

Approved September 28, 2022

**Advisory Committee Meeting  
Zoom Video Conference  
Wednesday, September 21, 2022, 6:30 p.m.**

Those present from Advisory Committee included Shawn Baker, Doug Smith, Madison Riley, Susan Clapham, Rani Elwy, Gail Sullivan, David Prock, Bill Schauffler, Jeff Levitan, Al Ferrer, Jenn Fallon, Christina Dougherty, Wendy Paul, and Jake Erhard

Shawn Baker called the meeting to order at 6:30 pm and introduced members of Advisory in attendance.

**Citizen Speak**

There was no one present for Citizen Speak.

**Article 9 – Disposal of Town Property presentation**

Meghan Jop, Executive Director and David Cohen, Director, Department of Public Works (DPW) were present.

This is for the sale of a surplus piece of DPW equipment, specifically a 1984 AM General Truck. This is a former military surplus vehicle that was acquired in 2005 and its crane attachment was purchased in March 2007 for \$100,000. According to the town bylaws, the Select Board needs to approve disposal of property; if the item is valued over \$10,000 then the disposal needs Town Meeting approval. This crane is currently used for large tree removals and has served for 15 years. It is a specialty truck with relatively low use of 20-25 removals per year. The truck is hard to repair and parts are difficult to find. In addition, licensed operators are increasingly difficult to hire. A new truck would cost \$400,000- \$500,000. However, given the low number of uses, DPW will contract for these services in the future rather than a buying new truck.

**Questions**

- What is the cost to contract out 20 to 25 removals per year?
  - It is \$350 per hour. This vehicle is such a specialty piece. Pulling this off the vehicle replacement list allows DPW to move forward with vehicles that are used more frequently.
- Can the truck be kept until it stops working or does waiting minimize its value?
  - The crane is in good shape but it needs to be put on a truck. The truck is the issue.
- Is there an auction aimed at just tree-services companies and is there a use and need for these cranes in the market?
  - DPW uses Municibid to dispose of municipal surplus equipment. People looking for equipment review this service.
- Is it possible you will receive less than \$10,000 and then TM approval is not needed?
  - It is possible we will receive less than \$10,000 but we felt it better to get TM approval as this type of equipment is hard to value.

**Minutes approval**

Wendy Paul made and Madison Riley seconded a motion to approve the September 14, 2022 minutes.

**Roll Call Vote**

Jennifer Fallon – yes  
Jake Erhard – abstain  
Jeff Levitan - yes

Approved September 28, 2022

Doug Smith – yes  
Susan Clapham - yes  
Al Ferrer - yes  
Wendy Paul – yes  
Pete Pedersen - absent  
Madison Riley – abstain  
Rani Elwy - yes  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

**September 14 minutes were approved, 11 to 0.**

### **Coming attractions**

- Next week Advisory will continue discussing and voting on STM warrant articles.
- No meeting Oct. 5.
- Inter-departmental budget meeting has been rescheduled to October 6 in the evening and October 7 in the morning. The meeting will be recorded by Wellesley Media. Advisory members are encouraged to watch.

### **Liaison Reports**

*NRC/Al Ferrer* – NRC has been meeting regularly; lighting for Hunnewell field was approved and the target is to have the lights on in October. Funding for lights is private funding.

*HR/David Prock* - Any salary questions should be directed to HR.

*Planning/Madison Riley* – Planning voted and approved set of details and bylaws for drainage for the town as part of a statewide effort driven by EPA. This won't impact current homeowners but will affect new construction. Don McCauley, head of the Planning Department, is retiring mid-November.

*Audit/Gail Sullivan* - Financial statements were reviewed and in good shape.

*CPC/Wendy Paul* – CPC will be voting on a housing authority request to upgrade handicapped accessibility at Morton Street housing. This will be coming to ATM.

*Recreation/Wendy Paul* – There has been much conversation around the changing/restrooms facility at Morses Pond and its position in the queue to be considered for funding. Fundraising is underway for the field improvements at Hunnewell field. PFTF scheduling is complex.

**Advisory Committee Meeting was suspended and will resume at the close of the Public Hearing.**

### **7:00 p.m. Public Hearing on October 2022 Special Town Meeting Warrant**

The purpose and process of the Public Hearing was described. The Public Hearing is for citizen input on the articles for Special Town Meeting. A description of the purpose and role of Advisory Committee was provided. Advisory does not set priorities and policies for the town. Advisory's role during its Public Hearing is to listen and not to engage in dialogue. However, Advisory members may ask questions for clarification and a citizen can ask Advisory to investigate a question. Advisory Committee officers were introduced.

Each of the Warrant Articles for Annual Town Meeting was read and open for public comment.

### **Article 6**

*Rosann Fleischauer, 281 Weston Road* – expressed her concerns with Article 6 and encouraged Advisory not to support Article 6. She stated she lives in the corner house at Hardy and Weston Road. She indicated concern about traffic and the environmental and sustainable impact of this expansion of Hardy Road and that it will be outside the character of the neighborhood. Ms. Fleischauer would like the

Approved September 28, 2022

community to share the traffic burden at Hardy and requested that Hardy Road be kept for buses only and that an alternative access to the Hardy School site be found.

Wendy Paul made and Jenn Fallon seconded a motion to adjourn the Public Hearing.

**Roll Call Vote**

Jennifer Fallon – yes  
Jake Erhard – yes  
Jeff Levitan - yes  
Doug Smith – yes  
Susan Clapham - yes  
Al Ferrer - yes  
Wendy Paul – yes  
Pete Pedersen - absent  
Madison Riley – yes  
Rani Elwy - yes  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

**Public Hearing was adjourned at 7:17 p.m., 13 to 0.**

**Discussion and Vote on STM Warrant Articles**

**Article 3, Motion 1**

Susan Clapham made and Jenn Fallon seconded a motion for favorable action on Warrant Article 3, Motion 1, as proposed by the Select Board, that the Town will authorize a transfer of \$700,000 (SEVEN HUNDRED THOUSAND DOLLARS) from Free Cash to return the Worker’s Compensation Trust Fund to the recommended level of \$1,345,000.

**Discussion**

- Why are Worker’s Comp claims going up? A request for more data was made. Concern was expressed about a trend towards more accidents.
- From the presentation made on this Article, it was not seen as a trend by the Select Board and the Auditors don’t feel it is a trend. Higher claims could also be attributed to COVID and not having enough resources throughout departments to complete jobs as people are doing things they wouldn’t be normally doing. Safety training is completed.
- Each building has a workplace safety person. Training is taking place and is not the issue.
- FMD felt this is a one-time spike.
- There is a worker’s compensation position which manages the program and reviews and tracks the claims.

**Roll Call Vote**

Jennifer Fallon – yes  
Jake Erhard – yes  
Jeff Levitan - yes  
Doug Smith – yes  
Susan Clapham - yes  
Al Ferrer - yes

Approved September 28, 2022

Wendy Paul – yes  
Pete Pedersen - absent  
Madison Riley – yes  
Rani Elwy - yes  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

**Advisory recommends favorable action, 13 to 0.**

**Article 3, Motion 2**

Susan Clapham made and Doug Smith seconded a motion for favorable action on Warrant Article 3, Motion 2, as proposed by the Select Board, that the Town will authorize a transfer of \$100,000 (ONE HUNDRED THOUSAND DOLLARS) from Free Cash to cover increased claims and deductibles within the Risk Management budget.

**Roll Call Vote**

Jennifer Fallon – yes  
Jake Erhard – yes  
Jeff Levitan - yes  
Doug Smith – yes  
Susan Clapham - yes  
Al Ferrer - yes  
Wendy Paul – yes  
Pete Pedersen - absent  
Madison Riley – yes  
Rani Elwy - yes  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

**Advisory recommends favorable action, 13 to 0.**

**Article 4, Motion 1**

Susan Clapham made and Madison Riley seconded a motion for favorable action on Warrant Article 4, Motion 1, as proposed by the Select Board, that the Town vote to appropriate \$500,000 (FIVE HUNDRED THOUSAND DOLLARS) for the purpose of satisfying the obligations under the Development Agreement with John Hancock Life Insurance Company (U.S.A.), dated April 9, 2019, relative to 26 acres of land known as the Wellesley Office Park, said sum to be expended under the direction of the Select Board; or to take any other action in relation thereto.

**Discussion**

- This is part of the development agreement and part of the cost sharing. Costs exceeded \$1 million and the town is paying its share of the cap.

**Roll Call Vote**

Jennifer Fallon – yes  
Jake Erhard – yes  
Jeff Levitan - yes  
Doug Smith – yes  
Susan Clapham - yes

Approved September 28, 2022

Al Ferrer - yes  
Wendy Paul – yes  
Pete Pedersen - absent  
Madison Riley – yes  
Rani Elwy - yes  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

**Advisory recommends favorable action, 13 to 0.**

#### **Article 7**

Susan Clapham made and Rani Elwy seconded a motion for favorable action on Warrant Article 7, as proposed by the School Committee and Select Board, that the Town vote to authorize the Select Board or the School Committee to accept a non-exclusive access easement at 55 and 56 Williams Street for the purpose of assuring a safe and sufficient turn around area for all Wellesley Public School buses seeking ingress and egress to and from Wellesley Office Park; or to take any other action in relation hereto.

#### **Discussion**

- A comment was made that this is important for public safety. The easement includes the right for DPW plows to get in to ensure the safety of the buses.
- A comment was made that it is important to do this now in case property is sold. The easement is in place for the future.
- This easement can be moved if necessary.

#### **Roll Call Vote**

Jennifer Fallon – yes  
Jake Erhard – yes  
Jeff Levitan - yes  
Doug Smith – yes  
Susan Clapham - yes  
Al Ferrer - yes  
Wendy Paul – yes  
Pete Pedersen - absent  
Madison Riley – yes  
Rani Elwy - yes  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

**Advisory recommends favorable action, 13 to 0.**

#### **Article 8**

Susan Clapham made and Wendy Paul seconded a motion for favorable action on Warrant Article 8, as proposed by the Select Board, that the Town vote to rescind authorized and unissued loans, authorize the transfer of unused proceeds from previously issued loans to one or more eligible appropriations, and/or amend existing borrowing authorizations on unissued debt, in order to allow the use of premiums for project costs and to reduce the amount of the borrowing so authorized as set forth in the Warrant and the Motion.

#### **Discussion**

- The numbers have changed slightly since the presentation. The updated/revised numbers were presented.

### Roll Call Vote

Jennifer Fallon – yes  
Jake Erhard – yes  
Jeff Levitan - yes  
Doug Smith – yes  
Susan Clapham - yes  
Al Ferrer - yes  
Wendy Paul – yes  
Pete Pedersen - absent  
Madison Riley – yes  
Rani Elwy - yes  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

### Article 6

Susan Clapham made and Jenn Fallon seconded a motion for favorable action on Warrant Article 6, as proposed by the Select Board and the School Committee, that the Town vote to accept the modifications to Hardy Road, a public way, including the expansion of such way, as laid out by the Select Board and shown on a plan, which will be on file with the Town Clerk at least seven days prior to Special Town Meeting; or take any other action in relation thereto.

### Discussion

- A question was asked as to whether the neighborhood concerns were considered and what the other options are.
  - The purchase of the properties on Route 9 to use as egress will take some of the burden off Hardy Road in terms of traffic. There was early conversation about opening Lawrence Road but it was turned down because of neighborhood opposition. Police chief felt there was no need to disrupt another neighborhood given the amount of traffic coming through. The traffic lights on Hardy Road will manage the amount of traffic.
- Does it make sense to reply to the citizen's comments? A request was made for a response from Meghan Jop, Executive Director.
  - This went through a permitting and vetting process. PSI analysis helped make the determination on signalization at Hardy and Weston Roads. The goal was to get queuing off Weston Road. The site circulation pattern that has been created is intended to get as many vehicles as possible off the road and onto the site. The plan will maintain the flow of vehicular traffic on Weston Road and keep school traffic circulating through the school area. There has been 12 years of analysis looking at this. The next steps are for landscaping and the abutters can seek relief through the landscaping.
- Was it previously discussed for the Road to be 25 feet wide and only for buses?
  - If it were a public way constructed today, it would need to be 56 feet wide. The current 40-foot right-of-way is being increased by 16 feet and part of this will be landscape buffer. The fog line is also being widened. Typically, it is 18- 36" of white line before the edge of the pavement. This is being widened so that cars can be pushed to the side for fire truck and emergency vehicle access. The site is challenging and is designed to maintain existing school operations. We are not dealing with a green fields site. There

are conflict points of pedestrian activity and the age of the population also needs to be considered.

- Safety concerns were expressed.
  - Hardy Road is not a parking lane. It is only for moving cars.
- Is it wide enough for emergency vehicle to get through.
  - Yes.
- A concern was raised about cars idling and whether there would be signage and if there was a town bylaw regarding idling.
  - There is an anti-idling requirement and there is a state law.
- Who enforces the anti-idling requirement?
  - Some of these answers need to come from PBC and the School liaison on this project. The Select Board controls the roads. The depth of information relates to the thought process and decision-making process. Regarding idling, when there is a queue for the afternoon pickup, it is slowly moving so cars are not idling in the sense of parking and waiting. The entire purpose of this is to remove the queue from Weston Road. The Police Chief had concerns about introducing a new flow of traffic into a different neighborhood. He felt this was the right solution. There are two access points – Route 9 and Hardy Road. This is an effort for people leaving the site to have both a left- and right-hand turn option.
  - The Town Meeting will be voting on this proposal. We can't review and re-open the process at this point.
- Would the town consider planting screening trees for the four houses on Hardy Road?
  - ZBA on October 21 will be reviewing the site plan, including the landscape plan.

Doug Smith made and David Prock seconded a motion to table the vote on Article 6 pending additional information.

#### **Roll Call Vote**

Jennifer Fallon – yes

Jake Erhard – yes

Jeff Levitan - no

Doug Smith – yes

Susan Clapham - no

Al Ferrer - yes

Wendy Paul – no

Pete Pedersen - absent

Madison Riley – yes

Rani Elwy - yes

Christina Dougherty - yes

Gail Sullivan – yes

David Prock -yes

William Schauffler - yes

**Article 6 was tabled pending additional information, 10 to 3.**

#### **Article 9**

Susan Clapham made and Jeff Levitan seconded a motion for favorable action on Warrant Article 9, as proposed by the Select Board, that the Town vote to authorize the Select Board, on behalf of the Town, to dispose of tangible Town property having a value in excess of \$10,000.00 (TEN THOUSAND DOLLARS), on such terms as it may deem advisable, or to take any other action in relation thereto.

Approved September 28, 2022

**Discussion**

- It was felt that there is a good process in place and this is an effective means to dispose of property.

**Roll Call Vote**

Jennifer Fallon – yes  
Jake Erhard – yes  
Jeff Levitan - yes  
Doug Smith – yes  
Susan Clapham - yes  
Al Ferrer - yes  
Wendy Paul – yes  
Pete Pedersen - absent  
Madison Riley – yes  
Rani Elwy - yes  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

**Advisory recommends favorable action, 13 to 0.**

**Adjourn**

Jenn Fallon made and Madison Riley seconded a motion to adjourn.

**Roll Call Vote**

Jennifer Fallon – yes  
Jake Erhard – yes  
Jeff Levitan - yes  
Doug Smith – yes  
Susan Clapham - yes  
Al Ferrer - yes  
Wendy Paul – yes  
Pete Pedersen - absent  
Madison Riley – yes  
Rani Elwy - yes  
Christina Dougherty - yes  
Gail Sullivan – yes  
David Prock -yes  
William Schauffler - yes

**The meeting was adjourned at 8:10 p.m., 13 to 0.**

**Documents Reviewed**

<https://wellesleyma.gov/DocumentCenter/Index/1848>

- Article 9 presentation