

Advisory Committee
July 23, 2014
Felix Juliani Meeting Room, Town Hall

Andy Patten called the meeting of the Wellesley Advisory Committee to order at 7:00 p.m. Those present included Mary Crown, Thomas Engels, Chad Harris, John Hartnett, John Hussey, Michael Mastrianni, Lon Povich, Ann Rappaport, Mason Smith, Scott Tarbox and Kathleen Woodward.

Citizen Speak

No one wished to speak at this time.

BOS/North 40 Request for Transfer of Funds from Advisory Reserve Fund

Don McCauley, Board of Selectmen and North 40 Steering Committee, gave a review of the North 40 Proposal. He provided information on the site orientation and development potential for the property including its history, current zoning, current and future issues and funding needs. He also gave an overview of the Steering Committee activities since notification of the proposed sale by Wellesley College.

The 46 acre parcel is bounded by Route 135, Weston Road and Turner Road. A Steering Committee has been initiated to review the property and its possible uses. The Committee has been meeting on a weekly basis and held an open forum on July 8th to give residents an overview of the process, answer questions and solicit ideas. The Trails Committee has been offering site walks.

The Town is reviewing some issues with the property such as the wetlands, traffic, permitting, and other legalities. There are also concerns about an old Town landfill sited within the North 40 on land which the Town leased from the college in the 1950s. The property is currently zoned Single Residence 15 which would allow for approximately 100 single family homes on the site. This zoning would allow for educational, religious and municipal uses as well. A new zoning bylaw approved last year would require a minimum of 50% of the site be preserved as open space and would reduce the allowable lot sizes from 15,000 to 7,500 square feet to maintain the overall housing density.

It is anticipated that potential purchase of some or all of the North 40 will be brought before a Special Town Meeting for consideration in the fall, recognizing that the Town will not have sufficient time to fully vet the property because of Wellesley College's compressed timeline. The N40 Steering Committee is asking for \$75,000 from Advisory Committee Reserve Fund to be used for wetlands review, vision study, environmental costs, real estate appraisal, mailings and contingency issues. They have received \$25,000 from CPC and \$30,000 from the Board of Selectman, but estimate they will need about \$150,000 in total to complete the initial due diligence of the property and be able to recommend purchase of the property (or not) to the Board of Selectmen.

The Chair advised that Chapter 40, Section 6 of the Massachusetts statute authorizes use of the reserve funds for use of extraordinary or unforeseen costs. Since Wellesley College notified the Town of their intention to sell the property during the spring, the Town was unable to include the Steering Committee costs in the Annual Town Meeting budgetary requests. After discussion,

consensus of Advisory and Town staff was that this item met the requirements for use of reserve funding.

Mason Smith made a motion that Advisory Committee recommended favorable action on transferring funds from the Reserve Fund in the amount of \$75,000 in accordance with Chapter 40, Section 6 of the Massachusetts General Laws. Ann Rappaport seconded the motion.

Disposition:

Favorable action was recommended by a show of hands, 11 to 0.

PBC Update

Matt King, Chair of the Permanent Building Committee gave the review of several projects. He was accompanied by Kathy Mullaney, Project Administrator, and Wendy Paul, School Committee member.

Fiske/Schofield Design Work

This project is currently in design phase for which funding was approved in a Special Town Meeting in December 2013. Work will include site improvements such as bathrooms, electric, plumbing and HVAC. Subcontractor permitting is ongoing. The Owner Project Manager has been assigned to Dore & Whittier Management Partners. The architect is Symmes, Maini and McKee and the Construction Manager is Agostini Construction.

Project costs will be requested during the Fall 2014 Special Town Meeting with a Town debt exclusion vote to follow. Work will take place during the summers of 2015 and 2016. The project is utilizing Chapter 149A, the Construction Manager at Risk process.

Middle School Windows

Replacement of the Middle School windows which were not replaced in 2007 is currently in the pre-design phase. A commissioning agent will be used as state statute recommends. A statement of interest was submitted in June to the MSBA and the project has been placed in the accelerated repair program. An architect and operating manager will be assigned in September. Replacement of the windows will result in an estimated energy savings of 10-15% or about \$18,000 annually. PBC may ask for complete funding at the Fall 2014 Special Town Meeting or the Annual Town Meeting in the spring of 2015. Cost estimates are \$3 million but could be higher. The MSBA will reimburse Wellesley for 30% of the project costs.

Tolles Parson Senior Center

This project is currently in the design phase. Additional funding was requested at the 2013 Annual Town Meeting to update the design and prepare a new PSI permit submission. The funding is being reviewed now, and it is anticipated that a new PSI submission will be made in mid to late fall of 2014. An estimate of construction funding (or a dollar amount, if bidding is complete) will be requested at the ATM in spring 2015. The original architect has been terminated and a new architect with more experience in senior center design has been hired.

Approval of Minutes

This item was added to the agenda with no objections.

Mason Smith made a motion to approve the minutes of June 25, 2014. The motion was seconded and the minutes were approved unanimously by a show of hands.

Mason Smith made a motion to approve the minutes of July 16, 2014. The motion was seconded and the minutes were approved unanimously by a show of hands.

Liaison Reports

The Chair asked for liaison reports and various members of the Advisory Committee provided their reports.

New Business/Old Business

There was none.

The Advisory Committee will not be meeting during the month of August 2014 unless needed.

Mr. Patten adjourned the meeting at 9:15 p.m. with no objections.