

Approved March 24, 2021

**Advisory Committee Meeting
Zoom Video Conference
Wednesday, March 17, 2021, 6:30 p.m.**

Those present from Advisory Committee included Shawn Baker, Julie Bryan, Tom Cunningham, Jake Erhard, Jennifer Fallon, Neal Goins, John Lanza, Jeff Levitan, Bill Maynard, Deed McCollum, Corrine Monahan, Patti Quigley, Mary Scanlon, and Doug Smith.

Julie Bryan called the meeting to order at 6:30 pm.

6:30 p.m. Citizen Speak

There was no one present for Citizen Speak.

6:30 p.m. Article 32 - Rescind Debt – Sheryl Strother, Finance Director

This is a standard housekeeping article. As we find pieces of debt that are not being issued, we come to Town Meeting to close out the debt. More money was authorized than was needed. In some cases, a project is financed with debt and gifts are accepted to reduce the debt. The full amount of the debt is authorized and then a portion is rescinded when gifts or grants are received. There will be one motion with all the debt to be rescinded. These include \$264,000 in gifts for the fire truck from two colleges; \$99,170 for the Hardy feasibility study as the result of MSBA funds: \$60,000 for the Wellesley Free Library interior from a Foundation gift of \$60,000 received to date. (Another \$30,000 is expected from the library foundation by Town Meeting.) \$88,950 for the MSBS will also be rescinded as unneeded.

Questions and Discussion

- Please explain Article 9 the revolving fund.
 - At each Town Meeting spending levels in the revolving funds are authorized. Money stays in the revolving fund until it is authorized to be spent.

6:53 p.m. Article 22 - Scott Szczebak, - Human Resources Director

The Juneteenth holiday will be added to the list of state holidays for municipal employees. A review of the motion language and policy language was provided.

Questions and Discussion

- Is this just adding Juneteenth and there are no policy changes?
 - Yes
- Will this take place in 2021?
 - The intent was for this to be effective this year.
- Would unions not get this the first year?
 - All contracts are worded differently. Some have a set number of holidays and some list out the individual holidays.
- Do we think unions would get it this year?
 - Cannot really comment on that but it will be relatively simple to add with a memo of understanding.

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6:40 p.m. Article 23 – Advisory Committee

This article allows for digital delivery of the Advisory Report to satisfy the delivery requirement of the Advisory Report in the bylaws. Proposed motion language was read. This gives Advisory the flexibility to mail out the Report or delivery electronically.

Questions and Discussion

- Is there any verification required that a person receives the Report?
 - There is no requirement in the bylaw. There is no guarantee that people receive it if it is mailed as it is not sent certified mail.
- Should Selectman be corrected to Select Board?
 - This is already a pending bylaw change and will be a global change to be approved by Attorney General.
- How do TMM get notified to opt out of the paper version? Will something be sent out to all town meeting members?
 - Yes. When people are elected to TM, they will be asked to choose whether they want the electronic version or a paper copy. Once an option is chosen, it does not change during that TMM's tenure unless the TMM specifically asks to change. If someone wants both, then they do not do anything and the electronic version is on the website. A link to the Report was sent for the last Town Meeting.
- What is the minority report?
 - This is pre-existing language in the bylaw.
- Has Town Counsel been through this language to help with drafting conformity, the use of defined terms, and to tighten up the wording?
 - Town Counsel has not signed off on the language yet. Advisory will wait to vote until the language is clean.

7:00 p.m. Discussion and Vote on 2021 ATM Warrant Articles

Article 4: Neal Goins made and Mary Scanlon seconded a motion for favorable action on Warrant Article 4, as proposed by the Human Resources Board, that the Town vote to amend Article 31 of the General Bylaws by making changes to the Classification and Salary Plans, appearing in the Appendix to the General Bylaws, established under Sections 31.1 and 31.6, respectively, and which constitutes part of said Bylaws, relating to the establishment of new classifications, reclassifications of current positions, and the deletion of classifications, as set forth in the Warrant and Motion.

Discussion

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes

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Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 4, 13 to 0.

Article 5, Motion 1 (groups 40-49): Neal Goins made and Deed McCollum seconded a motion for favorable action on Warrant Article 5, Motion 1, as proposed by the Human Resources Board, that the Town vote to further amend the Salary Plan established at the 1950 Annual Town Meeting, effective July 1, 2021, as recommended by the Human Resources Board, by striking the existing pay schedule for the non-bargaining unit, non-management personnel (Job Groups 40-49) and inserting the new schedule as set forth in the Motion and Warrant.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 5, Motion 1, 13 to 0.

Article 5, Motion 2 (groups 50-69): Neal Goins made and Corrine Monahan seconded a motion for favorable action on Warrant Article 5, Motion 2, as proposed by the Human Resources Board, that the Town vote to further amend the Salary Plan established at the 1950 Annual Town Meeting, effective July 1, 2021, as recommended by the Human Resources Board, by striking the existing pay schedule for the Merit Pay Plan (Job Groups 50-69) and inserting the new schedule as set forth in the Motion and Warrant.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes

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Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 5, Motion 2, 13 to 0.

Article, 5, Motion 3 (merit pay): Neal Goins made and Mary Scanlon seconded a motion for favorable action on Warrant Article 5, Motion 3, as proposed by the Human Resources Board, that the Town vote to appropriate the sum of \$180,000 to the Human Resources Board for the purpose of granting salary increases to employees in Job Groups 50 and above in the classification plan.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 5, Motion 3, 13 to 0.

Article 6: Neal Goins made and Deed McCollum seconded a motion for favorable action on Warrant Article 6, as proposed by the Select Board, to see if the Town will vote to fix the annual salary of the Town Clerk at \$102,000 effective July 1, 2021.

Discussion

- A comment was made that the increase feels excessive. The Town Clerk has received a raise over the past several years. This is a difficult year financially and the Town is overly free in giving out raises.
- A comment was made that in 2020 the Town Clerk did a remarkable job with all the elections and vote-by-mail. However, many departments have been asked to cut and prune down requests and this seems like a lot for an increase.
- A comment was made agreeing with the previous points, reiterating that the Town Clerk has already received raises. Advisory asked to have supporting material but has not received anything. Advisory cannot compare what the Wellesley Town Clerk versus Town Clerks in other towns. This is not a good time to set this precedent.
- A suggestion was made to table the vote on Article 6 until more information is received to benchmark the salary.
- A comment was made that the Select Board’s strategy is to invest in the most important asset which is our people. The town is giving raises in other departments to keep people, and the cuts being requested in other departments are in capital and physical investments. This increase in the

Town Clerk's salary is consistent with what the Select Board is trying to do in all departments to make sure we retain good people.

- Agreement with the previous comments was expressed. There has been a lack of discussion on this issue, but it is important to invest in key employees.
- A comment was made that the Select Board has worked hard to get all employees up to par with comparable communities for the positions.
- A comment was made that Advisory did receive additional information on comparisons with other towns, but it was sent only to the Chair and not the entire committee. That information has now been forwarded, and it shows the number of staff each town clerk has and the salary for peer communities. Most have the Town Clerk's salary at over \$100,000 with \$102,000 as the average. Wellesley has the second lowest Town Clerk salary of peer communities.
- A comment was made expressing surprise at the number of staff that Wellesley has in the Town Clerk's office, and that it is considerably lower than in other communities of Wellesley's size.
- A comment was made that the Town Clerk's role has changed significantly. Salaries in other communities reflect some of the complexities of being town clerk and running elections.
- There was additional discussion about tabling the vote on this article until the next meeting. A comment was made that it is not certain there will be any additional information.
- A suggestion was made to spread the increase over two years rather than taking it all in this year.
 - It is up to the proponents of the article to change it. Advisory is voting on the motion in front of them. Advisory can share its concerns with the Select Board and see if the Select Board wants to present a different number.
- A comment was made that this is not a bonus for this position. This is because this position as compared to peer communities is underpaid. This is not about somebody doing a great job. It is about this position being underpaid for a long time.

John Lanza made and Jeff Levitan seconded a motion to table the vote on Article 6.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - no
Deed McCollum - no
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – no
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Motion to table the vote on Article 6 was approved, 10 to 3.

Article 8, Motion 1 (Municipal Light Plant contribution): Neal Goins made and Doug Smith seconded a motion for favorable action on Warrant Article 8, Motion 1, as proposed by the Select Board, that the Town vote to appropriate \$1,000,000 paid to the Town from the Municipal Light Plant to be used by the Board of Assessors as an estimated receipt when computing the tax rate commencing on July 1, 2021.

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Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 8, Motion 1, 13 to 0.

Supported or unsupported votes will be taken for departments whose budgets are over the 2.5% guideline set by the Select Board. A vote is also taken if a department has increased FTEs or funded operating expenses from cash capital. There are no department budgets in the latter two categories for FY22.

Sustainable Energy Committee: Neal Goins made and Deed McCollum seconded a motion to support the proposed FY22 Sustainable Energy Committee operating budget, including benefits and merit pool allocations, which will result in an 8.17% (\$5,924) increase over FY21.

Discussion

- What does the \$5900 result from?
 - An additional five hours for the director, increasing from 30 to 35 hours.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

The motion passes and Advisory supports the Sustainable Energy Committee FY22 budget, 13 to 0

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Information Technology: Neal Goins made and Patti Quigley seconded a motion to move to support the proposed FY22 Information Technology Department’s operating budget, including benefits and merit pool allocations, which will result in a 12.30% (\$67,500) increase over FY21.

Discussion

- This increase is due to software licensing and there is no increase in personnel services.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

The motion passes and Advisory supports the Information Technology Department FY22 budget, 13 to 0.

Council of Aging: Neal Goins made and Jenn Fallon seconded a motion to support the FY22 Council of Aging operating budget, including benefits and merit pool allocations, which will result in a 5.28% (\$24,198) increase over FY21.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

The motion passes and Advisory supports the Council on Aging FY22 budget, 13 to 0.

Police: Neal Goins made and Tom Cunningham seconded a motion to move to support the FY22 Police operating budget, including benefits and merit pool allocations, which will result in a 2.57% (\$177,033) increase over FY21

Discussion

- What is this increase for?
 - Mandatory training that was deferred due to COVID.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

The motion passes and Advisory supports the Police Department FY22 budget, 13 to 0.

Planning: Neal Goins made and Mary Scanlon seconded a motion to support the FY22 Planning operating budget, including merit pool allocations, which will result in a 5.88% (\$20,124) increase over FY21.

Discussion

- Support was expressed for the Planning Department but two issues were highlighted: one, the budget has \$25,000 that is not earmarked for anything; and, two, it was felt that the Planning Department is extremely understaffed with a lot of work that needs to be done now and in the future. This is considered an indirect problem with the budget.
- It was suggested that an independent consultant be hired to review the Planning Department as was done with the COA and to evaluate what needs to be done. Planning is having a hard time enforcing the bylaws because there are not enough people handling the work.
- Support was expressed for the budget with the \$25,000 if it used for a consultant, with oversight by the Select Board, to review the Planning Department.
- Concern was expressed about where the Planning Board is in all of this, the difficulty the Planning Department has in hiring and retaining people, and size of the workload.
- A comment was made that Planning is trying hard but there are too many things that need to be done. Also, \$50,000 was taken out of the SEC budget even though they had a specific purpose for that money; it would be good idea to know how Planning plans to use the \$25,000 that was left in their budget.
- A comment was made that it is not certain how much direction Planning receives. A study on that department and how it could be reorganized would be helpful.
- A comment was made that this is a discussion about how the department should be moving forward in the future. The question of the structure of the department is not the issue being voted on. The issue being voted on is strictly the budget.
- A comment was made that Planning did say they had a consultant for the past three years although that did not use up the funds available. They said they put the money in the budget to

have if they need to hire consultants. The \$25,000 was also put in budget for moving costs which will actually be part of the Town Hall renovation budget.

- A question was asked if Advisory's role to advise could be used to make a statement to the Select Board that Planning needs more resources and to recommend the funds be used on a consultant.
 - Advisory's comments will be included in the write up in the Advisory Report.
- A general comment was made that although Advisory can have an unsupportive vote on this part of the Omnibus Budget, if Advisory votes favorable action on Motion 2 of Article 8 then it is voting and approving the budget as a whole including this part. Advisory can only offer supportive or unsupportive votes on budgets that are out of guideline.
- A comment was made that the department needs are under-resourced and the department needs both more money and consulting support. The issue is the \$25,000 in the budget is not specifically attached to anything when they know there are issues that need to be addressed. The money needs to be attached to something, including issues in the department that have not been resolved.
- A comment was made that the department should spend money on consultants first in order to determine how to move forward.

Roll call vote:

Bill Maynard – no
Patti Quigley – no
John Lanza – yes
Mary Scanlon - no
Deed McCollum - no
Jennifer Fallon – yes
Jeff Levitan – no
Corinne Monahan - yes
Shawn Baker – no
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – no
Lauren Duprey – absent
Neal Goins – yes

The motion does not pass and Advisory is unsupportive of the Planning Department FY22 budget, 6 to 7.

Schools: Neal Goins made and Jenn Fallon seconded a motion to support the FY22 Schools operating budget, including benefits, which will result in a 2.69% (\$2,160,603) increase over FY21.

Discussion:

- A comment was made expressing overall support of the budget but noting that there are issues around enrollment and the capacity of schools. Schools are assuming certain things, but if these assumptions do not come to fruition classes will be small when the two new schools open. There needs to be more discussion around this given that the town is spending a large amount of money for two new schools.
- A question was asked if there is something that can be done between this year and when we are in the two new schools based on enrollment numbers and the use of school buildings. There was a robust discussion about this with the Schools.
- A comment was made that the population forecast looks like a 6% increase but this is excessive.

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- A comment was made that the schools need to address issues previously discussed such as how to manage the enrollment and the decline relative to the number of sections and staff. The Town needs to think about this.
- A question was raised about how sustainable the school budget is with salary increases above guideline. A comment was made that there needs to be a better understanding of how that conflict will play itself out over time.
- A comment was made that Schools really do not know what enrollment will be. An additional comment was made that Schools should wait and see what happens in September and, if there are enrollment increases, then come back for a supplemental appropriation.
- A comment was made that it is preferable to have to do a search for teachers than to end up with too many teachers after the contract deadline.
- A question was asked about the dollar difference between 2.5% and 2.69%. The 0.19% differential is \$156,826.
- A question was asked if this budget includes an anticipated remote learning school.
 - It does not include remote learning school costs. Also, there are no strategic plan expenses in this budget.
- A comment was made that enrollment is a critical issue given that the Town is contemplating a significant future capital investment in the schools. By fall, when we start talking about a Special Town Meeting for funds for the two new schools, we need to nail down the enrollment.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - no
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – no
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – no
Jake Erhard – no
Tom Cunningham – no
Lauren Duprey – absent
Neal Goins – yes

The motion passes and Advisory supports the Schools FY22 budget, 8 to 5.

Article 9: Neal Goins made and Corinne Monahan seconded a motion for favorable action on Warrant Article 9, as proposed by the Select Board, that the Town vote to set the limit on the total amount that may be spent from each revolving fund for Fiscal Year 2022 as set forth in the Warrant and Motion.

Discussion

- A question was asked if these are limits for spending but some departments do not reach their limit?
 - Yes, the money just stays in the fund if the department does not reach the spending limit.

Roll call vote:

Bill Maynard – yes

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Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 9, 13 to 0.

Article 14: Neal Goins made and Deed McCollum seconded a motion for favorable action on Warrant Article 14, as proposed by the Board of Public Works, that the Town vote to appropriate the sum of \$10,576,048, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Sewer Program, as set forth in the Warrant and Motion.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 14, 13 to 0.

Article 15: Neal Goins made and Tom Cunningham seconded a motion for favorable action on Warrant Article 15, as proposed by the Board of Public Works, that the Town vote to appropriate \$34,811,781 to be expended under the direction of the Municipal Light Board for purposes of operating and managing the Municipal Light Plant, as set forth in the Warrant and Motion.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum – yes
Jennifer Fallon – yes

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Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 15, 13 to 0.

Article 16, Motion 1 (administrative costs): Neal Goins made and Doug Smith seconded a motion for favorable action on Warrant Article 16, Motion 1, as proposed by the Community Preservation Committee, that the Town vote to appropriate a) \$85,000 to the Community Preservation Committee for administrative purposes, and b) \$220,000 each to the Historic Resources Reserve and Community Housing Reserve, such appropriations to be taken entirely from the Undesignated Balance as of June 30, 2020, noting further that the debt service payment appropriated under Article 8.2 satisfies the required annual contribution to the Open Space reserve requirement.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Warrant Article 16, Motion 1, 13 to 0.

Article 16, Motion 2 (MOPO Harvester): Neal Goins made and Tom Cunningham seconded a motion for favorable action on Warrant Article 16, Motion 2, as proposed by the Community Preservation Committee, that the Town vote to appropriate \$315,000 to the Natural Resources Commission for procurement of a large weed harvester at Morse’s Pond, such appropriation to be funded entirely from Undesignated Funds.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – no

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Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 16, Motion 2, 12 to 1.

Article 16, Motion 3 (MOPO design/feasibility): Neal Goins made and Mary Scanlon seconded a motion for favorable action on Warrant Article 16, Motion 3, as proposed by the Community Preservation Committee, that the Town vote to appropriate \$175,000 to the Recreation Department for a feasibility and design study of the Morse’s Pond beach and park area, such appropriation to be funded entirely from Undesignated Funds.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 16, Motion 3, 13 to 0.

Article 17: Neal Goins made and Patti Quigley seconded a motion for favorable action on Warrant Article 17, as proposed by the Select Board and the Permanent Building Committee, that the Town vote to appropriate \$1,850,333 to be expended under the direction of the Permanent Building Committee for architectural and engineering designs, plans and other specifications, bid documents, permitting, and any associated costs related to the interior renovation and construction of Town Hall located at 525 Washington Street, and that the Treasurer, with the approval of the Select Board, is authorized to borrow these funds, as set forth in the Warrant and Motion.

Discussion

- Concern was expressed about the amount of capital spending for all projects in town. A comment was made that the town is confronted with “nice to have” versus what “need to have”.
- A comment was made that a redesign of town hall is not necessary.
- Concern was expressed about the increase in taxes, and that the town will become unaffordable for many.

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- A comment was made that the money spent on the town hall exterior was needed to preserve the building. It was felt that the money for the interior was not necessary for the integrity of building.
- A comment was made that it is about making town hall more functional from a conceptual perspective, while what exists is functional enough. However, we do need handicapped access.
- A comment was made that while this is nice-to-have, it needs to be deferred.
- A comment was made that the points about capital spending are good ones. These are only design funds for this year, but the need to approve construction funds will be coming at the same time the town is seeking a debt exclusion on the schools. It was felt that it would be preferable not to have the Town Hall renovation on the calendar and competing with the schools, and contributing to the town's overall angst. Support was expressed in delaying this year. The optics are not good on this request when we are asking DPW to defer repaving and replacing lights.
- A question was asked as to when the ADA requirements for the bathrooms need to be met and whether we have time to put this off for a year. A comment was made that no one has asked or discussed whether we can push the deadline further because of COVID.
- A question was asked as to the cost of the ADA compliance. It is \$2.5 million. However, the issue will be that going back in to Town Hall for renovation in a separate step after the work for ADA compliance will result in a less efficient project overall and duplicate costs. Also, a large portion of the renovation costs will be town hall systems that are at end of their useful life.
- A comment was made that when the town completes projects in increments, the cost ends up being more because the previous work is impacted and sometimes torn out.
- A comment was made that, in its current state, Town Hall does not provide a great work environment.
- A request was made to table the vote on this article in order to get a better sense of the project. The proponents should be invited to the next Advisory meeting.

Bill Maynard made and Jenn Fallon seconded a motion to table the vote on Article 17.

Discussion

- A request was made for PBC to come with specific answers to questions. It would be helpful to collect these in advance and share them with PBC ahead of time so they can be prepared to respond next week. It was noted that PBC is one of the proponents, but The Select Board is driving the objectives and timing of this project.
- A comment was made that this article is just for design funds, and that we need to look at the whole picture. Priorities can be broken down for construction. There is value in looking at the whole interior and identifying needs. Last year there was going to be two large projects – Town Hall Annex and the Town Hall interior -- but now due to COVID the shift is to the interior.
- A request was made to include FMD next week to speak to the aging Town Hall systems.
- A comment was made that although there is a requirement to become ADA compliant, that does not mean we have to complete a full interior renovation of the building.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes

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Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Motion to table the vote on Article 17 was approved, 13 to 0.

Article 18: Neal Goins made and Patti Quigley seconded a motion for favorable action on Warrant Article 18, as proposed by the Board of Public Works, that the Town vote to appropriate \$3,250,000 to be expended under the direction of the Department of Public Works, for engineering designs, bid documents, construction, reconstruction, rehabilitation, and repair of Grove Street, including street, sidewalk and/or drainage repairs and improvements, and that the Treasurer, with the approval of the Select Board, is authorized to borrow these funds, as set forth in the Warrant and Motion.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 18, 13 to 0.

Article 19: Neal Goins made and Doug Smith seconded a motion for favorable action on Warrant Article 19, as proposed by the Board of Public Works, that the Town vote to appropriate \$242,500 to be expended under the discretion of the Board of Public Works for water and/or sewer line rehabilitation, and for any equipment or services connected therewith, and that the Treasurer, with the approval of the Select Board, is authorized to borrow these funds, as set forth in the Warrant and Motion.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes

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Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 19, 13 to 0.

Article 22, Motion 1: Neal Goins made and Jenn Fallon seconded a motion for favorable action on Warrant Article 22, Motion 1, as proposed by the Human Resources Board, that the Town vote to revise the Town of Wellesley Personnel Policy, by amending the list of paid holidays to include Juneteenth Independence Day (June 19), which change will be reflected in the Town of Wellesley Personnel Policy Updates document, on file with the Town Clerk.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 22, Motion 1, 13 to 0.

Article 24, Motion 1 (adopt goals): Neal Goins made and Corrine Monahan seconded a motion for favorable action on Warrant Article 24, Motion 1, as proposed by the Sustainable Energy Committee, that this Town Meeting hereby adopt the town-wide greenhouse gas (GHG) emissions reduction goals proposed by the Sustainable Energy Committee of 50% below Wellesley’s 2007 baseline by 2030, 75% below Wellesley’s 2007 baseline by 2040, and net zero town-wide GHG emissions by 2050.

Discussion

- A comment was made that this is a great goal but there is not available data to measure our progress towards this goal. We have acknowledged a lot of the carbon footprint comes from cars moving through town. As a result of not being able to control this source, it was felt that the town will not get to the goal by 2030 and this is not a good position in which to put the town.
- A comment was made that there is no way to measure the amount of GHG generated by vehicles so it is going to come down to buildings. Given that, it was felt it is not realistic to get to that point in nine years and the goal is a bit of an overreach.
- A comment was made that it is thought the SEC is working with the state to get these numbers.
- A comment was made that this number is a goal and that trying to make buildings as sustainable as possible is a good goal. SEC is following guidelines and goals set by the state.
- A comment was made that aggressive goals are needed if we are going to make progress.

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- General support for concept was expressed, along with a desire to get to the point where we understand realistically what we can accomplish.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – no
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – no
Corinne Monahan - no
Shawn Baker – yes
Doug Smith – no
Jake Erhard – yes
Tom Cunningham – no
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 24, Motion 1, 8 to 5.

Article 24, Motion 2 (amend bylaws): Neal Goins made and Mary Scanlon seconded a motion for favorable action on Warrant Article 24, Motion 2, as proposed by the Sustainable Energy Committee, that this Town Meeting amend the existing Town Bylaws Article 12 - Sustainable Energy Committee, as set forth in the Warrant and Motion.

Discussion

- A question was asked as to what this change was for.
 - It is a name change.
- There was a discussion of the specific changes to the bylaws, after which a comment was made that it is not just a name change but also an expansion of SEC’s duties to all things climate-related. There is a key phrase under 12.3 General Duties – “to achieve the Town GHG goals”. This language enlarges the scope of Climate Action Plan to focus on GHG rather than just sustainable energy. Everything is on the table; for example, SEC can propose new zoning and planning bylaws.
- A comment was made that the bylaw change permits a large expansion of power in the SEC.
- A comment was made that if the intention was simply a name change, the changes to the bylaw do much more than a name change. These changes result in an increase in power in the Climate Action Committee.
- A comment was made that these changes feel like a broadening of the scope. Sustainable energy was focused on the source of energy. The new scope is on the use of energy.
- A question was asked if this was intended or was it intended to be simply a name change.
- A comment was made that the changes to the language are an overreach of the committee, and perhaps only the first sentence of 12.1 Membership should be changed.
- A request was made to have further discussions with the committee.

John Lanza made and Jeff Levitan seconded a motion to table the vote on Article 24, Motion 2.

Discussion

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- A comment was made that nothing new will be learned and, whether the change in the reach of the SEC was intended or not, it is drafted as such. Our discussion should be reflected in the Advisory Report.
- A comment was made that the SEC should have the opportunity to hear what Advisory has to say, and to SEC to come back with a different set of words should they so choose.
- A comment was made that a clarification of their intention is needed.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Motion to table the vote on Article 24, Motion 2 was approved, 13 to 0.

Article 25: Neal Goins made and Mary Scanlon seconded a motion for favorable action on Warrant Article 25, as proposed by the Town Clerk and Select Board, that the Town vote to amend the General Bylaws as set forth in the Warrant and Motion.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 25, 13 to 0.

Article 28: Neal Goins made and Doug Smith seconded a motion for favorable action on Warrant Article 28, as proposed by the Planning Board, that the Town vote to amend the Zoning Bylaw by (1) amending the definition of or adding a definition for the following terms in Section 1B, and (2) by amending

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corresponding sections of the Zoning Bylaw to provide for consistent definitions throughout, as set forth in the Warrant and Motion.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 28, 13 to 0.

Article 29: Neal Goins made and Mary Scanlon seconded a motion for favorable action on Warrant Article 29, as proposed by the Planning Board, that the Town vote to amend the Zoning Bylaw to update references to types of structures and living arrangement, as set forth in the Warrant and Motion.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 29, 13 to 0.

Article 30: Neal Goins made and John Lanza seconded a motion for favorable action on Warrant Article 30, as proposed by Citizens' Petition, that the Town vote to amend the zoning map of the Town of Wellesley by rezoning the portion of 2 Edgemoor Avenue currently zoned as Single Family 210,000 square feet area to Business District, as set forth in the Warrant and Motion.

Discussion

- A comment was made that, according to the Moderator, the amendment to this article that may be proposed at Town Meeting is “within the four corners” of article. This amendment would

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incorporate the Planning Board suggestion that the 20 feet closest to the northern border be rezoned from single residence 10000 square feet to single residence A, which would allow for parking vehicles related to activities in the adjoining business districts.

- A comment was made that it is nice to keep the 20-foot buffer between the condos.
- The amendment is expected to be made at town meeting; it cannot be made at this point in time because the article is a Citizens Petition.
- The remainder of the property will be zoned business.
- The Planning Board voted to support the Citizen Petition with the proposed change.
- There was a discussion about how to address the friendly amendment viz a viz Advisory's vote.
- A question was asked if there had been any conversations with the condo.
 - Condo residents received notice of the proposed changes and of the public hearing. Literature was dropped off, and the Planning Board kept the public hearing open for over two weeks specifically for this. During COVID it is difficult to engage an in-person conversation.

Roll call vote:

Bill Maynard – no
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – abstain
Jake Erhard – abstain
Tom Cunningham – yes
Lauren Duprey – absent
Neal Goins – yes

Advisory recommends favorable action on Article 30, 10 to 1 with 2 abstentions.

Administrative Matters/Liaison Reports/Minutes

9:55 p.m. Minutes Approval

Deed McCollum made and Jeff Levitan seconded a motion to approve the March 10, 2021 minutes.

Roll call vote:

Bill Maynard – yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan – yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes

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Jake Erhard – yes
Tom Cunningham – abstain
Lauren Duprey – absent
Neal Goins - yes

Minutes were approved 12 to 0.

10:00 p.m. Adjourn

Jeff Levitan made and Doug Smith seconded a motion to adjourn.

Roll call vote

Bill Maynard - yes
Patti Quigley – yes
John Lanza – yes
Mary Scanlon - yes
Deed McCollum - yes
Jennifer Fallon – yes
Jeff Levitan - yes
Corinne Monahan - yes
Shawn Baker – yes
Doug Smith – yes
Jake Erhard – yes
Tom Cunningham – absent
Lauren Duprey – absent
Neal Goins – yes

Meeting adjourned, 13 to 0.