

**Advisory Committee**  
**September 17, 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, Chad Harris, John Hartnett, John Hussey, Lucy Kapples, Michael Mastrianni, Frank Pinto, Lon Povich, Ann Rappaport, Mason Smith, Scott Tarbox and Kathleen Woodward.

Citizen Speak

No one wished to speak at this time.

Discussion: Fiske/Schofield Renovations, Middle School Windows Project

*Middle School Windows*

Tere Ramos, Wellesley School Committee and Matt King, Permanent Building Committee Chair gave the review of the Middle School Windows project. Also present were Dr. David Lussier, Superintendent and the Board of Selectmen; Barbara Searle, Ellen Gibbs, Terri Tsagaris, David Murphy and Donald McCauley. The school building was built in 1953 with additions added in 1958 and 1966. There are a total of 280 windows which need replaced. Renovations that were completed in 2006 and 2007 replaced only select windows at WMS and did not address these windows which are single paned with wood or metal trim. The windows are beyond repair, dangerous and negatively impact learning. They are extremely inefficient and the Middle School costs the Town \$10,000 to \$20,000 annually in energy loss.

The School Facilities Committee recommended window replacement as part of the infrastructure renovations. This project has been entered into the Accelerated School Repair Program (ASRP). Application will be made with the Massachusetts School Building Authority (MSBA) to seek reimbursement of 31% of the project costs. The work is estimated to take two summers to complete to avoid interrupting classes. Design and OPM funding will be sought at the Special Town Meeting in October 2014, and if approved, a Town-wide exclusion vote will be held. The cost to replace the windows is estimated to be \$4 million or \$14,000 per window.

The project is being done under Chapter 149a, Construction Manager at Risk. Owners Project Manager is Dore & Whittier Management Partners; Architect is Symmes, Maini & McKee, Construction Manager is Agostini Construction.

Approval by MSBA will be pursued in November 2014 to January 2015. If the MSBA does not approve (unlikely, since the project has been invited to the ASRP) the project will be dropped.

*Fiske/Schofield Renovations*

Wendy Paul, Wellesley School Committee and Matt King, Permanent Building Committee Chair gave the review of proposed renovations. Fiske School was built in 1952 and Schofield in 1964. Design funds for the renovations were approved at the Special Town Meeting in December 2013. School infrastructure issues were identified earlier by SMMA and MSBA studies in 2007. The School Facilities Committee has recommended the renovations at Fiske and Schofield. The project will include interior building renovations, mechanical, electrical and plumbing renovations, fire protection and the addition of an elevator at Fiske. The work will be done over

two summers (2015 and 2016) to avoid interruptions to classes. Similarities in the two projects will provide costs and timing efficiencies. The estimated cost is \$18-20 million and bids are expected next week; PBC and SC expect to present at STM with bids in hand.

### North 40 Update

Don McCauley and David Murphy from the Board of Selectmen gave the presentation. Also attending was Tom Fitzgibbons from the North 40 Committee and other members of the Board of Selectmen. A site overview was given with a review of the development potential. The current zoning would allow 70-90 single family homes assessed in the range of \$750,000 to \$1 million which would provide estimated tax revenues for the Town of \$900,000 a year. If developed under 40B, there would be 300 units maximum which would generate estimated tax revenues of \$1 million.

There have been several public meetings with another scheduled for September 29<sup>th</sup>. Public concerns include traffic, parking and loss of open space. Wellesley College, as well as the Town, has completed several studies and those reports have been reviewed. Natural resource studies (e.g., assessing wetlands and significant trees) were done on behalf of Wellesley College by VHB and reviewed by Ecotech for the Town. Haley and Aldrich have completed environmental studies of the site (including the landfill) for the College and the Town is reviewing these findings. The landfill was discovered to cover less space than anticipated. The Town and College will potentially have responsibility to remediate the landfill, though cost and share of liability are still to be determined.

The School Committee has studied the possibility of placing a new school on the site and has determined that single family housing could bring an extra 70 students at a yearly cost of \$1.2 million and 40B housing could bring 252 additional students at a cost of \$4.3 million. The elementary grades would be impacted the most under either of these development scenarios.

The Playing Fields Task Force recommends three rectangular fields and additional basketball court space.

DPW anticipates additional staffing of 1.5 employees (if a school is built on the North 40) or 3 employees (if the North 40 were to be used for active recreation), as well as added maintenance and operating costs.

Beta Engineering has finished a traffic study which reflects intersection overcapacity.

Natural Resource Committee found the Town only has 40% of its open space protected (versus private unprotected), which is a lower percentage than in Newton, Needham and Natick.

Because the Town has a smaller amount of affordable housing (6.16%) than the 10% mandated by the state, the Town is vulnerable to a 300 unit Chapter 40B housing development on the North 40 site. This development would bypass Town zoning, including the new Natural Resource Protection Zoning Bylaw passed at the 2013 ATM which requires half of any 5+ home subdivision to be left as open space.

The Board of Selectmen is currently developing the offer to be presented to Wellesley College in time for their Board meeting at the end of October. If accepted, funding will be sought and a debt exclusion vote will be held. If the Town is not successful, funding will be sought to address the landfill issues with the property and the new buyer.

### Approval of Minutes

Lucy Kapples made a motion to approve the minutes of September 10, 2014. The motion was seconded and the minutes were approved unanimously by a show of hands.

#### Liaison Reports

*Due to the lateness of the meeting, this item was dropped from the agenda with no objections.*

#### New Business/Old Business

There was none.

The Advisory Committee will meet at 7:00 p.m. on Tuesday, September 23, 2014 at the Juliani Room of Town Hall to hold a Public Hearing on the Special Town Meeting Warrant. The regular Advisory Committee meeting will follow at 7:30 p.m. The Public Hearing will continue at 9:00 p.m., if necessary.

Mr. Patten adjourned the meeting at 10:12 p.m. with no objections.