

Approved: July 24, 2023

Select Board Meeting: June 6, 2023

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

Also Present: Jop, Frigulietti

Meeting Documents:

1. Agenda
2. Draft Select Board Calendar
3. Draft Town Clerk Presentation re: Tabulator for In Person Voting
4. Spreadsheet for Annual Appointments
5. List of Election Workers for Appointment
6. Memo re: Annual Historical Commission Appointments
7. Resume and statement of interest: Elizabeth Cahill
8. Volunteer form & Resume: Christopher Spagnuolo
9. CV Application: NexDine Coffee bar 96 Worcester Street
10. One Day Special License Application: Wellesley Hills Congregational Church
11. Draft Select Board Minutes: 2/21/23, 3/6/23, 3/13/23, 5/2/23, 5/16/23
12. Memo re: MBTA Communities
13. Boston Marathon Fundraising totals 2023
14. Police Department Memo re: State Accreditation
15. Police Commendations

1. Call to Order

Ms. Olney, Chair, called the Select Board to order at 6:00 pm.

Ms. Olney 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.

Ms. Olney thanked the Celebrations Committee for the outstanding planning and execution of another successful Wellesley Wonderful Weekend as well as the moving Memorial Day ceremony. She noted the valuable support of the Wellesley Police and Fire Departments for both events as well as the vocal performance of Ms. Lanza at the Memorial Day ceremony.

2. Citizen Speak

Mr. Haley of 30 Greenwood Road joined the meeting. He stated that he had provided a summary of his thoughts to the Board prior to the meeting. He noted the history of the town for having special committees for various projects that could impact the town. He expressed a desire to have a special committee formed to study the 8 Cliff Road project as well as the MBTA communities zoning provisions prior to changing zoning.

Ms. McCollum of 6 Pickerel Terrace, Precinct B TMM joined the meeting. She stated her support for adding projects that would add housing in Wellesley. She noted that she is part of the group Building a Better Wellesley and supported the 8 Cliff Road project as it included additional affordable units.

3. Announcements

Ms. Aufranc stated that the NRC would be hosting a virtual public hearing on June 7th that would also be available for later viewing on wellesleymedia.org. She stated that the NRC had been working with Weston and Sampson to review the use of the courts and fields throughout Wellesley and the findings of the study would be reviewed and discussed at the meeting and feedback was welcome.

Ms. Sullivan Woods stated that Flag Day is June 14th and the Veterans have planned the annual flag retirement ceremony at Woodlawn Cemetery at 2:00pm on that day. She invited residents to attend the ceremony. She also reminded the community that they may bring US Flags that are ready for retirement to designated flag drop off boxes in town or bring them to the cemetery at 2pm.

Ms. Olney stated that Ms. Frigulietti was leaving the Town to work for the town of Franklin. She noted some of Ms. Frigulietti's accomplishments while working in Wellesley. The individual members of the Board and Ms. Jop thanked Ms. Frigulietti for her contributions. Ms. Frigulietti thanked the Board for their comments. Mr. Smith representing the Advisory Committee joined the meeting and expressed gratitude to Ms. Frigulietti for her contributions to the Town.

4. Discuss Select Board Process for Approval of Joint RFPs for Rooftop Solar

Ms. Merrill from Town Counsel's office joined the meeting.

Ms. Merrill stated that she had been working with MLP for potentially adding solar to town buildings, including DPW, Hunnewell, Hardy, and WFL. She noted that each Board that has the custody and control of specific buildings would sign a lease authorizing use of the building; she further described the process of how the Boards would move forward on projects with MLP taking the lead to issue an RFP and negotiate a lease. The Board discussed how the Boards would proceed and the process, including how bundling could work in the RFP and the fact that the Library Trustees would be required to go to Town Meeting for authorization; the buildings under Select Board control would not be required to have Town Meeting approval for a 30-year lease. Ms. Sullivan Woods requested that Town Meeting be asked to approve each of the leases given length and impact of this lease. Ms. Merrill reported that generally towns do not bring leases of this type to Town Meeting if it is not necessary. Ms. Aufranc inquired about whether an outside appraiser would be required and noted that Mr. McDonough had documented important questions about roof access. Ms. Merrill noted that an outside appraiser would likely not be necessary but there may be some considerations related to for-profit firms needing to pay taxes on their property. Ms. Lanza asked for clarification about why the WFL lease was required to go to Town Meeting.

Ms. Olney noted that there had been some confusion about the meeting start time and some residents had arrived at the meeting after citizen speak ended. She recognized Mr. Schnitman of 88 Cliff Road for citizen speak.

Mr. Schnitman reviewed concerns the neighbors have been expressing about the potential 8 Cliff Road project including significant potential increase in the traffic, reduction of already low water pressure, and lack of involvement of neighborhoods and the transparency of the project to date. He believed many of the neighbors are just recently learning of the project. He expressed the neighborhood's belief that inaccuracies were included in the developer's presentation of the Cliff Rd project, including inaccurate observations about traffic conditions, inaccurate representations about the level of contact with the developers and frustration with the fact that the project seems to have been developed without engagement and transparency to the neighborhood. He is grateful for the scheduled June 15th meeting.

Ms. Jop clarified that the 8 Cliff Road project is in an early conceptual state and the staff is committed to being transparent during the process.

Ms. Freiman of 75 Grove St joined the meeting. She thanked Ms. Frigulietti for her work and wished her well, noting some of her accomplishments.

5. March 2023 Elections Update

Ms. Kato, Town Clerk, joined the meeting. She reviewed the elections experiences over the past three years including turn out as well as in person versus mail in voting. She noted that vote by mail is now a permanent offering for state and federal elections; it is a municipal opt-in option for town elections. Ms. Kato stated that Wellesley has a higher-than-average turnout in the State for both in person and by mail; she noted the dates of the 2024 elections and recommended vote by mail for all elections, including all local town elections. She noted that, although offering vote by mail is more expensive, she believed it is important to offer. She also reported on the option to combine the annual local election and the Presidential primary election on the same date in March; combining the elections on one date would increase the turn-out for the local election, be more convenient for the residents, reduce confusion about the dates of elections, and create a decrease in operational efficiency. The WFL has approved the use of the Commons Room at the main library for early voting for the March primary election. Ms. Kato reviewed the proposed use of a high-speed tabulator for vote by mail and the cost for leasing this equipment with an option to buy; this expense was approved at ATM. She noted that the brand of tabulator being recommended is very widely used by the State, is the current precinct tabulator brand, and is a State certified vendor; this tabulator is only used for advance ballot processing. She noted there is one other high speed tabulator vendor which is certified by the State, although it is not compatible with the precinct tabulator.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the use of the Imagecase Central Tabulator for Centralized Tabulation and Advanced Processing beginning with the March 2024 Presidential Primary and Annual Town Election.

**Olney – Aye
Sullivan Woods – 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 use of the Wellesley Free Library Commons Conference Room for In- Person Early Voting for the March 2024 Presidential Primary Election.

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

6. Discuss and Vote Annual Staff Appointments

Ms. Jop reviewed the annual staff appointments, Town Counsel, and Labor Counsel listed in the memo presented in the packet and projected on the screen.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the Staff Appointments as detailed in the Select Board Appointments FY24-25 document dated June 1, 2023.

**Olney – Aye
Sullivan Woods – Aye**

Ulfelder – Aye
Aufranc – Aye
Lanza – Aye

7. Discuss and Vote Board and Committee Appointments

Ms. Jop noted that the Clerk had submitted a list of election workers for appointment; she shared the list on the screen for review. Ms. Jop reviewed the list of Board and Committee appointments. Ms. Aufranc reviewed the Historical Commission appointment list, noting that Historical Commission appointments should be held for the following meeting. Ms. Lanza expressed concerns related to Select Board appointees that are already serving on another elected board and asked that the Board have a further discussion regarding appointments. She felt this could set a bad precedent in terms of creating a potential conflict and signaling the government is less open to new individuals. Ms. Olney stated several issues have arisen about the appointment process over the year and, as a result, the appointments policy would be discussed at the Board retreat meeting on June 12th. The Board reviewed and discussed the Board and Committee appointments.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the list of FY2024 Election Appointments as presented on the screen and provided in advance by KC Kato.

Olney – Aye
Sullivan Woods – 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 Christopher Spagnuolo and Meredith Angjeli to the Historic District Commission for a term to expire on June 30, 2026.

Olney – Aye
Sullivan Woods – 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 reappoint George Roman, Salvatore DeFazio, III, and Sylvia Hahn-Griffiths for terms to expire on June 30, 2024 to the Kepes Panel Committee.

Olney – Aye
Sullivan Woods – 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 reappoint Paul Criswell for a term to expire June 30, 2026 to the Municipal Light Board.

Olney – Aye
Sullivan Woods – 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 reappoint Marjorie Freiman and Michael Nilles for terms to expire June 30, 2025 to the Wellesley Housing Development Corp.

Olney – Aye

Sullivan Woods – 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 reappoint Robert Levy to the Zoning Board of Appeals for a term to expire June 30, 2026.

Olney – Aye

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

8. Discuss and Vote Executive Director as West Suburban Health Group Designee

Ms. Jop noted that Ms. Frigulietti had been the designee and Mr. Szczebak would remain the alternate designee.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to appoint Meghan Jop as the Town's representative to the West Suburban Health Group.

Olney – Aye

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

9. Discuss and Vote Common Victualler Take Out License for NexDine Coffee at 96 Worcester Street

Mr. McCaffrey of NexDine joined the meeting.

Ms. Jop briefly reviewed the application for the take-out license for a coffee cart at Wellesley Gateway South, formerly known as the Sun Life site, adding that the application was supported by staff.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the Common Victualler Take Out License for NexDine Coffee to be located at 96 Worcester Street.

Olney – Aye

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

10. Discuss and Vote One Day License for Wellesley Hills Congregational Church

Ms. Jop briefly reviewed the application for the one-day license for an event celebrating the retirement of the Church's music director, adding that the application had been reviewed and was supported by staff.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the One Day License to the Wellesley Hills Congregational Church for their June 17, 2023 event.

Olney – Aye

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

11. Executive Director's Update

Ms. Jop thanked the Wellesley Hills Junior Women's Club for the generous grant of \$2,000 to the COA for evening programs. She thanked several Board and Committee members not seeking reappointment including Susan O'Shea from the Audit Committee for her many years of service. Ms. Jop stated that the Town received a grant to install a second EV charging station at the Police Station. She added that a working group had been reviewing how the Town could meet the requirements of MBTA Communities. She provided a detailed overview of the current MBTA Community requirements, the impact of non-compliance and a current assessment of our compliance. She noted that it appears that current zoning density meets the compliance requirements in the Wellesley Square, Wellesley Hills, and Wellesley Office Park although the current permitting process does not seem to meet the requirements. She stated that the group was in process of reviewing the permitting requirements for the specific districts and building recommendations on make modifications to bring permitting requirements into compliance. These possible proposals for modifications will be reviewed with the Board, Planning and ZBA. It is anticipated that any changes would be brought to Annual Town Meeting, and ideally community education and discussions will begin this fall.

Ms. Jop noted the minutes for acceptance adding that May 2nd had received some additional edits. Ms. Aufranc stated that she had sent clarifying edits to the May 16th minutes and should be approved as amended.

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 February 21, 2023, March 6, 2023, March 13, 2023 and, as amended, the May 16, 2023 meetings.

Olney – Aye

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

12. Executive Session M.G.L c. 30A §21A, exemption #3 to conduct strategy with respect to AFSME Local 335, Production and Supervisory Units (DPW), WFL Staff Association and Supervisor Association (Library), and Local 1795, IAFF (Firefighters), and Wellesley Police Dispatchers Association and M.G.L c. 30A §21A, exemption #2 to conduct strategy sessions in preparation for negotiations with non-union personnel (Police Chief J. Pilecki and Fire Chief Position)

Ms. Olney requested that the Board vote to convene in Executive Session for the purposes of discussing union negotiations with the Firefighters, Library Association Unions, Department of Public Works Unions, and Police Dispatchers and to convene to discuss strategy in preparation with non-union personnel as she declared that having such discussions in Open Session would have a detrimental effect on the Town's position.

At 7:55pm 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 §21A, exemption #3 to discuss strategy with respect to union negotiations with AFSME Local 335, Production and Supervisory Units (DPW), WFL Staff Association and Supervisor Association (Library), and Local 1795, IAFF (Firefighters), and Wellesley Police Dispatchers Association and to invite Meghan Jop, Amy Frigulietti, Jack Pilecki, Scott Szczebak, Dave Cohen, Jamie Jurgenson, Marla Robinson, and Nat Brady to join as the Chair has declared that having such discussion in open session would have a detrimental effect on the Town's position.

Following the adjournment of executive session, the Board will return to open session for the sole purpose of adjourning the meeting.

Olney – Aye

Sullivan Woods – 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 to adjourn the meeting.

Olney – Aye

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

The meeting was adjourned at 11:11 pm

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