

Board of Selectmen – June 14, 2010  
Present: Searle, Babson, Gibbs, Dugan, Tsagaris  
Also present: Larsen, Ketchen, Robinson

Call to order: Meeting called to order at 7:00 pm.  
Warrants approved: #47 in the amount of \$ 1,358,360.38, # 48 in the amount of \$11,164,272.50  
and # 49 in the amounts of #2,027,564.78.  
Citizen speak: none  
Minutes approved: none  
Business:

## **2. Executive Directors Update**

The Executive Director reported on the burning of the grave site flags as a part of the Memorial Day Observances. He announced that Stanley Spear has been appointed to be the new Regional Veterans' District Officer.

Chris Ketchen reported on the power up/power down exercise that was held in the Town Hall on Friday, June 4<sup>th</sup>. Marc Waldman led the effort and organized the inventory. The exercise explored what changes could reduce consumption at the Town Hall and other Town buildings.

### WMLP Administration Building Traffic Study

Mr. Larsen explained that the review of the project by BETA Group found that there would be no increase in traffic and no new employees relating to the proposed Municipal Light Plant Administration Building.

**The Board voted to approve the Town of Wellesley Municipal Light Plant Administration Building Traffic Study as being professionally prepared and that it adequately addresses the traffic and pedestrian safety impacts.**

## **3. Planning Board Jt. Meeting – Appointment**

Don McCauley, Planning Board Chair, Rosemary Donahue, Stephanie Wasser, Planning Board members joined the Selectmen for a joint meeting.

- 1. The Boards voted to elect Barbara Searle, Chair of the Board of Selectmen, to chair the joint meeting of the Board of Selectmen and the Planning Board.**
- 2. The Board voted to elect Donald McCauley, Chair of the Planning Board, as Secretary of the joint meeting of the Board of Selectmen and the Planning Board.**
- 3. The Boards voted to appoint Rose Mary Donahue as a Member of the Planning Board for a term to expire the date of the next annual town election.**
- 4. The Boards voted to dissolve this joint meeting between the Board of Selectmen and the Planning Board.**

## **4. National Grid Petition –High School – Related**

Dennis Regan, National Grid and Roger Gurney, Owner's Project Manager-Ryegate, appeared before the Board and gave details regarding the new boiler system for the new high

school. The boilers will be running off of natural gas which requires the gas mains to be extended.

**The Board voted to approve the petition of National Grid to install and maintain approximately 1050 feet of 4 inch gas main in Smith Street from the existing 4 inch gas main in Smith Street at House #75 northerly to the existing 4 inch gas main in Rice Street at Paine Street, in accordance with the plans submitted to the Board on May 27, 2010.**

Mr. Larsen informed National Grid that approval for the recently submitted petition regarding work to be done in Weston Road would be held until the payment issue with the MLP can be worked out.

**5. Common Victualler License – Change in Ownership Qdoba Mexican Grill**

Mr. Francisco Diaz representing ZRC Operating Company the new owner of Qdoba appeared before the Board to give details on the Qdoba acquisition. There will be no changes to the license only change of ownership.

**The Board voted to approve the change in ownership for the Qdoba Mexican Grill.**

Old Business/New Business:

*Wellesley High School - None*

*27 Washington Street – None*

*Senior Center – A meeting was held last Tuesday with the Council on Aging, representatives of the Community Center and Gail Kingsley, Trustee of the Billie Tolles Trust to discuss whether the Community Center can construct a proposal for the Senior Center at the Community Center. It was a productive meeting with another meeting planned for 6/22 to discuss the proposal.*

*Advisory Committee Update – None*

*DCR Bridge – None*

*Fuller Brook Path – Interviews have started for consultants for the Phase I portion of the project. \$250,000 was appropriated for Phase I from Town Meeting. It is hoped that a consultant and a project manager will be selected by July 1<sup>st</sup> to assist the coordinating committee and the NRC.*

*St. James Church – Ms. Gibbs gave a summary on the progress of the TDRT and what they will be working on. The TDRT is requesting CPC funds in the amount of \$25,000 for an appraisal and feasibility study. Ms. Gibbs asked the Board to ratify the funds for this request.*

**The Board voted to support the funding request to the CPC in the amount of \$25,000 for the purposes of obtaining an appraisal and feasibility study of the St. James site for recreational purposes.**

**6. WHDC – Proposed Property Acquisition**

Sara Schnorr and Dona Kemp appeared before the Board to request the Board's approval to an offer the WHDC made which was accepted by the owner to purchase a 2 family house at 12-14 Peck Avenue.

**The Board voted to authorize the Wellesley Housing Development Corporation to proceed with the proposed acquisition of 12-14 Peck Avenue.**

**7. Public Transportation Study**

Mr. Dugan gave an overview and outlined the study of the Transportation Taskforce.

Chris Ketchen detailed the objectives and scope of work of the transit services. Funding for the study is from a portion of the lease extension agreement for the VW dealership at Linden Square.

**9. FY11 Appointments**

**The Board voted to approve the appointments summarized in the note from Sandy Hobson dated June 10, 2010.**

**8. Open Meeting Law Changes**

Chris Ketchen presented the highlights of the Revised Open Meeting Law changes in the memo from the Town Clerk dated June 11<sup>th</sup>. These changes will be in effect July 1, 2010.

Ms. Nagle, Town Clerk provided detailed information regarding the changes. She asked the Board to consider creating a Government Training School to instruct Boards, Elected Officials and citizens on ethics, the new Open Meeting Law and campaign finance. A Town workshop could be considered and training could include elements of this new law as well as other elements. She asked the Board for input regarding how to implement the open meeting notification portion. An electronic bulletin board placed outside the Town Hall was a suggestion.

It is the intent of the Board and the Town's policy to comply with this new law. Town Counsel suggested the Town Clerk and Chris Ketchen could form a working group to recommend appropriate steps to comply by July 1<sup>st</sup> regarding the posting issue.

Ms. Nagle's memo will be a part of the League of Women Voters Town Government Handbook.

**10. Cochituate Aqueduct Lease – 442 Washington Street**

The Executive Director provided background on the town's lease with Gravestar, Star Market and Tian Fu restaurant and gave a slide show on the details of the site plan with the improvements. He reviewed the principle provisions of the new lease and the proposed extension of the lease with Whole Foods, the new lease does not include the Rite Aid

building. Mr. Larsen and Town Counsel are working with Gravestar and their counsel on specific details of the lease.

Mr. Larsen is seeking the Boards concurrence with the principal terms as negotiated in order to finalize the documentation and bring it back to the Board at the next meeting for signature.

**At 9:15 p.m., the Board voted to adjourn.**