

Advisory Committee
November 13, 2013
Felix Juliani Meeting Room, Town Hall

Marjorie Freiman called the meeting of the Wellesley Advisory Committee to order at 7:30 p.m. Those present included Robert Capozzi, Mary Crown, Thomas Engels, Becky Epstein, Tom Frisardi, Ann Marie Gross, John Hussey, Lucy Kapples, Andy Patten, Ann Rappaport, Deb Robi, Mason Smith and Scott Tarbox.

Citizen Speak

No one wished to speak.

BOS Capital Budget

Barbara Searle, Board of Selectmen and Hans Larsen, Executive Director, gave the review for FY15. The budget reflects requests for NIS, Police and Fire Departments. At this time COA has no projects requiring funding. The Capital Budget shows cash capital allocations of \$20,000 for NIS, \$83,988 for Police and \$63,250 for Fire for a total of \$167, 238. Discussion followed regarding the borrowing of funds for a new pumper truck needed by the Fire Department at an expected cost of \$500,000. The total capital request by the BOS is \$667,238. A review of individual projects and future planned vehicle purchases for each department was also given.

Discussion of Article 8 - Supplemental Appropriation to FMD

Scott Tarbox reviewed the history of this item with input from Hans Larsen, Executive Director, and Barbara Searle of the Board of Selectmen. The job description is a work in progress. A proposed updated version has been presented to PBC which represents the coordination between PBC and FMD. PBC will vote November 14th and Advisory may be able to discuss and vote on the item at their next meeting on November 20th. A draft of the write-up will be circulated to Advisory members when completed. Ann Rappaport expressed some concerns that this item is being rushed in order to present at Special Town Meeting and will not receive the proper vetting through Human Resources. Other members commented that the process should be better and a well described job description is required for the position to be effective. It is important to remember that when spending town funds on projects, the town departments involved need to work together to ensure that the customer is being served.

The Chair expressed the desire for a PBC liaison from Advisory and asked for Advisory members to consider their individual capacity for taking on the responsibility. Scott Tarbox volunteered to take on this assignment.

Discussion of Article 4 - Supplemental Appropriation to Fuller Brook Park Coordinating Committee

Mason Smith reported that earlier this evening the CPC voted unanimously 6-0 to approve FBP's request for \$35,000 additional funding to cover the project's expanded scope. These funds will come from the CPC's Community Preservation Fund Historic Resources Reserve.

Lucy Kapples made a motion that the Advisory Committee recommends favorable action on Article 4. Becky Epstein seconded the motion.

Disposition:

Favorable action was recommended on Article 4 by a show of hands, 13 to 0.

School Facilities Committee Presentation on Article 7

KC Kato and Wendy Paul of the School Facilities Committee with Matt King, Permanent Building Committee presented the update.

Motion 1 – Fiske and Schofield Renovations. The architectural design costs are expected to be \$1,275,000. Symmes, Maini and McKee (SMMA) is the proposed designer and additional consultants (such as plumbing and HVAC) will be engaged to produce 100% design plans. This increased dollar amount from the original \$1M estimate is due to programmatic additions such as reconfigured space for SPED programming, creation of a kitchen servery and renovation to bring the buildings into ADA compliance. The total appropriation is now \$2,432,000. Discussion followed about the cost savings of doing the design work for the two schools together. A question was raised about whether it was clear that voting for this motion will imply that there will be large future costs. Concern about how much capital improvement work the community would support and the impact on median income was discussed.

Lucy Kapples made a motion that the Advisory Committee recommends favorable action on Article 7, Motion 1. Ann Rappaport seconded the motion.

Disposition:

Favorable action was recommended on Article 7, Motion 1 a show of hands, 13 to 0.

Motion 2 – Hardy, Hunnewell and Upham Renovation Planning

The request is for \$90,000 to provide conceptual planning work for potential renovation and possible reconstruction, addition, replacement and/or consolidation of three schools. Discussion followed.

Lucy Kapples made a motion that the Advisory Committee recommends favorable action on Article 7, Motion 2. Ann Rappaport seconded the motion.

Disposition:

Favorable action was recommended on Article 7, Motion 2 a show of hands, 13 to 0.

Motion 3 – HVAC Study at Middle School

The request is for \$75,000 to study the HVAC and other systems at the Middle School. Discussion followed.

Lucy Kapples made a motion that the Advisory Committee recommends favorable action on Article 7, Motion 3. Becky Epstein seconded the motion.

Disposition:

Favorable action was recommended on Article 7, Motion 3 a show of hands, 13 to 0.

Discussion of Article 10 – Cochituate Aqueduct

This item was added to the agenda with no objections.

Bob Capozzi stated that the Planning Board had continued its public hearing on the zoning portion of this Article until next week. The Chair advised that any vote by the Planning Board was non-binding on Town Meeting. Discussion followed.

Motion 1 – Town Acquisition of Aqueduct Land

The request is for the Town to acquire 5.59 acres of Aqueduct Parcel pending the outcome of the 21E findings, with the purchase price of \$223,500 to be paid to the Commonwealth by the owner of Dunkin Donuts, Bike Realty LLC.

Lucy Kapples made a motion that the Advisory Committee recommends favorable action on Article 10, Motion 1. Tom Engels seconded the motion.

Disposition:

Favorable action was recommended on Article 10, Motion 1 a show of hands, 13 to 0.

Motion 2 – Transfer of Land to Dunkin Donuts

The request authorizes transfer of 11,000 square feet to Bike Realty.

Lucy Kapples made a motion that the Advisory Committee recommends favorable action on Article 10, Motion 2. Tom Engels seconded the motion.

Disposition:

Favorable action was recommended on Article 10, Motion 2 a show of hands, 13 to 0.

Motion 3 – Zoning Change on Dunkin Donut Parcel

The request to change the zoning from Single Residence to Single Residence A was discussed. Planning Board may review this item again at their next meeting on Monday, November 18th. No action was taken on this item at this time.

Motion 4 –Land Swaps

The motion would authorize the transfer of three parcels abutting Fuller Park (11R, 17R and 21R Seaver Street) from the BOS to the Natural Resources Commission. Discussion followed. The NRC will vote on this land swap at their next meeting on Tuesday, November 19th. Advisory will discuss this item again after NRC votes.

Town Clerk Capital Budget

The Chair stated there were no plans at this time for a capital budget request by the Town Clerk for FY15. New voting machines will be needed in the future for an estimated cost of \$72,000. Currently there is only one type of tabulated voting booth certified by the State and this equipment is not available for review. The Town Clerk's operating budget will increase because of an additional town election. The financing of override elections are outside the budget and typically cost \$24K per election.

Special Town Meeting Write-ups, Capital Budgets and Advisory Book Reports

Final drafts are due by November 15th and the report will go to print on November 19th. The Chair's letter will be sent out on November 25th and the Advisory Report will be collated and mailed to Town Meeting Members and delivered to Town offices and staff on November 26th.

Approval of Minutes

A motion was made by Lucy Kapples to approve the minutes of the Advisory meeting held November 6, 2013. The motion was seconded by Deb Robi and the minutes were approved unanimously by a show of hands.

Ms. Kapples made a motion to approve the minutes of the Advisory meeting held November 9, 2013. The motion was seconded by Ann Rappaport and the minutes were approved unanimously by a show of hands.

Liaison Reports

Various members of the Advisory Committee provided their liaison reports.

New Business/Old Business

The Chair advised there will be a second Special Town Meeting held on the same night as the first Special Town Meeting beginning on December 9th. This is necessary to address a new Article about the Tolles-Parsons Center. A second Advisory Public Hearing will be held next week on November 20th. The Warrant was opened on November 13th and will close on November 19th at 5:00 p.m. Discussion followed. Several Advisory members voiced concerns regarding the shortened time frame to fully review the Article for the second scheduled Special Town Meeting.

Announcements

Ms. Freiman announced the next Advisory meeting would be Wednesday, November 20th at 7:30 p.m. in the Juliani Room of Town Hall.

The Chair announced the scheduled retirement of Susan Adler, Director of Human Resources, in April 2014 and thanked her for her service.

The Annual Town Meeting Warrant opens on December 16th and closes on January 3, 2014.

Ms. Freiman adjourned the meeting at 10:34 p.m. with no objections.