

**Advisory Committee**  
**November 23, 2013**  
**Kingsbury Meeting Room, Police Station**

Marjorie Freiman called the meeting of the Wellesley Advisory Committee to order at 8:00 a.m. Those present included Mary Crown, Becky Epstein, Tom Frisardi, Ann Marie Gross, John Hartnett, John Hussey, Lucy Kapples, Andy Patten, Ann Rappaport, Deb Robi, Mason Smith and Scott Tarbox.

Citizen Speak

No one wished to speak regarding a non-agenda item.

Calendar Updates

The Chair stated that most of the capital budget presentations were done. The Library will present on December 4<sup>th</sup> and Schools would provide the capital budget along with the operating budget on January 15<sup>th</sup>. All operating budgets are due by December 13<sup>th</sup>. The Annual Town Meeting Warrant will close on January 3<sup>rd</sup> and Advisory will hold their Public Hearing on January 29<sup>th</sup>. Advisory will meet on Saturday, January 4<sup>th</sup> at the Police Station. Any override vote has to be done 35 days after the close of the Annual Town Meeting.

Liaison Reports

Various members of the Advisory Committee provided their liaison reports.

Special Town Meeting Advisory Report

The Chair's letter has been sent to the printer and will be mailed next week. All other reports and write-ups for the First and Second Special Town Meetings will be at the printer on Monday, November 25<sup>th</sup> and finished for collating on Wednesday, November 27<sup>th</sup>. Advisory members available will meet November 29<sup>th</sup> at 9:00am at the Town Hall to prepare the reports for mailing that day. All unfinished write-ups need to be proofed and ready to go to the printer no later than Sunday, November 24<sup>th</sup>.

The Chair stated that Advisory had voted on items which had not yet been voted by the Board of Selectmen. Due to a point of procedure, Advisory needed to ratify their previous votes on several of the articles for the First Special Town Meeting. The votes were as follows:

Lucy Kapples made a motion to ratify the vote on Article 3, Motion 1 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 3, Motion 2 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 3, Motion 3 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 3, Motion 4 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 4 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 5 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 6, Motion 1 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 6, Motion 2 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 7, Motion 1 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 7, Motion 2 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 7, Motion 3 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

Lucy Kapples made a motion to ratify the vote on Article 9 of the First Special Town Meeting. Tom Frisardi seconded the motion and the motion was approved 12-0.

#### Annual Town Meeting Report Process and Preparation

Advisory members should begin working on the write-ups for the Annual Town Meeting for the spring of 2014. The final capital budgets will be heard by early January and the operating budget presentations will follow.

#### Observations from Liaison Assignments

The Chair asked Advisory members to review the board/commission process and to advise of any issues as well as any possible recommendations for the government review study committee which is being formed. Discussion followed. Some Advisory members felt there was a lack of training of new board members. In some cases there is little communication between boards and some boards are not fully aware of their authority. Some decisions and conclusions are made which are outside the purview of the board. There needs to be more cooperation between boards as statutes allow. It was suggested that outreach be done with Town residents to encourage more people in town to volunteer to serve. In addition, education regarding the role and scope of each board/commission is strongly encouraged to help improve our Town's governance system.

#### Permanent Building Committee / Board of Selectmen Presentation on Article 2 of Second Special Town Meeting

Terri Tsagaris, Board of Selectmen, and Matt King, Permanent Building Committee Chair, gave the review with additional input from Kathy Mullaney, Projects Administrator. Additional funding is being requested to cover additional architectural, engineering and other services for the preparation of plans and specifications for construction and design of the Tolles-Parsons Center located at 496 Washington Street. The Board of Selectmen is requesting a supplemental cost adjustment of \$308,855 from Free Cash to the Permanent Building Committee to update and modify the Special Permit application as a Project of Significant Impact. The Planning Board raised several issues with regards to storm water drainage, as well as traffic and parking for the site. On October 21, 2013, the Planning Board voted 3-2 in favor of issuing a special permit. The Town bylaw, however, requires a super majority vote and the request was denied. Since that time, the Board of Selectmen voted 4-1 to not appeal the decision. The funding request would

address the additional studies necessary to re-apply for permitting on the project. The proposed additional cost is \$308,855. The amount approved in the 2013 budget was \$765,363 and amount spent-to-date is \$496,158. Mr. King advised that time costs money; there would be an escalation rate of 4% per year and it was important to keep the project moving. The following items need to be addressed before they can re-apply for the PSI: storm water run-off on the property, inclusion of Atwood Street in the parking and traffic considerations, crosswalk construction on Washington Street, general safety issues on Washington Street and parking in general on-site and on Washington Street. The additional funding would be allotted as follows: \$10,395 for civil and site contracts, \$32,330 for traffic and parking studies to include Atwood Street and Wellesley Avenue, \$28,875 for the updating of existing design documents, \$28,100 for the extension of Owner's Project Manager contract, Traffic Engineer costs of \$7,000, consultant meetings (2 with DPW, 2 with Police, 4 with Planning Board for 10 total) for \$25,000, Personal Services of \$5,000 and BETA consulting services of \$15,000. Crosswalk lighting will cost \$28,875 for a standard signal light. Mr. King advised that there was some concern with the original architectural plans provided from Sterling Associates and that \$80,000 would be needed to supplement the existing plans or terminate the contract and re-bid for a new architectural firm.

The subtotal of all requests is \$268,570 with added 15% contingency of \$40,285 for a total of \$308,855 in cost adjustments.

The following citizens spoke to the Advisory Committee in favor of continuing work for the Tolles-Parsons Center: Tom Kealy, Mary Barrett, Bill Moynihan, Gerald Kelley, Mary Bowers and Sue Wright.

#### Discussion and Possible Vote on Article 2 of Second Special Town Meeting

Several Advisory members felt the amount of funds being requested was high and that budgetary checkpoints along the process would be wise. PBC could cancel action on securing the PSI if it was deemed to be futile at any time. Some expressed frustration that the project had not moved forward as anticipated and that additional funding was needed again to complete the initial phases of the project. The consensus of Advisory is that this is an important and valuable project for the community and should be pursued despite the additional costs. Some members questioned the working relationships among the various boards and felt more cooperation was needed. Andy Patten called for a straw vote as Advisory cannot vote at this time until the Board of Selectmen considers the item on Monday next week. Advisory members present were unanimous in going forward with the additional funding for the project to prepare the application to re-apply for a PSI.

#### New Business/Old Business

There was none.

#### Announcements

The next meeting of Advisory Committee is Wednesday, December 4th at 7:30 p.m. in the Juliani Room of Town Hall.

Ms. Freiman adjourned the meeting at 11:20 a.m. with no objections.