

Advisory Committee
March 9, 2013
Kingsbury Room, Wellesley Police Station

David Murphy called the meeting of the Wellesley Advisory Committee to order at 8:00 a.m. Those present included Bob Capozzi, Tom Engles, Becky Epstein, Marjorie Freiman, Ann-Marie Gross, Catherine Johnson, Lucy Kapples, Phil Licari, Andy Patten, Ann Rappaport and Deb Robi.

Citizen Speak

None

Approval of Minutes

There were no minutes submitted for approval at this meeting.

Discussion of Articles 2, 7, 8, 14, 17, 18, 20, 22, 27, 28, 29, 30, 31, 32, 33

David Murphy, Chair asked each Committee member to review the particular article they were assigned. Discussion followed.

Article 2 – The Executive Director of General Government Services, working under the direction of the Board of Selectmen, prepare and present the Town-Wide Financial Plan and Capital Budget Program at the start of the Annual Town Meeting. This presents attendees an update on the current status and future obligations, as well as challenges and opportunities faced by Wellesley. A discussion on better uses of the plan followed review.

Article 7 – This article will allow the appropriation of monies by transfer from available funds, borrowing or other means to supplement the appropriations approved at the 2012 Annual Town Meeting which are still unpaid. Due to recent inclement weather, requests for additional funding are still being submitted, and a vote on this item may wait until the final requests are determined.

Article 8 – This article will allow the appropriation of funds for the operation of several Town Departments, to provide for a Reserve Fund and to take care of extraordinary maintenance and special capital projects. There are three motions to this article:

Motion 1 authorizes the Town to accept a \$1 million payment from the Municipal Light Plant (MLP) in FY14 as approved by the MLP Board. The Board of Assessors must receive annual authorization to incorporate these funds from the MLP into the tax rate.

Motion 2 seeks appropriation of the funds detailed in the exhibit shown on the following pages to the respective boards and departments. This appropriation represents the material portion of spending in the FY14 budget, including operating budgets for all departments, cash capital spending, and debt service.

Motion 3 appropriates Free Cash to reduce the tax rate. The Department of Revenue has specifically requested the Town add this motion in the event Free Cash is used to balance the budget.

Article 14 – This article will allow the appropriation of funds for the construction, reconstruction, remodeling or rehabilitation of the heating, ventilation, and air conditioning systems of the Department of Public Works Park/Highway Garages. Bids are still being received for this item through Wednesday, March 13th and a vote may be postponed until just before the Annual Town Meeting.

Article 17 – This article appropriates funding for plans, specifications, construction, reconstruction, remodeling, rehabilitation or modernization of various school and municipal buildings.

Article 18 – This article appropriates funding for architectural, engineering and construction plans for the design of the Tolles-Parsons Center (senior center) at 496 Washington Street (Town owned property). A request for an additional sum of \$165,313 is being made for further studies including a review of traffic and parking at the site. A change in building codes since the original request in 2009 has created additional costs. The completed project is estimated at \$5.7+ million. This item may have a delayed vote until after the Board of Selectmen meet and vote on March 11, 2013.

Article 20 – This article deals with the amount of monies the Town will raise and appropriate for renovation and repairs of the chimney at 210 Washington Street (Hills Branch Library). The consultant firm, Weston & Samson, was secured to complete a preliminary design and construction estimate on the project. The Community Preservation Committee was approached for funding based on their estimates. The Wellesley Historic Commission was also involved. The consultant's report has been submitted for review with Permanent Building Committee. Final budget and cost estimates will be submitted to the Community Preservation Committee at a meeting on March 13th. Further stabilization costs for another year are also being reviewed and it is possible this item will be withdrawn from the Annual Town Meeting.

Article 22- This article proposes the Town file special legislation to acquire a 5.59-acre portion of the Cochituate Aqueduct. This portion will join the section already owned by the Town. One approach would be for the Dunkin Donuts franchisee to purchase the small portion adjacent to its existing property for the cost of the entire parcel and for the Town to purchase the remainder for \$1. The Dunkin Donuts franchisee would increase the site's parking capacity, while agreeing to clean-up trash on the property, plant thirty trees and give consideration to the wetlands issues. The Town would be responsible for the maintenance of the open spaces, two culverts and the historic structure of the gatehouse.

Article 27 – This article will amend the Zoning Bylaw Section XVIII, Area Regulations by striking Subsection B, Alternative Area Regulations in Subdivisions of Ten Acres or More (Cluster Residential Developments) by adding a new section to provide cluster development opportunities for small subdivisions having two to four lots.

Article 28 – This article will amend Zoning Bylaw Section XVIII, Area Regulations by striking Subsection B, Alternative Area Regulations in Subdivisions of Ten Acres or More (Cluster Residential Developments) and adding a new section to allow for subdivisions having five or more lots where the design will protect primary and secondary conservation resources.

Article 29 – This article will amend the Zoning Map by extending the Wellesley Square Commercial District to include properties at 40 Grove Street, 53 Grove Street and 576 Washington Street (Assessor's Parcels 112-37, 124-13 and 124-16).

Article 30 - This article would allow a reduction in the 2,500 square foot minimum lot area per family requirement for residential uses in the Wellesley Square Commercial District with issuance of a special permit by the Planning Board. This would amend the Zoning Bylaw Section XVIII, Area Regulations D.2, Ratio of Families to Lot Area.

Article 31 – This article will amend the Zoning Bylaw Section XXIIA, Signs which will modify the required setback for “Standard Information Signs”. Signs should be no closer to the street than the back edge of the sidewalk. In areas where there is no sidewalk, the signs should be placed eight feet from the edge of the paved surface.

Article 32 – This article allows a moratorium on a zoning bylaw change to allow for medical marijuana treatment centers or dispensaries. Currently, the Department of Public Health is still reviewing and has not implemented any guidelines or regulations concerning these dispensaries. The moratorium would allow a period of time from April 1, 2013 until June 30, 2014 to allow the Department of Health to define regulations.

Article 33 - This article regulates the use of marijuana on land owned by or under the control of the Town. It specifically lists the areas that prohibit use. Violation is punishable by a \$300 fine. There was some concern regarding the language in regards to use of marijuana in a personal vehicle. The language will be reviewed to reflect the same terminology used in the liquor regulations.

Vote on Articles

No votes were taken at this time.

The meeting was adjourned at 11:16 a.m.

Documents: Agenda