

Approved: June 6, 2023

Select Board Meeting: March 13, 2023

Present: Olney, Ulfelder, Sullivan Woods, Aufranc, Lanza

Also Present: Jop, Frigulietti

Meeting Documents:

1. Agenda
2. Draft Select Board Calendar
3. Application for Change of Ownership – Cheesy Street Grill
4. Application for Changes in licensure: G&D Market dba Fells Market
5. Application for Beer & Wine License DA Restaurants dba Express Gourmet
6. Application for Beer & Wine License Oath New England dba Oath Pizza Linden Square
7. Application for All Alcohol License Paul Boucher dba La Toscana
8. Draft Motion 3; article 7
9. Draft Agreement with Wellesley Bess LLC
10. Draft Development Agreement Amendment
11. Draft Presentation to Advisory re: Article 41
12. Draft Parklet Policy
13. Draft Select Board Minutes: 1/24/23, 2/7/23, 2/14/23
14. Police Commendations
15. Keolis Notice

1. Call to Order

Ms. Olney, Chair, called the Select Board to order at 6:30 pm.

Ms. Olney announced the meeting was being streamed live on Comcast channel 8 and Verizon channel 40 and by Wellesley Media online and recorded for subsequent viewing on the cable channels or at wellesleymedia.org.

Ms. Strother, Finance Director, and Ms. O'Connor, Treasurer, joined the meeting. Ms. O'Connor provided an overview of the Town's financial standing and banking portfolio. She stated that given the recent bank closures she was assured that the Town investments remained secure.

2. Citizen Speak

None.

3. Discuss and Vote Change in Owner, Cheesy Street Grill, 900 Worcester St.

Ms. Meagher, Support Services Manager, and Ms. Dowd, proposed owner for Cheesy Street Grill, joined the meeting.

Ms. Meagher reviewed the application for the change of ownership, noting that the business remained active during the transition. The Board discussed the change.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the Change in Ownership of Cheesy Street Grill to Julia Dowd.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye
Lanza – Aye

4. Public Hearing and Vote Change in Stock Ownership Interest and Change of Officers, G&D Market Inc dba Fells Market 326 Weston Road

Mr. Katsikaris, owner of Fells Market, joined the meeting.

Ms. Olney opened the public hearing for G&D Market Inc.

Ms. Meagher provided a review of the application noting that due to the nature of the changes a public hearing was required. She stated no additional changes to the license would be necessary as Mr. Katsikaris was the named manager in charge with the ABCC.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to close the public hearing.

Sullivan Woods – Aye
Olney –Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the change in stock ownership interest and change of officers for G&D Market, Inc. dba Fells Market at 326 Weston Road.

Sullivan Woods – Aye
Olney –Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye

5. Public Hearing and Vote DA Restaurants LLC dba Express Gourmet, Beer and Wine License, 11 River Street

Mr. Van Tassell, owner of Express Gourmet, joined the meeting

Ms. Olney opened the public hearing for DA Restaurants.

Ms. Meagher reviewed the application for a beer and wine license. She noted that the business was proposing a change in the business to include offering a dinner option with beer and wine and the license would specifically qualify that the lunch counter service would remain as currently designed. The Board discussed the dinner concept and the application.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to close the public hearing.

Sullivan Woods – Aye
Olney –Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the beer and wine license for DA Restaurants LLC dba Express Gourmet and to name David Van Tassell as manager.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

6. Public Hearing and Vote Oath New England LLC dba Oath Pizza Linden Square Beer and Wine License, 180 Linden Street

Mr. Ebben, owner of Oath Pizza Linden Square, joined the meeting.

Ms. Olney opened the public hearing.

Ms. Meagher reviewed the application for a beer and wine license noting that the business had not opened yet. The Board discussed the application.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to close the public hearing.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the beer and wine license for Oath New England LLC dba Oath Pizza and to name William Ebben as manager.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

7. Public Hearing and Vote Paul Boucher dba La Toscana, All Alcohol License, 99 Central Street

Mr. Boucher of La Toscana joined the meeting.

Ms. Olney opened the public hearing.

Ms. Meagher reviewed the application for an all alcohol license adding that the outdoor seating had previously been approved but would be updated to be enclosed before opening. The Board discussed the application.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to close the public hearing.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye
Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the all alcohol license for Paul Boucher DBA La Toscana and to name Paul Boucher as manager.

Sullivan Woods – Aye
Olney –Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye

8. Annual Town Meeting Preparation

Mr. Harrington and Ms. Brewer, Town Counsel, joined the meeting.
Mr. Clements of Goulston & Storrs and Ms. Wang of John Hancock joined the meeting.

Ms. Jop stated that she and Ms. Strother reviewed the compensated absences and had identified that this line item was over for FY23; she reported that an article 7 transfer would be required. She noted that contractual buyouts due to retirements from several member of the fire department were a significant driver of this overage..

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve an FY23 Supplemental Appropriation from free cash in the amount of \$39,855 for compensated absences, and to approve Article 7, Motion 3.

Sullivan Woods – Aye
Olney –Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye

Ms. Jop stated provided a background of battery storage system proposed by the MLP to allow for the use of battery power during peak periods of the day taking energy use off the grid during those peak times. She noted the agreement with Citizens Energy would realize savings and have a direct impact on rate payers. Mr. Harrington reviewed the background of the Citizen Energy battery storage system at the MLP, noting that the contract included the use of the system as a micro-grid. He added that the Board and the Board of Assessors will review the contract and appraisal and will vote on the pilot agreement. He stated that the intention was to have a contract for the pilot agreement to go before Town Meeting. The Board discussed the program, the pilot agreement, and the process for voting and bringing an agreement to Annual Town Meeting. Ms. Brewer reviewed the proposal to develop a payment in lieu of taxes contract with Citizens Energy to support a battery storage system at the MLP. She noted that the tax impact on residents is expected to be minimal. She stated that the agreement was covering only the personal property valuation over twenty years beginning FY25. She added that formula for developing the valuation would be included in the agreement. The Board continued to discuss the pilot agreement.

Ms. Jop reviewed the revised 40R development agreement amendment noting the information added based on comments and questions from the previous meeting. She discussed the affordable housing ranges for homeownership units and for rentals, noting the potential impacts to the subsidized housing inventory if the affordable rental units were mixed affordable rates above 80% of AMI. Ms. Jop reviewed additional revisions to the amendment. The Board discussed the development agreement amendment and noted additional information that needed to be included before the Board could vote.

9. Discuss Draft Parklet/Outdoor Dining Policy

Ms. Frigulietti noted the revised draft policy based on the feedback received from the Board. She stated that the draft had been circulated to members of the traffic committee, and the restaurant task force, however no comments or edits had yet been received. The Board discussed the draft policy and suggested edits to the drafted policy.

10. Executive Director's Update

Ms. Jop stated that the Climate Action Committee was seeking new members and interested parties should complete the Volunteer Form on the website or speak with the Sustainability Director. Ms. Jop provided an update on the search for a new Fire Chief, noting that the posting closed the previous week. She stated that the week of April 3rd, Town Hall staff would be moving to 888 Worcester Street for the duration of the renovation of Town Hall.

Ms. Jop noted that edits had been received for the draft minutes.

Ms. Kato, Town Clerk, joined the meeting. She stated that one member of the Board of Registrar's term was expiring. She reviewed the nomination process and noted that Ms. Sullivan was presented for reappointment for a new three-year term.

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 24, 2023, February 7, 2023 and February 13, 2023 as amended.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to appoint Mary “Toby” Sullivan to the Board of Registrar's for a term expiring March 31, 2026.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

11. Executive Session M.G.L c. 30A §21A, exemption #3 to conduct strategy with respect to AFSME Local 335, Production and Supervisory Units, WFL Staff Association and Supervisor Association

Ms. Olney requested a motion that the Board vote to convene in Executive Session for the purposes of conducting strategy for contract negotiations with the DPW Production and Supervisor Units and the Wellesley Free Library Association Staff and Supervisor Units and declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position.

At 9:04 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 M.G.L c. 30A §21A, exemption #3 to

conduct strategy with respect to AFSME Local 335, Production and Supervisory Units, and the Wellesley Free Library Staff Association and Wellesley Free Library Staff Association Supervisor Unit as the Chair had declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position and to invite Meghan Jop, Amy Frigulietti, Dave Cohen and Scott Szczebak to join the meeting. Following the adjournment of executive session, the Board will return to open session for the sole purpose of adjourning the meeting.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – 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

Aufranc – Aye

Lanza – Aye

The meeting was adjourned at 10:19 pm

The next regular meeting is scheduled for March 20, 2023 at 6:30 pm.