Approved: February 11, 2019

Board of Selectmen Meeting: January 28, 2019
Present: Gibbs, Freiman, Sullivan Woods, Ulfelder, Morgan
Also Present:

Warrants approved: 2019-029 $6,941,784.18

Minutes approved: January 8, 2019
January 10, 2019
January 14, 2019

Meeting Documents:
1. Agenda
2. BOS Calendar
3. Motions
4. Summary memo from Peter Tamm and Chris Clements – Goulston & Storrs
5. Fiscal Impact Analysis by Fougere Planning and Development
6. Municipal Infrastructure Improvements Proposal Summary Table
7. Infrastructure Improvements Summary and Cost Estimate Memo from Stantec
8. William Street Access Improvements Memo from Vanasse & Associates
9. Electrical Infrastructure Certification Letter regarding Electricity from Dick Joyce
10. Infrastructure Certification Letter regarding Water, Sewer and Traffic from David Hickey
11. PowerPoint presentation from Michael Zehner re: Wellesley Office Park Proposal
13. License Agreement
15. 2019 ATM Draft Warrant – Clean Version
16. 3 Burke Lane Abutter Comment – Eng
17. 2 Burke Lane Abutter Comment – Miller
18. 3 Burke Lane Abutter Comment – Heimarck and Coelho
19. 3 Burke Lane Abutter Comment – Nelson
20. Draft BOS Meeting Minutes: 1/8/19
21. Draft BOS Meeting Minutes: 1/10/19
22. Draft BOS Meeting Minutes: 1/14/19
23. Correspondence to Castagna Construction
24. Correspondence from Norfolk County Registry of Deeds
25. Correspondence from ZBA re: Board reorganization
27. State Revenue Trend

1. Call to Order and Announcements

Mr. Morgan, Chair, called the meeting to order at 7:00 pm.

Mr. Morgan announced the meeting was being telecast live on Comcast channel 8 and Verizon channel 40 and streamed live by Wellesley Media and is recorded for subsequent viewing on the cable channels or at wellesleymedia.org.
Mr. Ulfelder announced that a second public forum with the School Building Committee would be held at the Hunnewell School on January 29th from 7pm - 9p.m. Preferred design options and relevant design information would be discussed.

2. **Public Comment**

None.

3. **Continued Public Hearing – Wellesley Office Park**

Ms. Freiman recused herself from the conversation.

**Upon a motion by Ms. Gibbs and seconded by Ms. Sullivan Woods, the Board voted (4-0) to reopen the Public Hearing regarding the 40R Program regarding Wellesley Office Park.**

Mr. Zehner, Town Planning Director and Christopher Heep, Miyares and Harrington; joined the Board.

Mr. Zehner provided an updated presentation regarding the proposed 40R zoning partnership for the Wellesley Office Park project. He stated that the purpose of the hearing was to inform the Boards of the application to DHCD and receive to public comments. He reviewed the area of Wellesley Office Park and its current condition; he stated it is approximately 26 acres with 8 office buildings. He stated that the proposal would require the location to be rezoned. He briefly reviewed the background information regarding the Massachusetts affordable housing regulations and the incentives and considerations for each. He explained the 40R zoning requirements and compared them with the current proposal. He stated that the presentation had been updated to include certifications from the MLP and the Town Engineer regarding the suitability of the infrastructure of water and sewer impacts from the project. He stated the traffic review was in process and being conducted by BETA.

Mr. Zehner provided a review of the project in regards to the structures and the phases of the projects. He stated that the master plan for the park anticipated a total of 550 housing units, the office space is expected to total 650,000 square feet and amenity space of 11,500 square feet as well as a 150 room hotel. He detailed the additional parking structures to support the office park. He reviewed in detailed the changes in zoning that would be required for the project to be constructed. He provided updated infrastructure information that was certified by DPW and MLP and the costs to the Town associated with the upgrades proposed by the developer. He provided details of the sources of funding available to the Town including zoning incentive and bonus payments anticipated from DHCD if the project is approved. He briefly detailed the application form, and next steps in the process. He reviewed the timeline for the process and for adding the units to the Towns subsidized housing inventory.

The Board discussed the proposal, the development agreement, and the anticipated phases of the project. The Board briefly discussed the impact on schools, and comments from the NRC with respect to the proposal. Mr. Heep briefly reviewed the anticipated infrastructure reimbursements that would be received from DHCD with the 40R process rather than a 40B. Mr. Zehner discussed the infrastructure improvements process. He briefly reviewed the BETA traffic review of the original assessment and recommendations.

Peter Tamm of John Hancock and Hanover Company, came before the Board. He provided an overview of the design of the first phase of 350 residential units. He stated the design had not been finalized but would be comparable to other projects designed and constructed by Hanover Company in the area. He stated the project would be high end luxury apartments with many amenities and 25% of the units would be affordable. He noted that the fiscal impact statement provided to the Board addressed potential financial concerns raised regarding the Town entering into the agreement.
Upon a motion by Ms. Gibbs and seconded by Ms. Sullivan Woods, the Board voted (4-0) to close the Public Hearing regarding the 40R Program regarding Wellesley Office Park.

Upon a motion by Ms. Gibbs and seconded by Ms. Sullivan Woods, the Board voted (4-0) to authorize the Chair to execute an Application for Preliminary Determination of Eligibility for 40R Zoning for the proposed redevelopment of the Wellesley Office Park at William Street, Wellesley, MA to the Department of Housing and Community Development.

4. **Approve License Agreement – 81 Prospect Street**

Mr. Himmelberger, of Wilder & Shea representing Ms. Jonna Capecci Beauregard, and Ms. Capecci Beauregard joined the Board.

Mr. Himmelberger provided a brief background of the property ownership and the retaining wall encroachment violation history. He stated that previous attempts to correct the situation had failed. He stated that Ms. Beauregard had agreed to resolve the issue to the Town’s satisfaction. He added that due to the location of the retaining wall a license from the Town was needed allowing the work to be completed by accessing the property from Town side of the wall. He noted that Town Counsel and Mr. Hickey, Town Engineer had reviewed the proposed agreement. He briefly reviewed information in the license agreement.

The Board asked for additional details regarding the removal process and language within the agreement.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to authorize a Construction Access License between the Town and Jonna Capecci Beauregard to remove an encroachment to the Cochituate Aqueduct at 81 Prospect Street.

5. **Execute 2019 Annual Town Meeting Warrant**

Mr. Morgan briefly reviewed the updated information to the draft warrant. He noted the article numbers that had been revised and stated the changes to each. He stated that articles related to 148 Weston Road and 8 Delanson Circle were removed and the Board intends to have a separate warrant for a Special Town Meeting within Annual Town Meeting for those projects. He noted the intention is to also include Wellesley Office Park project at the same Special Town Meeting. He continued to review the edits to the draft warrant.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to execute the warrant for the 2019 Annual Town Meeting.

6. **Review MassHousing Eligibility Letter – 3 Burke Lane**

Mr. Morgan stated that additional comments had been received from the Fire Chief regarding his Department’s concerns. The Board discussed incorporating additional comments and edits before submission.

Ms. Johnson, Planning Board Chair, joined the Board. She spoke to the parking plan for the proposed project and the parking section of the letter.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve the letter to MassHousing regarding the Town’s comments on the proposed 40B development at 2 & 3
Burke Lane and authorize the Vice Chair of the Board of Selectmen to make final edits to the letter prior to submission.

7. Executive Director’s Report

Mr. Morgan introduced the draft minutes.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve the minutes of the January 8th, 10th (retreat) and 14th, 2019.

8. New Business

Mr. Morgan stated the next regular meeting would be held Monday, February 4, 2019 at 7:00pm in the Juliani Room at Town Hall.

The meeting was adjourned at 8:37 pm.