

Approved: April 27, 2021

Select Board Meeting: April 12, 2021

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

Also Present: Jop, Frigulietti

Warrants approved: none

Meeting Documents:

1. Agenda
2. Class II Auto Application and ZBA Attachments
3. Letter of Designation to Trinity Financial
4. Draft ATM Motions
5. Draft Proposal – Ed Chazen
6. Draft DEI Proposal – Essential Partners
7. Draft Minutes: 3/22/21
8. Draft Minutes: 3/29/21
9. MassBay Community College Press Release
10. DLS Bulletin

1. Call to Order

Mr. Ulfelder, Chair, called the meeting to order at 6:00 pm online.

Mr. Ulfelder 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.

2. Citizen Speak

Mr. Franco of Wellesley Avenue joined the Board. He stated that he was disappointed the Board had voted to replace Columbus Day with Indigenous People's Day on Town calendars. He added he believed the vote was not in line with the Board's Tolerance Pledge or Anti-Bias Statement. Mr. Franco stated that he believed the Wellesley Italian American community felt alienated and divided.

Mr. Ulfelder stated that he had offered to meet with the Unite Wellesley group at one of their meetings to discuss the Board's deliberation and vote regarding the change to Town calendars recognizing Indigenous Peoples' Day.

3. Discuss and Vote Class II Auto License: Mike's Garage at 1005 Worcester Street

Mr. Chammas, Owner of Mike's Garage; Mr. Adams; Attorney for Mr. Chammas; and Mr. Arnow; proponents Civil Engineer, joined the Board.

Ms. Jop reviewed the application for the Class II License to sell used vehicles. She noted the location has a gas station and auto shop. She added that the ZBA had voted to issue a special permit for the parking of additional vehicles and that the application had also been reviewed by the Wetlands Committee.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to approve the Class II License to Mike's Garage at 1005 Worcester Street until December 31, 2021.

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

4. Discuss and Vote Rescind the letter of designation and RFP for the Railroad and Tailby Commuter Lots

Mr. Ulfelder noted that the discussion topic had been on a previous agenda and held to receive additional comments from the public. He stated that Trinity had been a good partner however the Board determined that the circumstances in the area of the proposed project had changed. Ms. Lanza stated that she believed creating housing in downtown would be beneficial and hoped a different project could be envisioned. Ms. Sullivan Woods stated that Trinity had been responsive to the needs of the Town and the abutters to the proposed project and she recognized the needs of the area had changed since the issuance of the RFP.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) that the Board terminate the Letter of Designation assigned to Trinity Wellesley Square Limited Partnership for the Tailby and Railroad Parking Lots Development Project by letter dated April 9, 2019, and that the Board take no further action on the responses received for the Requests for Proposals issued on March 29, 2018, for the Development of Affordable and Market Rate Housing at Tailby and Railroad Parking Lots.

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

5. Annual Town Meeting Preparation

Ms. Jop stated that Town Counsel had reviewed and modified the motions. She added that the Water and Sewer motions would be updated based on information received from MWRA. She added that Article 4 and Article 32 could be added to the consent agenda. She reviewed the additional changes to motions during Counsel's review. The Board discussed the revisions and the addition of Articles 4 and 32 to the consent agenda. Mr. Ulfelder stated that given the discussion and vote of Advisory regarding Articles 26 and 27, the Board may wish to make no motion at Town Meeting. The Board discussed making no motion to Articles 26 and 27 as well as the need to forward on issues of Affordable Housing.

Ms. Jop reviewed Article 18 brought by the Board of Public Works for Grove Street, Article 22 amendment to the Personnel Policy to add Juneteenth, and Article 25 the Town Bylaw format and asked if the Board would choose to vote in support of those Articles or any other. The Board discussed Articles 18, 22, and 25 and generally supported each.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) approve modifications to the motions for Articles: 3, 7, 10, 11, 17, 21, 32, 34, and 36.

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

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to make no motion on Articles 26 and 27.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to support Article 18.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to support Article 22.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to support Article 25.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

6. Executive Director's Update

Ms. Jop stated that vacancies for Boards and Committees would be issued to the public in early May and added that the online volunteer form is available all year for interested residents. She added that Boston College Professor Mr. Chazen, a former Planning Board member, presented a proposal for a case study review of the Wellesley Friendly aid site at 219 Washington Street for potential redevelopment. She added that the study proposal cost would be split between the Town and Boston College and that the cost to the Town would be \$5,000. The Board discussed the proposal and expressed general support.

Ms. Jop stated that the state continues to be under a mask order from the Governor's Office and reinforced the Health Department's reminder regarding mask usage. She added that outdoor seating for restaurants had begun and encouraged residents to shop and eat local.

Ms. Frigulietti stated that the DEI working group had received a proposals from several consultants for formation of a task force, identification of a framework, mission, and goal for the task force. She added that the proposal from Ms. Smith McQueenie was the most advantageous to the Town in order to reach its goals. Ms. Frigulietti briefly reviewed Ms. Smith McQueenie's qualifications and proposal. Ms. Jop stated that the funding for the consultant could be used from current funds, whereas once the task force was established funding would be assessed through alternative sources such as grants, earmarks, or Town

Meeting action. The Board discussed the goals of the proposal, the DEI consultation goals, and the formation of a DEI task force.

Ms. Jop stated that Algonquin Gas would be working in Town as they continued their restoration of pipes. Ms. Sullivan Woods stated that several residents continued to review areas for pickleball courts with the Recreation Department. Ms. Jop noted the minutes for review.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to approve the expenditure of \$5,000 to fund the project of BC Professor Edward Chazen to evaluate the Wellesley Hills Site.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to authorize the use of \$15,000 towards hiring a DEI Consultant.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to approve the minutes of March 22, 2021 and March 29, 2021.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

7. Liaison Update

Mr. Ulfelder provided an update on the MSBA project from SMMA and Compass would be held on May 6th prior to when the Board would approve the schematic design. He stated site circulation and site plan for the Hardy site continued to be discussed as well as exterior and interior plan development. He added that community input would be important as the process moved forward and encouraged the Board to watch PBC meetings to keep up to date on the project. Ms. Jop noted that the Town would be eligible for 30% reimbursement for some of the cost of the MSBA project. The Board briefly discussed the Hardy project and the differences between that and the Hunnewell project.

Ms. Lanza stated that the Main Library would be closing on April 24th to begin its renovations and the branches would be opening on April 27th while the Main Library is closed. She added that the Trustees were working on appointing a new member in the near future.

8. New Business and Correspondence

The meeting was adjourned at 7:49pm.

The next regular meeting is scheduled for April 26, 2021 at 6:00 pm online.