

Approved: February 1, 2021

**Select Board Meeting: January 11, 2021**

**Present: Freiman, Ulfelder, Olney, Sullivan Woods, Aufranc**

**Also Present: Jop, Frigulietti**

**Warrants approved: none**

**Meeting Documents:**

1. Agenda
2. Draft BOS Calendar
3. Memorandum from Chief DeLorie re: Firefighter Appointment
4. Draft Annual Town Election Warrant
5. Draft Budget Guidelines
6. Draft Annual Town Meeting Warrant
7. Information re: Juneteenth
8. Copy of language from MGL c 53 section 18B
9. Alcohol License Count
10. Copy of Town Special Legislation re: restaurant seating
11. MassBay CC Press Release
12. DESE Pool Testing Announcement

**1. Call to Order**

Ms. Freiman, Chair, called the meeting to order at 6:00 pm online.

Ms. Freiman announced the meeting was being streamed live on Comcast channel 8 and Verizon channel 40 and by Wellesley Media and recorded for subsequent viewing on the cable channels or at [wellesleymedia.org](http://wellesleymedia.org).

**2. Citizen Speak**

None.

**3. Announcements**

Ms. Freiman stated that World of Wellesley would be hosting virtual events for its annual Dr. Martin Luther King “breakfast” on January 18<sup>th</sup> and that reservations were required. She reviewed the Diversity Pledge adopted by the Board and that the Board was committed to making Wellesley a welcoming community for all. She stated that the Board would not take a position on the ballot question scheduled for the March election.

Ms. Olney stated that the League of Women Voters along with other offices and Town organizations would be hosting a virtual discussion on Housing in Wellesley on January 14<sup>th</sup> at 7:30pm. She noted the discussion would focus on Wellesley zoning and how zoning contributes to housing prices in Town. She added that registration was required.

**4. Discuss and Vote Firefighter Appointment**

Chief DeLorie and Mr. Cassidy joined the Board.

Chief DeLorie reviewed the application and interview process for the open position as well as Mr. Cassidy's resume. He noted Mr. Cassidy was scheduled to graduate from the paramedic program at MassBay in the spring and had been working for Cataldo Ambulance as an EMT. The Board discussed Mr. Cassidy's education, volunteer service, and interest in becoming a firefighter.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to appoint James A. Cassidy as a Wellesley Firefighter effective January 11, 2021 conditioned upon the successful completion of the Fire Academy and the completion of a one year probationary period.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**Aufranc – Aye**

#### **5. Discuss and Vote Annual Town Election Warrant**

Ms. Kato, Town Clerk, joined the Board.

Ms. Kato reviewed the date of the election and noted that the polling locations would be the same as previously used in September, November, and December. She stated that early mail in voting had been extended by the state and available to residents however, there would be no early in person voting. Ms. Kato reviewed the open positions on the ballot and stated that papers had been pulled for each position. She noted that given the length of the non-binding ballot question, it would likely be on the backside of the ballot. Ms. Freiman stated that the language for the ballot question was the language that was voted on at Town Meeting and not drafted by the Board. The Board discussed the election warrant and the vote by mail campaign.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the Annual Town Election Warrant and to authorize Executive Director of General Government Services, Meghan Jop, to digitally apply the Boards signatures.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**Aufranc – Aye**

#### **6. Discuss and Vote Amendment to 148 Weston Road Development Agreement**

Mr. Sheen, proponent for the project, joined the meeting.

Ms. Jop reviewed the background of the permitting for the project and revisions made to the original plan. She stated that the ZBA had approved a height variance and special permit for a retaining wall and was working toward the final site plan approval. She added that ZBA had noted the site topography and design and height of the building in its approval however asked for it to be reviewed and approved by the Board. She noted that the proposed amendment to the development agreement essentially switched the previous set of plans to the most recent plans. Ms. Jop stated that she had discussed the amendment and plans with Mr. Bloom who has been speaking on behalf of the College Heights Neighbors. She added that Mr. Bloom had taken no issue with the revisions and had been following the ZBA and other meetings regarding the project closely.

Mr. Sheen provided an overview of the plans noting the revisions that had been made since the original concept presented. He noted the unanimous vote from the ZBA for the variance and the retaining wall as well as the special conditions that would be voted in the near future. Mr. Sheen stated that the building had been designed to work with the topography of the site based on the recommendations from various boards. He provided an overview of the design of the underground parking and visitor parking spaces outside of the building. He added that the design had been accepted by the neighborhood, the DRB, and the Planning Board. Mr. Sheen reviewed the grade of the site in relation to the building design. He noted that the change in grade and calculation of the grade used by the zoning regulations. He added that the building had not been changed and he believed the building design meets the intent of the development agreement. Mr. Sheen stated he was requesting the Board accept the plans and exchange them within the development agreement with the conceptual designs.

Ms. Jop stated that Town Counsel had reviewed and modified the language changes to the amendment to the development agreement. She added that the construction management plan had been revised and approved by the Planning Board and the ZBA. The Board discussed how the plans had been revised and approved by ZBA, and the language changes proposed in the amendment. Mr. Sheen reviewed sections of the design plans that had been updated based on conversations with the neighbors and various boards.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the Second Amendment to the 148 Weston Road Development Agreement and to authorize Executive Director of General Government Services, Meghan Jop, to apply the Boards digital signatures.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**Aufranc – Aye**

## **7. Annual Town Meeting Preparation**

Ms. Jop stated that the School Committee would be reviewing and voting on the Superintendent's budget at its meeting on the 26<sup>th</sup>, noting the budget was at 2.74%, reduced from previous estimates. She added that based on the presumed School budget, budgets presented to the Board, and budgets from other departments, the deficit was currently \$3.1million. She noted that capital continued to be reviewed for further reductions. The Board discussed the budget projections.

Ms. Jop briefly reviewed the draft Town Meeting article list noting that a placeholder had been left for the Recreation Commission proposal for a stabilization fund for Morses Pond. She stated that a placeholder had been left for authorization for special legislation to reduce the number of seats required to apply for a alcohol license, from 50 seats to 30. She added that a placeholder had been left for the Board to consider adoption of Mass General Law Chapter 53 section 18B that allows for ballot descriptions, after questions were raised regarding the language on the December debt exclusion ballot question. Ms. Jop briefly described the state provisions for ballot questions and noted potential costs association with adoption of the regulation. The Board discussed the state statute and a potential warrant article proposing its adoption.

The Board discussed the potential for reduction of the seating requirement for alcohol license applications for restaurants. Ms. Jop stated that the seating requirement was regulated by special legislation and reviewed the process for a potential warrant article, noting that Town Meeting would be asked to authorize the Board to ask the General Court to modify the Town's Special Legislation. She added that should the special legislation be approved to be modified, a question would be posed to the voters. Ms. Jop reviewed the current number of alcohol licenses held in Town and the number that were available for

applicants. She reviewed a list of current food establishments with square footage that could accommodate at least 30 seats. Ms. Frigulietti stated that while investigating ways to help fill vacant store fronts, the restrictions in the alcohol regulations prohibited smaller restaurants and concept locations to serve alcohol and move into Wellesley. She added that the landlords believed Wellesley was missing opportunities due to the restrictions in the alcohol regulations. Ms. Sullivan Woods stated that providing new ways for dining in Wellesley would benefit the Town as residents would prefer more options.. She added that feedback from the residents, merchants, and landlords supported the need for smaller restaurants and provided insight into emerging trends in the industry. The Board continued to discuss the potential for revising the special legislation, the minimum seating requirement, and revising the alcohol regulations to allow for other dining concepts. Ms. Freiman expressed concerns regarding rewriting the regulations to potentially remove the “intent to dine” provisions. Ms. Jop stated that there had been several discussions throughout the years to remove intent to dine from the regulations and noted particular restaurant concepts that had looked at Wellesley but could not be accommodated due to the current regulations. Ms. Sullivan Woods noted that research continued to determine the most appropriate minimum seating capacity.

Ms. Jop stated that discussions continued with Federal Realty regarding potential changes to the Linden Square development agreement. She added that additional information was needed and there would be no article on the warrant for the Spring Town Meeting however, it may be ready for a Fall Town Meeting.

#### **8. Executive Director’s Update**

Ms. Jop stated that the Board of Health had begun COVID vaccination for Wellesley first responders. She added that the Wellesley Square Station clock had been restored and would be reinstalled during the upcoming week. Ms. Jop stated that COVID numbers continued to rise in Town following the surge from the holidays. She reminded the public to adhere to safety protocols, social distancing, gatherings, and proper hygiene. She asked residents to consider to buy local and support the merchants through take out and pick up opportunities. Ms. Jop stated that one of the long term MLP employees, Mr. Trant, had lost his daughter in a car accident and extended the Town’s sympathies to Mr. Trant and his family.

#### **9. New Business and Correspondence**

Ms. Olney stated that she had a recent discussion with public health experts, School Committee members, and board and City Council members from other municipalities regarding COVID vaccine rollout, and these officials noted widespread skepticism in some communities about the vaccine. She added that medical professionals urge the public to accept the vaccine and asked public officials to educate residents on the importance of vaccination. The Board briefly discussed the importance of public acceptance of the vaccine.

Ms. Jop stated the Transportation Bond Bill approved by the legislature provided for a number of earmarks for the Town including \$600,000 for ADA improvements at the three commuter rail stations, to provide not less than \$675,000 in roadway and sidewalk improvement, as well as not less than \$300,000 for the Bacon Street signal at Central Street, and not less than \$200,000 to repaint the railings at Cliff Road, not less than \$8,050,000 for planning and design construction for drainage improvements at the Route 9 culvert near 900 Worcester Street that continues to flood. She reviewed the next steps that would need to be taken provided the Governor signed the bill without amendment.

The meeting was adjourned at 8:28 pm.

The next regular meeting is scheduled for January 19, 2021 at 700 pm online.