

TOWN OF WELLESLEY



MASSACHUSETTS

**WARRANT
for the
SPECIAL TOWN MEETING
October 27, 2014**

ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)
September 23, 2014, 7:00 P.M. at Town Hall

Commonwealth of Massachusetts

Norfolk, ss.

To Terrence M. Cunningham, Chief of Police of the Town of Wellesley, in said County.

Greetings:

In the name of the Commonwealth aforesaid you are hereby required to notify the qualified voters of said Town of Wellesley to meet in the

**Wellesley Middle School Auditorium
50 Kingsbury Street
October 27, 2014**

at **7:30 P.M.** at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members, in accordance with Chapter 202 of the Acts of 1932, and amendments thereto, and subject to the referendum provided thereby.

ARTICLE 1. To choose a Moderator to preside over said meeting and to receive reports of town officers, boards and committees, and discharge presently authorized special committees; or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 2. To receive the Report of the Board of Selectmen on the Five Year Capital Budget Program and Town-Wide Financial Plan pursuant to Town Bylaw Sections 19.5.2 and 19.16; or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 3. To see if the Town will vote to rescind the unused portion of the appropriation authorized under Motion 1 of Article 5 of the Warrant for the October 20, 2008 Special Town Meeting for construction of the new Wellesley High School, or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 4. To see if the Town will vote to raise and appropriate, borrow, transfer from available funds, and/or otherwise provide a sum of money to reimburse the School Department for expenses incurred during planning for replacement of certain Middle School windows; or take any other action in relation thereto.

(Board of Selectmen / School Committee)

ARTICLE 5. To see if the Town will vote to raise and appropriate, borrow, transfer from available funds, and/or otherwise provide a sum of money to be expended under the direction of Permanent Building Committee for work associated with the replacement of approximately 280 original windows (circa 1950-1966) at Wellesley Middle School located at 40 Kingsbury Street in Wellesley, Massachusetts. This proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"). The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA's Board of Directors votes to approve this proposed repair project, any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town. Any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) 31 percent (31%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA.; or to take any other action in relation thereto.

(Board of Selectmen / School Committee)

ARTICLE 6. To see if the Town will vote to raise and appropriate, borrow, transfer from available funds, and/or otherwise provide a sum of money to be expended under the direction of the Permanent Building Committee for architectural, engineering and/or other services for plans and specifications for renovations to the Fiske and Schofield Elementary Schools, located at 45 Hastings Street and 27 Cedar Street respectively, for the reconstruction, remodeling, and/or additions to the existing Fiske and Schofield Elementary Schools, to accommodate the classroom and/or administrative needs of the School Department and/or other educational needs of the Town; and for the necessary site work, construction, reconstruction, remodeling, rehabilitation and/or modernization of the same; and for other services in connection therewith; or take any other action in relation thereto.

(Board of Selectmen / School Committee)

ARTICLE 7. To see if the Town will vote to acquire by purchase, gift, eminent domain, or otherwise, for municipal purposes, the real property located at 156 Weston Road, being further identified as Parcel No. 5 on Assessor's Map No. 149 and commonly known and referred to as the "North 40"; to raise and appropriate, borrow, transfer from available funds, including Community Preservation Funds, and/or otherwise provide a sum of money for such acquisition and for such planning and managerial undertakings as the Board of Selectmen determine to be necessary in relation to the Town's ownership of the Property, both of which include due diligence, further planning studies, site work, necessary traffic studies, and any other costs associated with said purposes; or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 8. To see if the Town will vote to raise and appropriate, borrow, transfer from available funds, and/or otherwise provide a sum of money to be expended under the direction of the Board of Selectmen to prepare the Town for: 1) the potential acquisition or development by entities other than the Town of the real property located at 156 Weston Road, being further identified as Parcel No. 5 on Assessor's Map No. 149 and commonly referred to as the "North 40" site; and, 2) any evaluation or remediation of the landfill located on the "North 40"; said preparation to include conducting planning, traffic, environmental and other studies, engaging counsel, consultants and experts as deemed appropriate, and participating in any evaluations or response actions associated with the landfill, in accordance with Massachusetts General Laws Chapter 21E, the Massachusetts Contingency Plan, and any additional requirements of the Massachusetts Department of Environmental Protection; or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 9. To see if the Town will vote to amend its vote under Motion 1 on Article 2 of the Warrant for the June 13, 2012 Special Town Meeting and its vote under Motion 1 on Article 18 of the 2014 Annual Town Meeting, both of which concern the acquisition of the property located at 900-910 Worcester Street, being further identified as Parcels No. 10 and 10-T on Assessor's Map No. 192 and commonly known and

referred to as 900 Worcester Street, in the following manner: 1) to rescind all appropriations from the Community Preservation Fund and transfer a sum of money from available funds to reimburse the Fund for any expenditures against such appropriations; 2) to rescind the requirement that a portion of the property be placed under one or more conservation restrictions and to rescind the requirement that the entire property be restricted to municipal purposes for 40 years; and 3) to raise and appropriate, borrow, transfer from available funds, and/or otherwise provide a sum of money to be expended under the direction of the Board of Selectmen for the purposes of acquiring the property and preparing the property for development, including, but not limited to, the cost of demolition of any existing structures and other site work, necessary traffic studies, further planning and initial site design, and any other costs associated with said purposes, including the payment of real estate taxes until the date of closing; to authorize a further amendment to the Purchase & Sale Agreement in connection therewith; or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 10. To act on the report of the Community Preservation Committee and, pursuant to the provisions of Chapter 44B of the General Laws, to appropriate funds or amend previous appropriations from the Community Preservation Fund annual revenues or available funds for the undertaking of community preservation projects, the payment of debt service, and all other necessary and proper expenses for the year; or take any other action in relation thereto.

(Community Preservation Committee)

ARTICLE 11. To see if the Town will vote to authorize the Board of Selectmen to enter into one or more leases of privately owned office space within the Town of Wellesley for the Facilities Maintenance Department; to raise and appropriate, transfer from available funds, and/or otherwise provide a sum of money for said purpose; or take any other action in relation thereto.

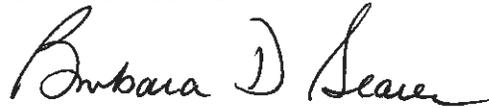
(Board of Selectmen)

And you are directed to serve this warrant by posting attested copies in not less than two conspicuous places in the Town and by causing this warrant to be posted on the Town of Wellesley website (www.wellesleyma.gov).

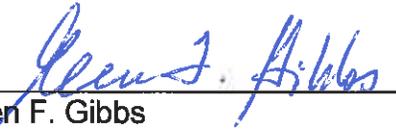
Hereof fail not and make due return of this warrant and your doings thereon unto the Town Clerk at or before the time of holding said meeting.

Given under our hands this 30th day of September 2014.

Board of Selectmen



Barbara D. Searle



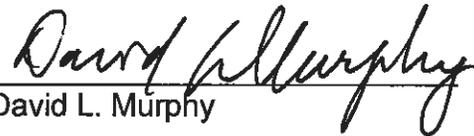
Ellen F. Gibbs



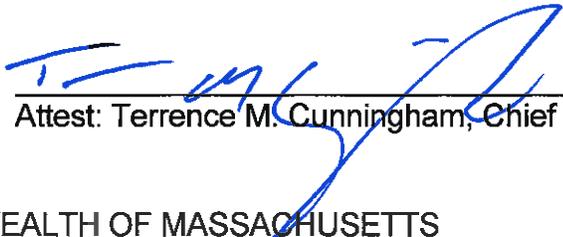
Terri Tsagaris



Donald S. McCauley



David L. Murphy

A true copy, 
Attest: Terrence M. Cunningham, Chief of Police

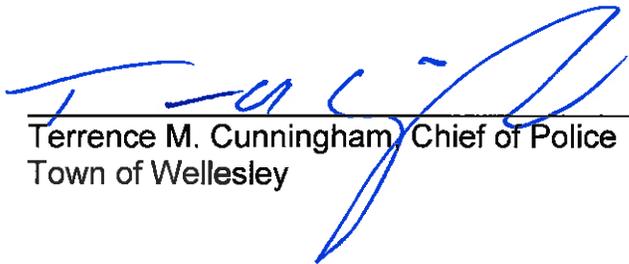
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA

October, 1, 2014

I have this date caused the within warrant to be served by posting attested copies in two conspicuous places in the Town, i.e., the Town Hall and Wellesley Square and by posting this warrant on the Town of Wellesley website (www.wellesleyma.gov).


Terrence M. Cunningham, Chief of Police
Town of Wellesley