

**Advisory Committee**  
**March 20, 2013**  
**Felix Juliani Meeting Room, Town Hall**

David Murphy called the meeting of the Wellesley Advisory Committee to order at 7:30 p.m. Those present included Bob Capozzi, Thomas Engles, Becky Epstein, Marjorie Freiman, Ann-Marie Gross, Laura Hockett, John Hussey, Catherine Johnson, Phil Licari, Andy Patten, Ann Rappaport, Deb Robi and Rich Woerner.

Citizen Speak

Pete Jones of Precinct B spoke to the Advisory Committee about his concerns regarding the proposed site for the Tolles-Parsons Center at 496 Washington Street.

Approval of Minutes

David Murphy, Chair, asked for a review of the minutes of the March 9, 2013 and March 13, 2013 meetings. A motion was made by Ann-Marie Gross to approve the minutes of March 9, 2013. Laura Hockett seconded the motion and the minutes of March 9, 2013 were approved unanimously. Ann-Marie Gross made another motion to approve the minutes of March 13, 2013. Laura Hockett seconded the motion and the minutes of March 13, 2013 were approved unanimously.

Discussion of Articles 7, 14, 17, 18, 20, 27, 28

**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. Motion 1 was voted on previously. Terri Tsagaris Chair of the Board of Selectmen advised that motions 2, 3& 4 were combined into new motion 2. Motion 5 is now new motion 3. Motion 2 is mainly bookkeeping to correct appropriations made previously. Motion 3 is applying funds to reduce the cost of borrowing for the Department of Public Works building.

**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.

It is the consensus of the Advisory Committee that the proposed improvements to the Park and Highway Building HVAC system are necessary and appropriate. The design plans for the HVAC rehabilitation of the Park/Highway building have been completed and bid documents reveal a minimum bid of \$750,000 to bids over a million dollars. The Permanent Building Committee will vote approval on the winning bid on March 21, 2013. Advisory Committee will vote approval at or prior to the Annual Town Meeting on this item.

**Article 17** – This article deals with the monies to be appropriated for construction, reconstruction, remodeling, rehabilitation and modernization of various school and municipal buildings. The funds for these projects would be financed through short-term borrowing under the levy and appropriated and supervised by the Permanent Building Committee. Before making a final recommendation, final cost estimates will need to be reviewed. Advisory Committee will vote approval at or prior to the Annual Town Meeting on this item.

**Article 18** – This article deals with the amount of monies to be appropriated for the preparation of plans and specifications, construction, reconstruction, remodeling or rehabilitation of the Tolles-Parsons Center (senior center) at 496 Washington Street which is the former American Legion site. The costs already spent and the additional costs needed to complete the project were presented. The total square footage for office space will be 1,163 square feet which is about 23% of the total space. A proposal to use the existing site of the Community Center has been vetted by the Town and found to be deficient in several areas.

**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 to opine on the historical value of this project.

The consultant's report was submitted for review with the Permanent Building Committee on March 7<sup>th</sup>. The final budget and cost estimates were submitted to the Community Preservation Committee at a meeting on March 13<sup>th</sup> and they agreed to provide \$110,000 to the project not to exceed 50% of the total costs. The Historic Commission advised that the chimney did not need to be operational.

At a meeting on March 11, 2013, the Library Board of Trustees unanimously approved the following motion: "As Library Trustees and custodians of the Hills Branch library building, we support the restoration of the east facing chimney and wall of the building in a manner that maintains its historic designation to the degree that is fiscally responsible."

This item will be reviewed by the Permanent Building Committee and the Community Preservation Committee before Advisory Committee will be able to vote.

**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) and by adding a new section to provide cluster development opportunities for small subdivisions having two to four lots.

The Planning Board has finalized the Bylaw language and voted approval.

**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.

The Planning Board has finalized the Bylaw language and voted approval. Bob Capozzi voiced some concerns regarding the language and any possible devaluation of owner property resulting from the zoning changes. Discussion followed.

Vote on Articles 7, 18, 27, 28

**Article 7** - *To see what sums of money the Town will raise and appropriate, or otherwise provide, including transfer from available funds, or borrowing, to supplement or reduce appropriations previously approved by the 2012 Annual Town Meeting; or take any other action relative thereto.* (Board of Selectmen)

**MOTION 2**

Under this Motion, the Board of Selectmen is seeking to make the following transfers:

\$21,200 previously appropriated to the School Department for vehicle maintenance under Article 8 of ATM 2012 to be transferred to the Facilities Maintenance Department.

\$14,900 in funds approved under Article 8 of the 2012 Annual Town Meeting for telephones and telephone repair to be transferred from the Facilities Maintenance Department (FMD) to the Central Administration Department.

\$55,893 previously appropriated to the Facilities Maintenance Department under Article 8 of the 2012 ATM for telephones and telephone repairs to be transferred to the School Department.

Ann-Marie Gross made a motion that the Advisory Committee recommends favorable action on Motion 2, Article 7. The motion was seconded by Laura Hockett.

Disposition: Motion 2, Article 7 was recommended for favorable action by a show of hands, 13 to 0.

### **MOTION 3**

Under this Motion, the Board of Selectmen is seeking to apply \$588,393 from two previous appropriations (the Middle School renovation and school infrastructure project) toward the cost of the DPW Administration Building construction approved in Article 19 of the 2011 ATM.

Ann-Marie Gross made a motion that the Advisory Committee recommends favorable action on Motion 3, Article 7. The motion was seconded by Laura Hockett.

Disposition: Motion 3, Article 7 was recommended for favorable action by a show of hands, 13 to 0.

**Article 18** – *To see what sum of money the Town will raise and appropriate, or otherwise provide, in addition to the amount voted under Motion 2 of Article 20 of the Warrant for the 2009 Annual Town Meeting, for architectural, engineering and/or other services, for preparation of plans and specifications, for construction, reconstruction, remodeling, rehabilitation and/or design of the Tolles-Parsons Center (senior center) to be located at the Town owned site at 496 Washington Street (the former American Legion site) and for vehicular parking to be located on site or on other town controlled land; to determine whether such sum shall be raised by taxation, through borrowing and/or by transfer from available funds; or take any other action relative thereto.* (Board of Selectmen)

Ann-Marie Gross made a motion that the Advisory Committee recommends favorable action on Article 18. The motion was seconded by Laura Hockett.

Disposition: Article 18 was recommended for favorable action by a show of hands, 13 to 0.

**Article 27** – *To see if the Town will vote to 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) in its entirety, and by adding a new section to the Zoning Bylaw to provide cluster development opportunities for innovative design of small subdivisions having 2 to 4 lots; the bylaw amendments currently being proposed to be available for inspection in the Planning Board office; or take any other action relative thereto.*

Ann-Marie Gross made a motion that the Advisory Committee recommends favorable action on Article 27. The motion was seconded by Laura Hockett.

Disposition: Article 27 was recommended for favorable action by a show of hands, 13 to 0.

**Article 28** – To see if the Town will vote to 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) in its entirety, and by adding a new section to allow innovative, context sensitive design of subdivisions having 5 or more lots where such cluster design shall achieve the protection of primary and secondary conservation resources that are protected through local, state or federal law including wetlands and regulated buffers, rivers and streams and regulated buffers, floodplains, and habitat for rare or endangered species, as well sites that contain valuable natural or cultural resources that are not regulated by local, state or federal law; the bylaw amendments currently being proposed to be available for inspection in the Planning Board office; or take any other action thereto.

Ann-Marie Gross made a motion that the Advisory Committee recommends favorable action on Article 28. The motion was seconded by Laura Hockett.

Disposition: Article 28 was recommended for favorable action by a show of hands, 12 to 1.

### 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 9:33 p.m.

Documents: Agenda, Advisory Committee meeting minutes of 03/09/13 and 03/13/13