

Approved: August 16, 2021

Select Board Meeting: July 27, 2021

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

Also Present: Jop, Frigulietti

Warrants approved: none

Meeting Documents:

1. Agenda
2. SB Draft Calendar
3. Correspondence from Planning Board re: appointment
4. Memo re: Appointment of Police Officer
5. Resume of Allison Lucenta
6. Draft revisions to Alcohol Policy
7. License Agreement with Juniper Restaurant
8. Application for modification to Alcohol License – Wellesley Country Club
9. Housing Development Corporation background
10. Volunteer forms – WHDC candidates
11. ARPA PowerPoint Presentation
12. SB Draft Minutes: 6/3/21; 6/21/21, 6/28/21
13. Gift Information – Algonquin Gas
14. Gift information – Library

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

None.

3. Joint Meeting with Planning Board – vote appointment of Associate Planning Board Member

Planning Department Director, Mr. McCauley, Planning Board members: Ms. Johnson, Mr. Roberti, Ms. Mallett, Mr. Taylor, and Ms. Woodward joined the meeting.

Ms. Johnson called the Planning Board to order.

Ms. Johnson stated that Ms. Olson had expressed interest in being reappointed as an associate member which required the joint meeting and vote. The Boards briefly discussed the role of Ms. Olson on the Planning Board.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Boards were polled and voted (10-0) to call a joint meeting with the Planning Board and to appoint Tom Ulfelder as Chair of the Joint Meeting and to appoint Catherine Johnson as Secretary of the Joint meeting.

Sullivan Woods – Aye

Olney –Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye
Johnson – Aye
Roberti – Aye
Mallett – Aye
Taylor – Aye
Woodward – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Boards were polled and voted (10-0) to appoint Sheila Olson as the associate member to the Planning Board for a term to expire on June 30, 2023.

Sullivan Woods – Aye
Olney –Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye
Johnson – Aye
Roberti – Aye
Mallett – Aye
Taylor – Aye
Woodward – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Boards were polled and voted (10-0) to dissolve the joint meeting.

Sullivan Woods – Aye
Olney –Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye
Johnson – Aye
Roberti – Aye
Mallett – Aye
Taylor – Aye
Woodward – Aye

4. Discuss and Vote Police Officer Appointment

Chief Pilecki and Ms. Lucenta joined the meeting.

Chief Pilecki reviewed Ms. Lucenta's background and resume noting that upon the appointment of Ms. Lucenta the Department would have three vacancies. He stated that Ms. Lucenta had most recently been an officer with Northeastern University and had graduated from the academy in 2017. The Board discussed Ms. Lucenta's accomplishments, background, and volunteer positions.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to appoint Allison Lucenta effective July 27, 2021, to the position of Police Officer with the Town of Wellesley contingent upon the successful completion of a pre-screening process which includes a physical and psychological evaluation, and a one-year probationary period.

Sullivan Woods – Aye

Olney –Aye
Ulfelder – Aye
Aufranc – Aye
Lanza – Aye

5. Discuss Possible Alcohol Regulation Revisions

Ms. Fried of Town Counsel’s Office joined the meeting.

Ms. Fried reviewed a presentation outlining the differences between the state law regulating alcohol licenses, the Special Act governing alcohol licenses in Wellesley, and the Board regulations restricting service and eligibility of licensure. She noted several points for consideration and discussion for the Board while reviewing potential regulation revisions and the options the Board may consider moving forward. Ms. Fried continued to review her notes and changes to the Alcohol Regulations for consideration, noting the Board’s authority in regulating alcohol licenses and service in Town. Ms. Frigulietti reviewed several economic development barriers within the Special Act and Board Regulations that have been discussed by merchants, leasing agents, and restaurateurs who had declined to open in Wellesley. Ms. Frigulietti stated that any potential revisions would be discussed at a public hearing to understand how the community would view those changes. Ms. Sullivan Woods discussed concerns expressed from the business community as well as residents regarding potential revisions to the Board regulations. The Board discussed the presentation, potential changes, and areas for consideration moving forward. The Board agreed to send questions and comments to Ms. Frigulietti and Ms. Fried directly. The Board determined to further discuss the policy and revisions presented at a future meeting.

6. Discuss and Vote Modification to Right of First Refusal for 50 Grove Street

Ms. Fried noted previous discussions regarding the request from the owner of 50 Grove and stated that the property owner had requested to amend the comprehensive permit with the ZBA. She added that the ZBA had requested to hear determinations from the Housing Authority and the Select Board before voting on a modification to the permit. She reviewed the options before the Board. Ms. Jop stated that the right of first refusal condition was not a typical condition on comprehensive permits. She added that the Housing Authority would be reviewing and voting on the matter the following week. The Board discussed the request for modification to the comprehensive permit and the options before the Board.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to authorize the ZBA to remove the right of first refusal condition from the Comprehensive Permit ZBA 76-69.

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

7. Discuss and Vote License Extension for Juniper Restaurant

Ms. Jop stated that the current license would expire on August 15th based on the previous expiration of the Governor’s Executive Order for outdoor dining. She noted that the Executive Order expiration had been extended by the Governor through April, 2022 and Ms. Jop was recommending that the Juniper license be extended through November to coincide with DPW’s winter maintenance schedule.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to approve the extension of the outdoor dining license for Juniper from August 15, 2021, to November 30, 2021, under the same terms and conditions with the understanding that they will provide an updated insurance policy.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

8. Discuss and Vote Alcohol License Modification: Wellesley Country Club Modification in Officers & Directors: 300 Wellesley Avenue

Ms. Jop stated that the Country Club updates their officers on an annual basis and the changes must be voted on by the Board and submitted to the ABCC for final approval.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to approve the submitted slate of officers/directors for the Wellesley Country Club, Club Alcohol License.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

9. Discuss and Vote Wellesley Housing Development Corporation Appointments

Ms. Jop reviewed the need for appointing new members to the Housing Development Corporation, how the positions were advertised, and the process for interviewing interested parties. She stated that a review was also conducted on the number of members to serve on the WHDC with input from longtime member Mr. Goldkamp who believed that five members was sufficient at this time. She briefly reviewed the backgrounds of the appointees. The Board discussed the appointments to the WHDC.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to appoint the following members to Wellesley Housing Development Corporation:

Marjorie Freiman to a term to expire on June 30, 2023

Mike Nilles to a term to expire on June 30, 2023

Holly Grace to a term to expire on June 30, 2024

Micah O’Neil to a term to expire on June 30, 2024

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

10. Discuss and Vote Employment Agreement with Assistant Fire Chief Peterson

Ms. Jop stated that the Board had been reviewing and discussing the terms of the extension of the employment contract with Assistant Chief Peterson and had reached agreement. She added that the contract included a 2% increase from FY21 and the vacation schedule had been modified to include the

ability to cash out up to two weeks' vacation. Mr. Ulfelder confirmed that the contract contained the language the Board had discussed previously.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to approve a one year contract extension with Assistant Fire Chief Jeff Peterson beginning July 1, 2021, ending June 30, 2022 in the amount of \$149,711 reflecting a 2% year over year increase as discussed.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

11. Executive Director's Report

Ms. Jop stated that the Natick Select Board had selected the former Papa Gino's location on Route 9 for an adult use marijuana location. She noted the Board had expressed concerns regarding other locations close to Wellesley residential neighborhoods. Ms. Jop stated that Ms. Frigulietti had successfully submitted an application for the Babson graduate school program to assist the town with strategies for marketing the Catch Connect program. She noted that a news release requesting applicants to join the Diversity, Equity, and Inclusion task force would be sent out in the coming weeks. Ms. Jop stated that she had spoken with Health Director, Mr. Izzo, and noted that additional COVID-19 cases have been found in Wellesley and that the Health Department would be working with the colleges regarding their fall opening plans. She reported that based on new census data voting precincts were required to be redistricted and work on redistricting would begin in the near future, adding that the Board would be required to vote on the updated precincts. The Board briefly discussed the census data and the redistricting process.

Mr. Ulfelder stated that the MSBA had voted to approve the preferred schematic design for the Hardy School and issued the design enrollment certification for 365 students. He added that a meeting had taken place with the MSBA which square footage had been discussed, noting the Town would be receiving a 34.9% reimbursement rate on eligible costs of the project.

Ms. Jop stated that the Norfolk County Commissioners had voted to administer the County ARPA funds and the Town would work with the Commissioners on the process. She added that had been working with former Board member, Ms. Barbara Searle, to assume the role of Norfolk County Advisory Board member for Wellesley.

Ms. Jop reviewed gift information for the Board's acceptance. She added that the Library Foundation fundraising campaign commitment for the Main Library interior project was approximately one-third complete. She noted the draft minutes had been updated and sent to the Board earlier that day.

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 June 3, 2021 as amended, June 21, 2021, as amended, and June 28, 2021.

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 gift from Algonquin Gas to the Natural Resources Commission in the amount of \$5,525 for the maintenance and enhancement of the Town Forest.

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 gift from the Wellesley Free Library Foundation in the amount of \$110,000 for the Main Branch Library interior renovation.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

12. Liaison Update

Ms. Aufranc stated that increased MBTA service would be influenced by demand. She stated that the MBTA Advisory Board held their annual meeting and she had been appointed to the Commuter Rail Committee and the Climate and Clean Energy Committee. She briefly reviewed highlights from the Commuter Rail Committee meeting, noting the long term service goals for the MBTA aligned with Town transportation goals. Ms. Aufranc stated that the MWRTA held their Advisory Board meeting and that she would be on the Audit and Finance Committee. She noted that micro-transit would become the focus for the MWRTA and another pilot would begin in the Framingham/Natick area. She added that new fares for the micro-transit and buses would likely be reinstated in the fall, while discussions regarding fare collection technology continued. Ms. Aufranc stated that a formal draft of the Sustainable Mobility Plan had been sent to the Mobility Committee for review. She added that the Historical Commission had two open positions and encouraged interested parties to complete a volunteer form.

13. Executive Session

Mr. Ulfelder requested a motion that the Board vote to convene in Executive Session for the purposes of discussing strategy with respect to a grievance filed by the FMD Custodians and declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position.

At 8:45pm, upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to enter Executive Session under M.G.L. c. 30A, §21(A), exemption #3 – to conduct strategy with respect to collective bargaining of a grievance with the AFSME 93, Local 49 FMD Custodians 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, Amy Frigulietti, and Joe McDonough to join the meeting. Following the adjournment of executive session, the Board will return to open for the sole reason of adjourning.

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 exit Executive Session and return to open session.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

The meeting was adjourned at 9:22pm

The next regular meeting is scheduled for August 17, 2021 at 6:00 pm online.