

TOWN OF WELLESLEY



**WARRANT
for the
ANNUAL TOWN MEETING**

ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)
March 10, 2021

2021 MAR - 2 P 1:00
COMM-FRANKS OFFICE
WELLESLEY MA 02451

PLANNING BOARD PUBLIC ZONING HEARING
March 1, 2021

Commonwealth of Massachusetts
Norfolk, ss.

To any Constable of the Town of Wellesley in the County of Norfolk,

GREETINGS:

In the name of the Commonwealth aforesaid, you are hereby required to notify the qualified Town Meeting Members of said Town of Wellesley to meet in the

Zoom Videoconferencing Platform
Monday, April 26, 2021

at 7:00 P.M., and that members of the public may access and witness the deliberations and actions taken at the Annual Town Meeting in the following manner: <https://www.wellesleymedia.org/live-streaming.html> or on television on Comcast channel 8 or Verizon channel 40; Town Meeting Members and Town officials shall receive a link to join the zoom video conferencing platform to participate in the Annual Town Meeting at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with Chapter 202 of the Acts of 1932, as amended, and subject to referendum as provided therein; non-Town Meeting Members who are registered voters residing in the Town who wish to participate in remote Annual Town Meeting must submit a request to participate to the Town Clerk not less than 48 hours in advance of the Annual Town Meeting (by Saturday, April 24, 2021 at 7 p.m.), and when submitting this request, non-Town Meeting Members who wish to make a comment, ask a question, or otherwise address Town Meeting, should email Town Clerk KC Kato (kckato@wellesleyma.gov) with the following information: (a) First and Last Name, (b) Street Address, (c) Phone Number, (d) Email Address, and (e) Article(s) he or she would

like to speak to, and once verified, shall receive follow up information with specific participation instructions for the meeting:

ARTICLE 1. To receive and act on the reports of Town officers, boards and committees, including the Annual Town Report, the Report to this Town Meeting of the Advisory Committee, and the Report of the Community Preservation Committee, and to discharge presently authorized special committees, or to take any other action in relation thereto.

(Select Board)

ARTICLE 2. To receive the Reports of the Select Board on the Town-Wide Financial Plan and Five-Year Capital Budget Program in accordance with Sections 19.5.2 and 19.16 of the General Bylaws, or to take any other action in relation thereto.

(Select Board)

APPROPRIATIONS – OPERATING AND OUTLAY

ARTICLE 3. To see if the Town will vote to act on certain articles set forth in this warrant by a single vote, pursuant to a consent agenda, or to take any other action in relation thereto.

(Select Board)

ARTICLE 4. To see if the Town will 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, or to take any other action in relation thereto.

(Human Resources Board)

2021 MAR -2 P 1:00
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 03/01/2024 BY SP/SP

ARTICLE 5. To see if the Town will vote to amend Article 31 of the General Bylaws by making changes to Schedule A, entitled "Job Classifications by Groups," and Schedule B, entitled "Salary Plan – Pay Schedule," copies of which are available for inspection at the Human Resources Department, and to authorize the Town to raise and appropriate, transfer from available funds, or borrow a sum of money for the purposes of complying with said Schedule B, as so amended, or to take any other action in relation thereto.

(Human Resources Board)

ARTICLE 6. To see if the Town will vote to fix the salary and compensation of the Town Clerk, as provided by Section 108 of Chapter 41 of the General Laws, or to take any other action in relation thereto.

(Select Board)

ARTICLE 7. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to supplement or reduce appropriations approved by the 2020 Annual Town Meeting, or to take any other action in relation thereto.

(Select Board)

ARTICLE 8. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money for the following:

- 1) The operation and expenses of certain Town departments, including capital outlay, maturing debt and interest, and the provision of a Reserve Fund;
- 2) Extraordinary maintenance, special capital projects and other capital outlay items for the several Town departments;
- 3) Such purposes as may be voted contingent upon passage by the voters of referendum questions as authorized by Section 21C(g) of Chapter 59 of the General Laws,

and further to authorize the Board of Assessors to use any monies paid to the Town from the Wellesley Municipal Light Plant as an estimated receipt when computing the Fiscal Year 2022 Tax Rate, or to take any other action in relation thereto.

(Select Board)

2021 MAR -2 P 1:00
WELLESLEY MUNICIPAL LIGHT PLANT
TAX RATES OF 2021
WELLESLEY MA 02481

ARTICLE 9. To see if the Town will vote pursuant to Section 53E1/2 of Chapter 44 of the Massachusetts General Laws, as amended by Section 86 of Chapter 218 of the Acts of 2016, to set the limit on the total amount that may be spent from each revolving fund for Fiscal Year 2022 as follows:

- a. Street Opening Maintenance Fund: \$225,000.00
- b. DPW Field Use Fund: \$200,000.00
- c. Turf Field Fund: \$150,000.00
- d. Tree Bank Fund: \$75,000.00
- e. Baler, Compactors, and other RDF Equipment Repair Fund: \$50,000.00
- f. Council on Aging Social and Cultural Programs Fund: \$140,000.00
- g. Teen Center Program Revenues Fund: \$50,000.00
- h. Library Room Rental Fund: \$35,000.00
- i. Lost/Damaged Library Materials Replacement Fund: \$20,000.00
- j. Brookside Community Gardens Fund: \$3,000.00
- k. Weston Road Gardens Fund: \$7,000.00
- l. Library Copier Fees Fund: \$20,000.00
- m. Cultural Council Revenues Fund: \$6,500.00

or to take any other action in relation thereto.

(Select Board)

ARTICLE 10. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to the Special Injury Leave Indemnity Fund established under Article 9 of the 2017 Annual Town Meeting, or to take any other action in relation thereto.

(Select Board)

ARTICLE 11. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to the Special Education Reserve Fund established by the vote taken under Article 10 at the 2017 Annual Town Meeting to pay,

without further appropriation, for unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation, or to take any other action in relation thereto.

(Select Board)

ARTICLE 12. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to the Baler Stabilization Fund established by the vote taken under Article 10 at the 2016 Annual Town Meeting for replacement of the Recycling and Disposal Facility (RDF) Baler, RDF Compactors, and other RDF equipment, or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 13. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Water Program, or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 14. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Sewer Program, or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 15. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Municipal Light Board for purposes of operating and managing the Municipal Light Plant, or to take any other action in relation thereto.

(Municipal Light Board)

APPROPRIATIONS – SPECIAL CAPITAL PROJECTS

ARTICLE 16. To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2022 Community Preservation Budget, to appropriate or reserve for future appropriation, from FY 2022 Community Preservation Fund annual revenues and reserves, sums of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year beginning July 1, 2021, to make debt service payments, and to undertake community preservation projects as recommended by the Community Preservation Committee, and which recommendations may involve the

transfer or borrowing of funds and expenditures, or to take any other action in relation thereto.

(Community Preservation Committee)

ARTICLE 17. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, 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 the Town Hall located at 525 Washington Street, and for any other costs in connection therewith and, for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount to be borrowed to pay such costs by a like amount, or to take any other action in relation thereto.

(Select Board/Permanent Building Committee)

ARTICLE 18. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board 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, including all cost incidental and related thereto; for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount to be borrowed to pay such costs by a like amount, or to take any other action in relation thereto.

(Board of Public Works)

AUTHORIZATIONS

ARTICLE 19. To see if the Town will raise and appropriate, transfer from available funds, or borrow a sum of money 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, or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 20. To see if the Town will vote to appropriate the sum of \$29,744.90 (TWENTY-NINE THOUSAND SEVEN HUNDRED FORTY FOUR DOLLARS AND NINETY CENTS), received from the Commonwealth Transportation Infrastructure Fund ("Fund") pursuant to St. 2016, c. 187, § 8(c)(i) for calendar year 2019, to address the impact of transportation network services on municipal roads, bridges and other transportation network services in the Town including the complete streets program established in Section 1 of Chapter 90I of the General Laws and other programs that support alternative modes of transportation, or to take any other action in relation thereto.

(Select Board)

ARTICLE 21. To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation authorizing said Board, as the local licensing authority, to issue licenses for the sale of wine and malt beverages only or all alcoholic beverages to be drunk on the premises under section 12 of chapter 138 to restaurants and function rooms with a seating capacity of less than fifty (50), subject to the maximum number of such licenses as authorized by section 17 of said chapter 138; or take any other action in relation thereto.

(Select Board)

ARTICLE 22. To see if the Town will vote to add, modify, or delete certain personnel policies and procedures for Town employees not covered by collective bargaining agreements, or authorize the Human Resources Board to do the same, in accordance with Article 30.10 of the Town Bylaws Personnel Policies Nonunion Employees, or to take any other action in relation thereto.

(Human Resources Board)

AMEND GENERAL BYLAW

ARTICLE 23. To see if the Town will vote to improve the requirements for delivery of the Advisory Report to Town Meeting by amending Article 11 of the General Bylaws, and/or other appropriate bylaws, or take any action in relation thereto.

(Advisory Committee)

ARTICLE 24. To see if the Town will vote to adopt proposed new sustainable energy goals pursuant to ARTICLE 12. Sustainable Energy Committee, Section 12.3 General Duties, and to authorize amendments to Article 12. Sustainable Energy Committee, which will, among other things, change the name of the Sustainable Energy Committee to the Climate Action Committee; or take any other action in relation thereto.

(Sustainable Energy Committee)

ARTICLE 25. To see if the Town will vote to amend the General Bylaws as follows:

1. By correcting identified grammatical, typographical, and formatting errors;
2. By instituting a consistent internal arrangement protocol (lettering and numbering) throughout the General Bylaw with updated references;
3. By amending the references to the Zoning Bylaw in the General Bylaws to reflect the change from Roman Numerals to Arabic Numbers, as adopted under Article 29 of the 2019 Annual Town Meeting;
4. By instituting a consistent method of referencing the dates, dollar amounts, Town departments, boards, committees, officers, and employees;
5. By adding references to statutory citations;
6. By amending certain bylaw provisions to track the statutory language that the bylaw provision is intended to reflect;
7. By deleting the words "him" or "her" and the phrase "him or her", where such words or phrase appears in the General Bylaws, and inserting, in place thereof, the word "their";
8. By deleting the words "himself" or "herself" and the phrase "himself or herself", where such words or phrase appears in the General Bylaws, and inserting, in place thereof, the word "themselves";
9. By deleting from Article 1.3 the phrase "Gender and" and the first sentence, so that Article 1.3 reads as follows:

1.3 Number. The singular and plural forms of words shall be deemed interchangeable wherever appropriate.
10. By inserting at the end of Article 2.1, the following:

For purposes of these Articles, "public body" shall have the meaning provided in G.L. c.30A, §18.

11. By deleting Article 2.4, in its entirety, and inserting, in place thereof, the following:

2.4 Notice to be Filed and Posted. Notice shall be filed with the Town Clerk and posted on the Town's website in accordance with the Open Meeting Law. Meeting notices shall also be made available in or around the Town Clerk's office so that members of the public may view the notices during normal business hours.

12. By deleting the word "board" where such word appears in Article 2, Article 2A, and Article 3, and inserting, in place thereof, the phrase "public body";

13. By deleting the comma in the header of Article 3.3 and inserting, in place thereof, the word "and";

14. By inserting after the phrase "applicable exemptions" in Article 3.7 and Article 3.8, the phrase "to the Public Records Law, G.L. c.4, §7,";

15. By amending Article 8.21 by inserting the word "Vote" as a new section header;

16. By inserting a new subsection e and f in Article 9.7, to read as follows:

e. Four members of the Community Preservation Committee; and

f. Members of other committees as authorized by Town Meeting.

17. By deleting the last sentence in Article 13.1, in its entirety;

18. By inserting after the phrase "three years" in Article 18A.2.f, the phrase ", one of whom is a member of the Wellesley Housing Development Corporation";

19. By adding the letter "A" after the phrase "Chapter two hundred and sixty-eight" in Article 19.43.e.iv;

20. By amending the last paragraph in Article 19.43 to read as follows:

This section shall not apply to the following licenses and permits: Open Burning Permits (G.L. c. 48, § 13); Permits for Sales of Articles for Charitable Purposes (G.L. c. 101, § 33); Clubs and Associations Dispensing Food or Beverage Licenses (G.L. c. 140, § 21E); Dog Licenses (G.L. c. 140, §137); Sporting, Fishing, Hunting, Trapping Licenses (G.L. c. 131, §12); Marriage Licenses (G.L. c. 207, §28), and Theatrical Events and Public Exhibition Permits (G.L. c. 140, §181).

21. By deleting the phrases "Electric Code", "Building Code", "Fuel Gas Code", and "Plumbing Code", and inserting, in place thereof, the phrase "Massachusetts Electrical Code", "Massachusetts Building Code", "Massachusetts Fuel Gas Code"; and "Massachusetts Uniform State Plumbing Code", respectively, where such phrases appear in Article 23;

22. By inserting the phrase "or delete an existing position from" after the phrase "add a new position to" in the third sentence in Article 30.5;
23. By deleting the phrase "Civil Service," in its entirety, from the first sentence in Article 31.1;
24. By deleting the phrase "Department of Elder Affairs", and inserting, in place thereof, the phrase "Executive Office of Elder Affairs", where such phrase appears in Article 33;
25. By deleting the word "Article" and inserting, in place thereof, the word "Chapter" in Article 34.5A Section I.
26. By deleting the word "ordinance" and inserting, in place thereof, the word "bylaw" in Article 34.5C Section VI.a;
27. By deleting the phrase "Commission of Veterans' Services of the Commonwealth", and inserting, in place thereof, the phrase "Massachusetts Department of Veterans' Services" in Article 39.4;
28. By amending the title of Article 41 to read as follows:

Article 41. Zoning Board of Appeals

29. By inserting, in the appropriate alphabetical order, a new definition into Article 46A.2, as follows:

NCD – means a Neighborhood Conservation District in accordance with this bylaw.

30. By deleting the last sentence in Article 49.33.6, which reads, "This by-law shall take effect May 4, 2012.", in its entirety.

And which a redline copy of the General Bylaws showing said amendments shall be made available on the Town's website and at the Town Clerk's Office for inspections;

or to take any other action in relation thereto.

(Town Clerk/ Select Board)

ARTICLE 26. To see if the Town will take the following actions:

1. Vote to accept the provisions of Chapter 44, Section 55C of the Massachusetts General Laws to establish a trust to be known as the Wellesley Affordable Housing Trust Fund, whose purpose shall be to provide for the creation and preservation of

housing that is affordable in the Town of Wellesley for the benefit of low and moderate income households;

2. Amend the General Bylaws of the Town by inserting a new Article 20 to be entitled "Wellesley Affordable Housing Trust Fund," as follows:

WELLESLEY AFFORDABLE HOUSING TRUST FUND

20.1 There shall be a Board of Trustees of the Wellesley Affordable Housing Trust Fund, composed of members of whom at least one shall be a member of the Select Board, and at least one shall be the Executive Director. The Executive Director shall have the power to vote. The Select Board shall appoint the Trustees for terms not to exceed two years, except that two of the initial trustee appointments shall be for a term of one year, provided said Trustees may be re-appointed at the discretion of the Select Board. Vacancies shall be filled by the Select Board for the remainder of the unexpired term. Any member of the Board of Trustees may be removed by the Select Board for cause after the opportunity of a hearing.

20.2 The Trustees are hereby authorized to execute a Declaration of Trust and Certificate of Trust for the Wellesley Affordable Housing Trust to be recorded with the Norfolk Registry of Deeds and filed with the Norfolk Registry District of the Land Court.

20.3 The powers of the Board of Trustees, all of which shall be carried on in furtherance of the purposes set forth in G. L. c. 44, § 55C, shall include the following:

- a. To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the trust in connection with any ordinance or by-law or any general or special law or any other source, including money from G. L. c. 44B;
- b. To purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;
- c. To sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to trust property as the Board deems advisable notwithstanding the length of any such lease or contract;
- d. To execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper

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or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust;

- e. To employ advisors and agents, such as accountants, appraisers and lawyers as the Board deems necessary;
- f. To pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable;
- g. To apportion receipts and charges between incomes and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
- h. To participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
- i. To deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Board may deem necessary and appropriate;
- j. To carry property for accounting purposes other than acquisition date values;
- k. To borrow money on such terms and conditions and from such sources as the Board deems advisable, to mortgage and pledge Trust assets as collateral;
- l. To make distributions or divisions of principal in kind;
- m. To comprise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of this act, to continue to hold the same for such period of time as the Board may deem appropriate;
- n. To manage or improve real property; and to abandon any property which the Board determined not to be worth retaining;
- o. To hold all or part of the trust property uninvested for such purposes and for such time as the Board may deem appropriate; and
- p. To extend the time for payment of any obligation to the Trust.

20.4 The Board of Trustees shall provide for an annual audit of the books and records of the Trust. Such audit shall be performed by an independent auditor in accordance with accepted accounting practices. Upon receipt of the audit by the Board of Trustees, a copy shall be provided forthwith to the Select Board.

And

3. Deleting all instances of the term "Wellesley Development Corporation" from any amendment to the General Bylaws approved at the Annual Town Meeting

beginning April 26, 2021, and inserting, in place thereof, the term "Affordable Housing Trust" or "Board of Trustee", as applicable;

or to take any other action in relation thereto.

(Select Board)

AMEND ZONING BYLAW

ARTICLE 27. To see if the Town will vote to amend the Zoning Bylaw by deleting every instance of the term "Wellesley Housing Development Corporation" and inserting, in place thereof, the term "Affordable Housing Trust" or "Board of Trustee", as applicable, from the Zoning Bylaw and any amendment to the Zoning Bylaw approved at the Annual Town Meeting beginning April 26, 2021; or take any other action in relation thereto.

(Select Board)

ARTICLE 28. To see if the Town will amend the Zoning Bylaw by (1) amending the definition of or adding a definition for the following terms in Section 1B:

Abandoned Sign	Building Sign
Address Sign	Business Establishment
Administering Agency or	Caliper
Monitoring Agent	Certified Arborist
Affordable Housing	Changeable Copy
Affordable Housing Restriction	Child Care Facility
Affordable Rental Unit	Child Care Use
Affordable Homeownership Unit	Commercial Districts
Altered	Commercial Message
Animated Sign	Commission
Annual Average Daily Traffic (AADT)	Conservation Use
Applicant	Constructed
Application	Construction Mitigation Plan
Approving Authority or Plan	Construction Project
Approval Authority	Critical Root Zone (CRZ)
As-of-Right Development	Cutoff Angle
Assisted Units	Department
Audible Sign	Design Guidelines
Average Daily Traffic (ADT)	Design Hourly Volume (DHV)
Awning	Development
Awning Sign	Development Lot
Banner	Development Project
Beacon	Device
Best Management Practices (BMP's)	Diameter at Breast Height (DBH)
Build Factor	Direct Light
Building	Director or Planning Director
	Directional Signs
	Directory Sign

District	Level of Service
Drainage Review Rules and Regulations	Light Trespass
Drip-Line	Lot
Driveway	Lumen
Earth Disturbance	Luminance
Eligible Household	Luminaire
Entrance	Lux
Exterior Architectural Feature	Major Construction Project
Externally Illuminated Sign	Maneuvering Aisle
Facade of the Business	Maneuvering Space
Establishment	Maximum Groundwater Elevation
Federal Emergency Management Agency (FEMA)	Mining of Land
Fixture	Minor Construction Project
Flag	Motor Vehicle
Flashing Sign	Moving Sign
Flood	Multi-Faced Sign
Flood Insurance Rate Map (FIRM)	Multi-Family Dwelling
Flood Insurance Study Report (FIS Report)	Natural River Channel
Flood Plain District	New Development
Floodwater Storage Capacity	Non-Conforming Sign
Floodway	Normal Grade
Foot-candle	Obscene Matter
Free Standing Device	Office and Professional Districts
Front Yard	Office or Office Use
Frontage	Office High-Tech or Office High-Tech Use
Fully Shielded Luminaire	On-Site Stormwater System
Gasoline Filling Station	One-Family Dwelling
Glare	Open Face
Governing Laws	Operation and Maintenance Plan
Grading and Drainage Plan	Out-of-Store Marketing Device
Ground Sign	Overstory Tree
Gross Floor Area	Parking Area
Gross Leasable Floor Area	Parking Space
Hazardous Waste	Peak-Hour Traffic (PH)
Height	Peak-Hour Factor (PHF)
Height of Luminaire	Pennant
Illuminance	Permanent Sign
Impervious Cover	Person
Impervious Surface	Personal Wireless Service
Inspector of Buildings	Facilities
Institutional Use	Personal Wireless Services
Internally Illuminated Sign	Portable Sign
K-Factor (K)	Primary Conservation Areas
Lamp	Principal Building
	Principal Use
	Private Swimming Pool
	Project of Significant Impact (PSI)

Projecting Sign	Special Flood Hazard Area
Protected Tree	Standard Informational Sign
Rear Yard	Standing Sign
Recreational Accessory Use	Storage Area
Recreational Use	Structure
Redevelopment	Temporary Sign
Residential Districts	Total Living Area plus Garage
Restaurant	Space
Reverse Lit	Town
Roadway Impacted by	Toxic or Hazardous Materials
Development Traffic	Tree
Roof Sign	Tree Bank Fund
Secondary Conservation Areas	Tree Protection & Mitigation Plan
Service Area	Tree Removal
Side Yard	Tree Save Area
Sign	Tree Yard
Sign Face	Underlying Zoning
Sign Permit	Unrestricted Unit
Site Plan	Use
Site Plan Approval	Wall Sign
Site Plan Review	Watershed Protection District
Sky Glow	Window Sign
Small-Scale Retail Establishment	Yield Plan
Solid Waste	

and (2) by amending corresponding sections of the Zoning Bylaw to provide for consistent definitions throughout, or take any other action in relation hereto.

(Planning Board)

ARTICLE 29. To see if the Town will amend the Zoning Bylaw to update references to types of structures and living arrangements by:

1. Amending the definitions of Independent Elderly Housing, Shared Living facilities, Town House, and related terms;
2. Inserting definitions of Boarding House, Housekeeping Unit, Multi-Unit Dwelling, Multi-Unit Single-Unit Dwelling, Two Unit Dwelling;
3. Replacing the usage of Multi-Family Dwelling with Multi-Unit Dwelling, One-Family Dwelling with Single-Unit Dwelling; Single Family Dwelling with Single Unit Dwelling; and Two-Family Dwelling with Two Unit Dwelling;
4. Deleting the following terms Family, Multi-Family Dwelling, One-Family Dwelling, Single-Family Dwelling.

or take any other action in relation thereto.

(Planning Board)

CITIZEN PETITIONS

ARTICLE 30. To see if the Town will vote to amend the zoning map of the Town of Wellesley by rezoning the portion of 2 Edgemoor Avenue currently zoned as Single Family 10,000 square feet area to Business District, such that the entirety of 2 Edgemoor Avenue shall now be zoned entirely within the Business Zoning District.

(Citizen Petition)

GENERAL

Article 31. To see if the Town will vote in accordance with Section 15A of Chapter 40 of the Massachusetts General Law to transfer the care, custody, management and control of 818, 822, and 826 Worcester Street (Parcel ID 159-74, 159-75, and 171-76, respectively) to the Wellesley School Committee, for School Department purposes, or to take any other action in relation thereto.

(Select Board/School Committee)

ARTICLE 32. To see if the Town will vote to rescind authorized and unissued loans, to authorize the transfer of unused proceeds from previously issued loans to one or more eligible appropriations, and/or to amend existing borrowing authorizations on unissued debt in order to allow the use of premiums for project costs and to reduce the amount of the borrowing so authorized in accordance with Section 20 of Chapter 44 of the Massachusetts General Laws, as amended by Section 67 of Chapter 218 of the Acts of 2016, or to take any other action in relation thereto.

(Select Board)

ARTICLE 33. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Select Board, for the purpose of paying expenses related to the settlement of claims, actions, and proceedings against the Town, or to take any other action in relation thereto.

(Select Board)

ARTICLE 34. To see if the Town will vote to authorize the Select Board, on behalf of the Town, to dispose of tangible Town property having a value in excess of \$10,000.00 (TEN THOUSAND DOLLARS), on such terms as it may deem advisable, or to take any other action in relation thereto.

(Select Board)

ARTICLE 35. To see if the Town will vote to authorize the Select Board to appoint one or more of its members as a fire engineer, or to take any other action in relation thereto.

(Select Board)

ARTICLE 36. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Police Department, for installation, construction, reconstruction, rehabilitation, and repair of the Wellesley Communications Center, including work stations, radio system replacement and Fire Station Alerting System replacement, including all cost incidental and related thereto; for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount to be borrowed to pay such costs by a like amount, or to take any other action in relation thereto.

(Select Board)

17 MAR -2 P 1:01
WELLESLEY MA 02451
WELLESLEY FIRE DEPARTMENT

And you are directed to serve this warrant by posting attested copies in not less than two conspicuous places in the Town i.e., the Town Hall and Police Station and by causing this warrant to be posted to the Town of Wellesley website (www.wellesleyma.gov) at least seven days before the date on which the meeting is to be held.

Hereof fail not and make due return of this warrant and your doings thereon unto the Town Clerk at or before the time of holding said meeting.

Given under our hands this 1st, March 2021.

Marjorie R. Freiman
Marjorie R. Freiman, Chair

Thomas H. Ulfelder
Thomas H. Ulfelder, Vice-Chair

Elizabeth Sullivan Woods
Elizabeth Sullivan Woods, Secretary

Lise M. Olney
Lise M. Olney

Colette E. Aufranc
Colette E. Aufranc

A true copy, _____
Attest: _____

Constable, Town of Wellesley

2021 MAR -2 P 1:02
WELLESLEY, MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA March 2, 2021

I have this date caused the within warrant to be served by posting two copies in two conspicuous places in the Town, i.e., the Town Hall and Police Station, with a copy of the January 28, 2021 request of the Moderator for remote participation at this Town Meeting, and causing the warrant and said request to be posted to the Town of Wellesley website.



Constable, Town of Wellesley

2021 MAR -2 P 1:00
WELLESLEY MA 02481
TOWN OF WELLESLEY

