bylaw, Article 14 – Permanent Building Committee, Section 14.9 – Supervision of Project Construction with reference to debt and cost. Currently the Permanent Building Committee supervises all projects of \$25,000 or more. The amended language would raise the threshold to \$100,000 and allow the Permanent Building Committee to have the discretion to keep a project or pass it along despite the costs.

Questions were taken from the committee members.

Liaison Reports

David Murphy, Chair, asked for liaison reports and various members of the Advisory Committee provided their reports. The upcoming calendar was reviewed.

The meeting was adjourned at 10:28 p.m.

Documents: Agenda, Advisory Committee meeting minutes of 01/30/13