

Approved: February 22, 2021

**Select Board Meeting: February 8, 2021**

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

**Also Present: Jop, Frigulietti**

**Warrants approved: none**

**Meeting Documents:**

1. Agenda
2. Draft BOS Calendar
3. Draft Confirmatory Notice of Activity and Use Limitations
4. Proposed Mitigation Plan – 28 Crescent Street
5. Draft Construction Access License
6. Redacted Lease between BSI and Inspirica
7. Draft Annual Town Meeting Warrant
8. Cash Capital Trend Report
9. Select Board FY22 Summary Budget Request
10. Departmental Operating Request
11. Draft Minutes: 1/19/21, 1/25/21
12. MAPC Slide Deck on Ecommerce
13. FMD Consideration of Rooftop PV's Memo

**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 the annual Town election would be held on March 2<sup>nd</sup>. She added the deadline to register to vote in the annual election was February 10<sup>th</sup> by contacting the Town Clerk's Office or by going online. Ms. Freiman stated that two virtual events to hear from candidates and from both sides of the ballot referendum question would be held; the first on February 9<sup>th</sup> at 7pm hosted by the Wellesley Democratic Town Committee, the second was the "Meet the Candidates Night" on February 11<sup>th</sup> hosted by the League of Women Voters.

Ms. Olney stated that several events would be held honoring Black History Month co-hosted by the Wellesley Free Library and the World of Wellesley. The first event would be held February 21<sup>st</sup> at 2pm; a virtual screening of "Alice's People" followed by a discussion with the director. The second event would be held on February 25<sup>th</sup> at 6:30, a virtual discussion "Beyond the Hashtag Seeing and Understanding the Black Lives Matter Movement" aimed to provide a better understanding of the Black Lives Matter movement. She noted that residents could register for either event on the calendar for the Wellesley Free Library website. Ms. Olney stated a community book read would be held on March 7<sup>th</sup> hosted by World of Wellesley at 7pm. She noted the book was "When Getting Along is not Enough" by Maureen Walker,

who uses her experience to discuss race and race relations. Ms Olney added that registration was available through the World of Wellesley Website.

Ms. Sullivan Woods stated the Health Department continued to encourage residents to sustain positive behavior with masks, physical distancing, and not traveling; particularly as school vacation was the following week. She added that there had been confusion regarding Wellesley not having a vaccination site noting that sites were determined by the state taking into account multiple factors within a community. She added that local Boards of Health did not have the ability to set up resident only sites. Ms. Sullivan Woods stated that the COA had approximately 30 volunteers to assist eligible residents register for vaccine appointments.

Ms. Aufranc stated that the MWRTA Route 8 bus service will be replaced by a micro-transit program which is currently in a pilot phase. The service is curb-to-curb for intra Wellesley trips. Riders are invited to participate in MWRTA office hours to communicate experiences or raise questions. She noted additional information could be found on the MWRTA website [www.mwrta.com/catch](http://www.mwrta.com/catch) under the heading “Catch Connect” which is the name for the micro-transit service.

#### **4. Discuss and Vote Confirmatory Notice of Activity and Use Limitation for the North 40**

Ms. Petricca of Environmental Partners joined the Board.

Ms. Jop stated that the Board had approved the Activity and Use Limitation (“AUL”) for the North 40 in December and had filed it with the state. She added the state indicated that within the AUL a tracking number had been incorrect and would require a re-vote to correct the AUL. Ms. Petricca stated that all other information within the AUL was the same and the Confirmatory Notice was necessary for the Board to recognize the changes. The Board briefly discussed the AUL.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the Confirmatory Notice of Activity and Use Limitation for the North 40.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**Aufranc – Aye**

#### **5. Discuss Encroachment and Trespass on Town Land from 28 Crescent Street**

Mr. Harrington, Town Counsel; Mr. Hickey, Town Engineer; and Mr. Kripper, Homeowner, joined the Board.

Ms. Jop stated that the Town had been working with the property owner who had submitted plans from his engineers for restoration of the site. She noted that the restoration was proposed in two phases: the first phase would be removal of the shoring blocks on Town land and backfilling of the disturbed area as well as stabilization of the slope and attempts to restore tree root damage. She noted that should the Board agree the Board would be required to enter into a license agreement with the property owner to access the site in order to begin the restoration work. Ms. Jop stated that phase two would begin in the spring and would include an evaluation of the impact to the trees, and removal of any additional encroachments including the section of the retaining wall and existing fence.

Mr. Hickey stated that he had been in contact with the homeowner and believed the restoration plan had been carefully considered. He added that the Town had worked to improve the plan to not cause further

damage to the area and that engineers would be present during the work. Ms. Jop stated that work was expected to take 30-45 days, dependent on the weather. Mr. Harrington stated that the access license presented to the Board was in draft form and would be updated as the work plan was fully formed including a timeline. He noted that if an additional time for the work became necessary, the Board would be required to vote an extension to the license agreement. The Board discussed the proposal submitted to restore the area and the access agreement. Mr. Hickey stated that the impact to the trees would be addressed during phase two of the restoration plan based on input from Ms. Vlass, Town Landscape Architect. He added that a survey had been completed on the aqueduct near the site and believed it remained stable. The Board continued to discuss the encroachment, the proposed restoration plan, and the future construction work on the homeowners' parcel. Ms. Jop stated that the phase two landscape restoration plan would be submitted to the Board for approval when it had been prepared and finalized.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to authorize the Executive Director to execute an access license agreement for 28 Crescent Street upon finalization from Town Counsel.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**Aufranc – Aye**

#### **6. Discuss and Vote Sublease for Boston Sports Institute**

Mr. DeVellis of Edge Sports Group joined the Board.

Ms. Jop reviewed the discussion regarding the sublease to Inspirica before the Board on January 19<sup>th</sup>. Ms. Freiman stated that under the original ground lease allowed for three types of businesses that could sublease as of right, whereas the Inspirica business model fell outside the parameters and required Board approval. The Board discussed the original ground lease and the sublease to Inspirica.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the sublease to Inspirica LTD at the Boston Sports Institute located at 900 Worcester Street.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**Aufranc – Aye**

#### **7. Annual Town meeting Preparation**

Ms. Strother, Town Finance Director, joined the meeting.

Ms. Jop stated that several Planning Board articles had been removed from the previous versions of the Warrant, and noted additional changes made. She added that the Warrant had been reduced to a total of 35 Articles, shorter than in previous years.

Ms. Strother stated cash capital remained out of alignment, noting that DPW had proposed changes and transfers to allow for the desired projects to move forward. She reviewed the funding sources DPW proposed including using previous turnback, and funds from the tree fund. The Board discussed the proposal from DPW to realign funds. Ms. Strother stated that the Select Board remained out of alignment

in capital requests particularly regarding the cybersecurity audit proposed by Audit Committee. Ms. Jop reviewed the proposal to realign funds in order to support capital projects within the IT budget. She noted additional changes and anticipated transfers for Article 7 at Town Meeting. Ms. Jop stated that the School Committee was expected to vote on the School Department budget on February 9<sup>th</sup>, noting a full budget roll-up was expected for the Board at its next meeting. She added that the gap in the budget continued to be reduced and expected that the amount of free cash needed was considerably less than originally estimated. The Board discussed the updated budget and the work done by departments to reduce the gap.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the Warrant for the Annual Town Meeting and to authorize Executive Director, Meghan Jop, to apply the digital signatures to the Warrant.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**Aufranc – Aye**

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

Ms. Jop noted the drafted minutes and amendments had been sent to the Board earlier in the day.

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to approve the minutes of January 19, 2021 and January 25, 2021 as amended.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**Aufranc – Aye**

#### **9. Executive Session**

Ms. Freiman requested a motion that the Board vote to convene in Executive Session for the purposes of discussing strategy with respect to collective bargaining with all unions for health insurance and declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position.

**At 7:44 pm upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to enter Executive Session under M.G.L. c. 30A, §21(A), exemption #3 to discuss strategy with respect to collective bargaining with all unions for health insurance as the Chair has declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position and to invite Meghan Jop and Amy Frigulietti to join the meeting. Upon the adjournment of executive session, the Board will resume the meeting for the sole purpose of adjourning.**

**Sullivan Woods – Aye**

**Olney –Aye**

**Ulfelder – Aye**

**Freiman – Aye**

**Aufranc – Aye**

**Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder the Board was polled and voted (5-0) to exit Executive Session and return to Open Session.**

**Sullivan Woods – Aye**  
**Olney –Aye**  
**Ulfelder – Aye**  
**Freiman – Aye**  
**Aufranc – Aye**

The meeting was adjourned at 8:12 pm.

The next regular meeting is scheduled for February 22, 2021 at 6:00 pm online.