

Approved: September 12, 2023

Select Board Meeting: August 15, 2023

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

Also Present: Jop

Meeting Documents:

1. Agenda
2. Draft Select Board Calendar
3. Draft School Committee meeting calendar
4. Draft Advisory meeting calendar
5. Draft Select Board minutes: 7/11/23, 7/24/23, 6/27/22
6. Draft STM Warrant Article List
7. Application for CV, All Alcohol, and Entertainment licenses: BB Wellesley LLC dba Black & Blue
8. Draft Access Agreement and Alteration of Premises Application: Fiorella's Express of Wellesley
9. Memo re: Cultural Council appointments
10. Correspondence re: Babson Officer appointment
11. Select Board appointment policy
12. Special Education Stabilization Fund Expenditure memo

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 and recorded for subsequent viewing on the cable channels or at wellesleymedia.org.

2. Citizen Speak

None.

3. Executive Director's Update

Ms. Jop announced the Select Board office hours schedule, adding that those sessions would be broadcast on the "news and announcements". She stated that the Hazard Mitigation plan had been issued to MEMA for review. Ms. Jop added that a member of the Historical Commission had resigned from the Commission and the vacancy would be posted soon. Ms. Jop stated that interviews for the Assistant Executive Director position would be held the following week and noted that the Human Resources Director position had been posted. She added that she formed a working group to review the organizational and reporting structure for the HR Department. The Board briefly discussed the HR working group activities. Ms. Jop reviewed four Commonwealth Earmarks the Town received and stated that more information would be forthcoming regarding the earmark for the Wellesley Square Merchants, digitization efforts, purchase of AEDs, and new tabulator purchases for the Town Clerk's Office.

Ms. Jop noted the June 27, 2022, set of minutes and stated that the red line version was included for the Board pointing out overlap of comments and edits. She projected the redline version of the minutes on the screen. Board members discussed the Select Board minutes policy of only including the actions and the dispositions while not including all details of statements attributed to individual members. One member asked that moving forward, minutes not include specific references to Board member opinions and proposed

that the Board vote on the original drafted June 27, 2022. The Board discussed the originally drafted minutes and the redline version. Ms. Jop presented on the screen the originally drafted minutes making the edits on the screen. Some members individually expressed their disagreement that the drafted minutes contained enough information for the public.

Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled and voted (3-2) to approve the originally drafted minutes including edits as presented on the screen.

Olney – Aye

Sullivan Woods – No

Ulfelder – Aye

Aufranc – Aye

Lanza – No

4. Public Hearing: Common Victualler and All Alcohol License for Black and Blue 65 Central Street

Ms. Olney opened the public hearing.

Mr. David Himmelberger, Counsel for the Applicant, Mr. Charles Fitzsimmons, proposed manager for the establishment, and Mr. Maximo Polanco, Traffic Engineer for the applicant joined the Board.

Ms. Jop provided a brief review of the application noting that the traffic and parking review had been triggered due to a change of use from retail to restaurant space. She stated that all of the comments from the Town's traffic consultant BETA on the traffic study had been accepted by the applicant. Mr. Himmelberger provided additional details of the application, noting that the hours may change in the future to include a lunch menu. Mr. Fitzsimmons provided an overview of the restaurant operations. The Board discussed the application.

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

Olney – Aye

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (5-0) to approve the Common Victualler, Entertainment, and All Alcohol licenses for BB Wellesley LLC dba Black & Blue Steak & Crab at 65 Central Street Wellesley MA with hours of operation Sun-Sat 4pm-11:30 pm and to name Charles Fitzsimmons as the manager in charge of alcohol contingent upon final approvals from DRB, Building, Fire, and Health Departments.

Olney – Aye

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

5. Public Hearing: Alteration of Premises for Common Victualler and Wine and Malt Beverages License to allow for outdoor seating and Access Agreement for Fiorella's Express, 575 Washington Street

Ms. Olney opened the Public Hearing.

Mr. Henry Dane, Counsel for the applicant, and Mr. Remon Karian, applicant, joined the Board.

Ms. Jop briefly reviewed the application, noting the access agreement needed for the Church Street side of the seating area. She added that the application was revised based on review to include 18 outdoor seats. The Board discussed the application.

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

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

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (5-0) to approve the Alteration of Premises Application to allow for the consumption of wine and malt beverages outside contingent upon the final layout for Fiorella’s Express Wellesley, LLC 575 Washington Street to include a maximum of 18 seats on Washington Street and Church Street.

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

6. Discuss and Vote Appointments

Ms. Jop reviewed the Cultural Council appointments, the Babson Officer, and noted that the Board was required to appoint Chief Soar to Fire Warden and EMS Director.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (5-0) to reappoint Karen Griswold, Suja Ramnath, and David White for a final term to expire June 30, 2026.

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

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (5-0) to appoint Tanya Auger and Judith Boland 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 Ms. Aufranc, the Board was polled and voted (5-0) to appoint Jennifer Otero-Hernandez as a Special Police Officer for a term to expire on June 30, 2024.

Olney – Aye

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

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (5-0) to appoint David Soar as the Fire Warden and Director of Emergency Management for a term to expire on June 30, 2024.

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

7. Discuss Minute Process Moving Forward

The Board resumed its earlier discussion regarding how minutes should be produced and the requirements to be included in minutes. One member stated that upon review of the Board policy on minutes production, the Executive Assistant should produce the minutes and distribute the draft to all members of the Board. It was noted that there had been no provision for the Board Secretary to edit the minutes prior to the minutes being distributed to all Board members. Some members expressed that the process had included the Board Secretary editing the minutes for several years, noting that other boards also follow the policy of including the board Secretary in editing. The Board had an extensive discussion regarding the process of minutes production and review. A Board member suggested the Policy Subcommittee review the Minutes Policy.

8. Discuss Modifications to Appointment Policy

Ms. Sullivan Woods reviewed the draft modifications to the Board Appointment Policy. Ms. Jop presented the proposed revised policy on the screen. The Board discussed the drafted revised policy. Board members suggested edits to the drafted revisions. The Board generally agreed that the policy would be reviewed by the Policy Subcommittee.

9. Discuss and Vote Payment from Special Education Stabilization Fund

Ms. Jop reviewed the expenditure approved by the School Committee.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (5-0) that the Board vote to authorize payment of invoices in the amount of \$3,332.22 to New England Medical Billing for the Town's Medicaid filing from the SPED Stabilization Fund.

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

10. Executive Session under M.G.L. c. 30A §21A, exemption #3 to conduct strategy with respect to AFSME Local 1795, IAFF (Firefighters), Wellesley Police Patrolmen's Association, and ASFME Council 93, Local 49 (Custodians)

Ms. Olney requested a motion that the Board vote to convene in Executive Session for the purposes of discussing negotiations with union personnel and declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position.

At 8:31pm upon a motion by Ms. Sullivan Woods and seconded by Ms. Aufranc, the Board was polled and voted (5-0) to enter executive session under M.G.L c. 30A §21A, exemption #3 to conduct strategy with respect to AFSME Local 1795, IAFF (Firefighters), Wellesley Police Patrolmen's Association, and ASFME Council 93, Local 49 (Custodians) and to invite Meghan Jop, Joe McDonough, David Soar, Nat Brady, and Jack Pilecki to join as the Chair has declared that having such discussions 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 Ms. Aufranc, the Board was polled and voted (5-0) to exit Executive Session and return to Open Session.

Olney – Aye

Sullivan Woods – Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

The meeting was adjourned at 9:50 pm

The next regular meeting is scheduled for August 29, 2023, at 6:30 pm.