

**Wellesley Advisory Committee
Wellesley Middle School
Faculty Dining Room
April 3, 2018, 6:30 PM**

Those present from the Advisory Committee included Jane Andrews, Todd Cook, Rose Mary Donahue, Tom Fitzgibbons, Mary Gard, Mike Hluchyj, Mark Kaplan, Lina Musayev, Betsy Roberti, Tom Skelly, Ria Stolle and Andrea Ward.

Mike Hluchyj called the meeting to order at 6:30 p.m.

6:30 p.m. Citizen Speak

There was no one present for Citizen Speak.

6:35 p.m. Board of Selectmen re: Special Town Meeting Article 2 (Land acquisitions)

Meghan Jop, Assistant Executive Director, and Jack Morgan, Vice Chair, Board of Selectmen (BOS), were present.

- Ms. Jop, along with Town Counsel and Executive Director, have been negotiating with property owners of three parcels in question and have come to agreements with all
- Earlier this evening the BOS approved the acquisitions at the negotiated prices
- 818 and 822 Worcester Street
 - Town will acquire properties for \$2,225,000, with immediate closure
 - Developer had agreement to buy properties for \$1.8 million; he is currently in process of obtaining 40B approval for the site
 - Appraisal commissioned by Town came in with value at \$1.8-\$2.1 million; developer countered with an appraisal showing the properties were worth up to \$2.6 million
- 826 Worcester Street
 - Town will acquire property for \$1,200,000 and pay property owners up to \$25,000 in legal expenses and moving fees
 - Appraisal came in at \$890,000
 - In the meanwhile, a neighboring property went on the market for \$945,000 and is now under agreement (agreement price unknown)
 - Sale price is within the range of the 30% premium the Town has paid for takings in the past
 - Finalizing purchase and sale right now, but there will be additional language about removing things from the property
 - Current owners will have up to one year from closing to remain in the home and will continue to pay the taxes, insurance and utilities during such time

There was a question as to whether the 826 Worcester Street owners will pay rent to live in the house after the closing: They will not; Town will draw up some kind of rental agreement, however.

There was a question as to how the acquisitions will be accomplished legally: They will be friendly takings.

There was a question as to what will happen to the current residents (if any) of 818 and 822 Worcester Street: Closing with developer was originally set for May 15; as per that agreement, current residents will vacate property and there will be no extension for them. Town expects to close on the property on that date.

There was a question as to whether neighbors' concerns, expressed at the Public Hearing, had been allayed: Yes, for the most part; believe that concerns had stemmed from uncertainty over future use of land; motion language has been made more specific than in warrant (references use of properties not just for general municipal purposes, but also for school or recreational purposes); BOS will make that clear in presentation to STM on April 9.

6:45 p.m. Discussion and voting on Special Town Meeting Warrant Article 2

Motion 1 (818 and 822 Worcester Street)

Andrea Ward made and Tom Skelly seconded a motion for favorable action on Warrant Article 2, Motion 1, as proposed by the Board of Selectmen, to see if the Town will vote to acquire, for school, recreation, or general municipal purposes, to be under the care, custody and control of the Board of Selectmen, by purchase, gift, or eminent domain, the fee interest in: (1) the real property known as 818 Worcester Street, as described in the Motion; and (2) the real property known as 822 Worcester Street, as described in the Motion; and that to fund said acquisition and any undertakings as the Board of Selectmen determine to be necessary in relation to the Town's acquisition of the Properties by eminent domain or otherwise, and any other costs associated with said purposes, the Town vote to appropriate the sum of \$2,225,000.00, and that, for the purpose of meeting such appropriation, the Town Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor. The motion passed unanimously (10-0). (Lina Musayev arrived after the vote and hence did not participate).

Motion 2 (826 Worcester Street)

Andrea Ward made and Ria Stolle seconded a motion for favorable action on Warrant Article 2, Motion 2, as proposed by the Board of Selectmen, to see if the Town will vote to acquire, for school, recreation, or general municipal purposes, to be under the care, custody and control of the Board of Selectmen, by purchase, gift, or eminent domain, the fee interest in the real property known as 826 Worcester Street, as described in the Motion; and that to fund said acquisition and any undertakings as the Board of Selectmen determine to be necessary in relation to the Town's acquisition of the Properties by eminent domain or otherwise, and any other costs associated with said purposes, the Town vote to appropriate the sum of \$1,200,000.00, plus up to \$25,000 in legal expenses and moving fees, and that, for the purpose of meeting such appropriation, the Town Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor. The motion passed unanimously (10-0). (Lina Musayev arrived after the vote and hence did not participate).

6:50 p.m. Liaison reports/administrative matters

Mike Hluchyj noted that he would like to invite the Human Resources Board to speak to Advisory regarding the Town's job classification system. As explained by Mark Kaplan, some questions have arisen in the context of two of the positions that Article 4 of this year's ATM deleted from the job classification schedule (Deputy Police Chief and Assistant Fire Chief), including why the positions were deleted and made contract positions and why they are no longer capable of proper classification under the Hay System (given that Police Chief and Fire Chief are classified).

7:00 p.m. Adjourn

Tom Skelly made and Ria Stolle seconded a motion to adjourn the Advisory Committee meeting at the conclusion of the Annual Town Meeting session later that evening. The motion passed unanimously.