



TOWN MEETING

MOTION TO CONDUCT ANNUAL TOWN MEETING REMOTELY VIA “ZOOM” VIDEO CONFERENCING PLATFORM

Move, that pursuant to the Acts of 2020, Chapter 92, and before taking any other vote at this Annual Town Meeting, the Town Meeting Members hereby vote to continue conducting this Annual Town Meeting remotely by means of “Zoom” video conferencing platform and to address the articles included in the Annual Town Meeting Warrant.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 1

MOTION: 1

No motion.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 2

MOTION: 1

That this Town Meeting hereby acknowledges presentation of the Town-Wide Financial Plan and the Five-Year Capital Budget Program pursuant to Section 19.16.2 and 19.5.2, respectively, of the Town Bylaws.

Approved:

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 3

MOTION: 1

That the motions on file with the Moderator under the following articles be approved by a single majority vote pursuant to a consent agenda under this article:

- Article 4: Amend Job Classification Plan
- Article 9: Set Revolving Funds Amounts for Next Year
- Article 10: Injured on Duty Stabilization Fund Contribution from Free Cash
- Article 11: Special Education Reserve Fund Appropriation
- Article 12: Baler Stabilization Fund Contribution from Free Cash
- Article 13: Water Program
- Article 14: Sewer Program
- Article 32: Rescind or Transfer Debt
- Article 35: Appoint Fire Engineers

The Advisory Committee having recommended favorable action unanimously on all such motions.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 4

MOTION: 1

That the Classification Plan established at the 1950 Annual Town Meeting as amended, be further amended as recommended by the Human Resources Board by striking Schedule A, "Job Classification by Groups" and inserting a new Schedule A as follows:

NEW CLASSIFICATIONS

CLASSIFICATION	DEPARTMENT	JOB GROUP
Bus Driver	COA	General Wage/42
Payroll Manager	FIN	56
Volunteer Coordinator	COA	General Wage/46

RE-CLASSIFICATIONS

CLASSIFICATION	DEPARTMENT	FROM JOB GROUP/ TO JOB GROUP
Assistant Director of Senior Services	COA	54/55
Benefits Coordinator	HR	54/55
Design and Construction Mgr.	FMD	61/62
Director of Senior Services	COA	58/60

TITLE CHANGES

FROM TITLE	TO TITLE	DEPARTMENT	JOB GROUP
Database Administrator	Applications Administrator	IT	
Selectmen	Select Board	SEL	

RE-CLASSIFICATIONS & TITLE CHANGE

FROM TITLE AND JOB GROUP	DEPARTMENT	TO TITLE AND JOB GROUP
Assessor Technician/49	ASR	Principal Assessor/53
Senior Human Resources Generalist/55	HR	Assistant Human Resources Director/57

DELETIONS

FROM TITLE AND JOB GROUP	DEPARTMENT	TO TITLE AND JOB GROUP
--------------------------	------------	------------------------

**SCHEDULE A****JOB CLASSIFICATIONS BY GROUPS****Part I – Positions not covered by collective bargaining agreements**

GROUP 69	
Executive Director of General Government Services	SEL
GROUP 66	
DPW Director	DPW
Director of Facilities	FMD
Finance Director	DFS
GROUP 63	
Chief of Police	POL
Human Resources Director	HR
Treasurer/Collector	TRS
GROUP 62	
Assistant Executive Director	SEL
Design and Construction Manager	FMD
Fire Chief	FIR
Library Director	LIB
Programs Manager/Assistant Director	DPW
Superintendent, Park & Highway	DPW
Town Engineer	DPW
GROUP 61	
Assistant Director of General Government Services	SEL
IT Director	IT
Superintendent, RDF	DPW
Superintendent, Water and Sewer Division	DPW
GROUP 60	
Assistant Town Engineer	DPW
Chief Assessor	ASR
Deputy Chief of Fire Protection	FIR
Director of Public Health	HLTH
Director of Recreation	REC
Director of Senior Services	COA
Inspector of Buildings	BLDG
Planning Director	PLN
Project Manager	FMD
Senior Deputy Director	SEL



GROUP 59

Assistant Director for Library Services	LIB
Assistant Superintendent, Water and Sewer Division	DPW
Director of Natural Resources	NRC
Operations Manager	FMD

GROUP 58

Applications and Project Manager	IT
Assistant Finance Director	DFS
Assistant Superintendent, Highway Division	DPW
Assistant Superintendent, Park and Tree Division	DPW
Custodial Services Manager	FMD
Deputy Director	SEL
Information Technology Director	LIB
Maintenance Manager	FMD
Senior Civil Engineer	DPW
Senior Management Analyst	DPW

GROUP 57

Assistant Director/Health	HLTH
Assistant Director/Human Resources	HR
Deputy Assistant Director, General Government Services	SEL
Deputy Director	REC
Enterprise Applications Manager	IT
Finance and Office Manager	FMD
GIS Manager	IT
Network Manager/Webmaster	IT
Senior Community Social Worker	HLTH
Senior Planner	PLAN
Water and Sewer Systems Engineer	DPW
Youth Director	YC

GROUP 56

Applications and Database Manager	DPW
Assistant Treasurer/Collector	TRS
Assistant Town Accountant	DFS
Civil Engineer	DPW
Finance and Budget Analyst	DFS
Landscape Planner	DPW
Management Analyst	DPW
Payroll Manager	FIN
Project and Communications Manager	SEL
Senior Environmental Health Specialist	HLTH

GROUP 55

Assistant Director of Senior Services	COA
Associate Director	REC
Benefits Coordinator	HR

TOWN OF WELLESLEY



MASSACHUSETTS

Database Administrator	IT
Director of Special Projects	NRC
Environmental Health Specialist	HLTH
GIS Administrator	IT
Local Building Inspector	BLDG
Projects Administrator	PBC
Senior Engineer	DPW
Sustainable Energy Director	SEC
Systems Administrator	IT
GROUP 54	
Assistant NRC Director	NRC
Desktop Administrator	IT
Director of Veterans' Services	VET
Inspector of Wires	BLDG
Plumbing and Gas Inspector	BLDG
Public Health Nurse Supervisor	HLTH
Planner	PLAN
Staff Engineer	DPW
GROUP 53	
Accounting Specialist	DFS
Assistant Administrator	PBC
Community Health Coordinator	HLTH
Environmental Education Coordinator	NRC
Executive Assistant	DPW
Executive Assistant to the Executive Director	SEL
Financial Assistant	FMD
Health and Social Services Administrator	COA
IT Specialist	POL
Principal Assessor	ASR
Program Coordinator	REC
Public Health Administrator	HLTH
Public Health Nurse	HLTH
Safety Coordinator	DPW
Sustainable Energy Analyst	SEC
Wetlands Administrator	NRC
GROUP 52	
Assistant Administrator	ASR
Assistant Town Clerk	TC
Parking Clerk	SEL
RDF Business Manager	DPW
Senior Accounting Clerk for Parking and Collections	TRS
Workers' Compensation Coordinator	HR
GROUP 51	
Administrative Assistant	FAC

TOWN OF WELLESLEY



MASSACHUSETTS

Deputy Director of Veterans' Services
Executive Secretary, Zoning Board of Appeals
Sealer of Weights and Measures

VET
ZBA
SEL

GROUP 49

Accountant B
Administrative Secretary
Animal Control Officer
Elections and Registration Administrator
Office Administrator
Office Administrator
Office Assistant
Permit Administrator
Office Administrator, Water and Sewer Division
Senior Accounting Clerk

DFS
SEL
POL
TC
COA
HLTH
ASR
BLDG
DPW
TRS

GROUP 48

Head Maintenance Custodian, Town Hall
Office Administrator
Personnel Administrative Assistant
Projects Assistant
Senior Accounting Assistant
Senior Customer Service Representative
Senior Office Assistant

FAC
LIB
HR
FMD
DPW
MLP
DPW

GROUP 47

Accounting Clerk, Treasurer/Collector
Administrative Assistant
Administrative/Accounting Assistant
Bookkeeper
Office Assistant
Office Assistant, Engineering Division
Office Assistant, Facilities
Office Assistant, Management Division
Office Assistant, Park and Highway Divisions
Office Assistant, RDF
Office Assistant, Water and Sewer Division
Secretary, Recreation
Seniors Activities Coordinator
Senior Secretary, Select Board
Voter Registration Clerk

TRS
FIR
POL
LIB
BLDG
DPW
FMD
DPW
DPW
DPW
DPW
REC
COA
SEL
TC

GROUP 46

Office Assistant
Police Records Manager
Volunteer Coordinator

SEL
POL
COA

GROUP 45

TOWN OF WELLESLEY



MASSACHUSETTS

Secretary, Director's Office	DPW
Secretary, NRC	NRC
Secretary/Technical Assistant	PLAN
Senior Clerk	TC
Technical Administrator	ZBA

GROUP 44	
Clerk	TC
Communications Clerk/Receptionist	MLP
Custodian	FAC
Department Assistant	HR
Secretary II	REC

GROUP 43	
Administrative Records Clerk	MLP
Office Assistant	ZBA

GROUP 42	
Office Clerk	HLTH
Bus Driver	COA

GROUP 41	
Night Watchman, Highway Division	DPW

GROUP T19	
Automotive Mechanic	FIR
Carpenter/Painter	FAC
Electrician	FAC
HVAC Controls Technician	FMD
Maintenance Craftsman	FMD
Mechanical Technician	FMD

Part II – Positions covered by collective bargaining agreements

GROUP S55	
Fleet Maintenance Supervisor	DPW

GROUP S54	
Customer Services Supervisor	MLP
General Foreman, All Divisions	DPW
Overhead Line Foreman	MLP
Supervisor of Accounting	MLP
Supervisor, RDF	DPW
Underground Line Foreman	MLP

GROUP S53	
Coordinator, MLP	MLP



Signal Alarm Foreman	MLP
GROUP S50	
Collections Representative	MLP
GROUP 22	
Crew Leader	MLP
GROUP 21	
Electrician A	MLP
Lead Cablesplicer	MLP
Lead Lineman	MLP
GROUP 20	
Automotive Mechanic Foreman A	DPW
Cablesplicer, 1st Class	MLP
Chief Substation Operator, Municipal Light Plant	MLP
Construction Craftsman, Highway Division	DPW
Construction Foreman/MLP	MLP
Foreman A - All Divisions	DPW
Foreman A - Athletic Fields	DPW
Foreman A – Automotive Mechanic	DPW
Foreman A - Highway	DPW
Foreman A – Park Construction	DPW
Foreman A – Recycling	DPW
Foreman A – Tree Care	DPW
Horticultural Technician	DPW
Lineman, 1st Class	MLP
Senior Welder	DPW
GROUP 19	
Lead Tree Climber, Park and Tree Division	DPW
Meter and Sign Repair Person, Highway Division	DPW
Meter/Backflow Prevention Device Coordinator	DPW
GROUP 18	
Engineering Technician	MLP
Fleet Maintenance Mechanic	DPW
Foreman B - All Divisions	DPW
Groundskeeping Foreman, Park and Tree Division	DPW
Highway Craftsman	DPW
Lead Baler	DPW
Park Construction Craftsman	DPW
Primary Water Treatment Plant Operator	DPW
Welder	DPW
GROUP 17	
Apprentice Lineworker/Stockkeeper	MLP

TOWN OF WELLESLEY



MASSACHUSETTS

Cablesplicer, 2nd Class	MLP
Construction Equipment Operator	DPW
Lineman, 2nd Class	MLP
Meter/Backflow Prevention Device Technician	DPW
Park Facilities Technician	DPW
Park Technical Services Craftsman	DPW
Power Shovel Operator, Water and Sewer Division	DPW
Stockkeeper, Automotive, Highway Division	DPW
Stockkeeper, Water and Sewer	DPW
Substation Operator, Municipal Light Plant	MLP
Tractor Trailer Operator	DPW
Tree Climber, Park and Tree Division	DPW

GROUP 16

Engineering Technician II	MLP
Fleet Maintenance Shop Assistant	DPW
General Mechanic A, Water and Sewer Division	DPW
Groundskeeper, Park and Tree Division	DPW
Head Custodian	DPW
Heavy Equipment Operator, Highway Division	DPW
Lead Meter Reader	MLP
Secondary Water Treatment Plant Operator	DPW
Stockkeeper, Municipal Light Plant	MLP
Transfer Haul Equip. Operator, RDF	DPW

GROUP 15

Industrial Equipment Operator, RDF	DPW
Medium Equipment Operator, Highway Division	DPW
Medium Equipment Operator, Park and Tree Division	DPW
Truck Driver A/Laborer, Water and Sewer Division	DPW

GROUP 14

Building Maintenance Person, Highway Division	DPW
Cablesplicer Helper, Municipal Light Plant	MLP
Custodian	DPW
Groundman, Municipal Light Plant	MLP

GROUP 13

Park Maintenance Worker	DPW
Permit Verifier/Trash Collector, RDF	DPW

GROUP 12

Light Equipment Operator, Park and Highway Divisions	DPW
--	-----

GROUP 11

Laborer - All Divisions	DPW
-------------------------	-----

GROUP K23

TOWN OF WELLESLEY**MASSACHUSETTS**

HVAC Technician	FMD
Plumber	FMD
Electrician	FMD
GROUP K22	
Facility Supervisor	FMD
GROUP K21	
Middle School Head Custodian	FMD
GROUP K18	
Inventory and Equipment Technician	FMD
GROUP K17	
Custodian Night Supervisor	FMD
Elementary Head Custodian	FMD
GROUP K15	
Custodian	FMD
GROUP D47	
Dispatcher	POL
GROUP L17	
Public Services Coordinator	LIB
GROUP L16	
Acquisitions and Cataloging Services Supervisor	LIB
Children's Services Supervisor	LIB
Information Services Supervisor	LIB
GROUP L15	
Branch Libraries Supervisor	LIB
Interlibrary Loan Supervisor	LIB
GROUP L14	
Librarian	LIB
GROUP L11	
Circulation Services Supervisor	LIB
GROUP L9	
Assistant Circulation Services Supervisor	LIB
Facilities Supervisor	FAC
GROUP L7	
Technology and Innovation Assistant	LIB

TOWN OF WELLESLEY



MASSACHUSETTS

GROUP L6	
Acquisitions Specialist	LIB
Cataloging Assistant	LIB
GROUP L4	
Library Assistant	LIB
GROUP L3	
Library Assistant	LIB
Preservation Assistant	LIB
GROUP C4	
Custodian	LIB
GROUP P40	
Lieutenant	POL
GROUP P30	
Sergeant	POL
GROUP P20	
Detective	POL
Prosecuting Officer	POL
Safety Officer	POL
GROUP P18	
Police Officer – EMT	POL
GROUP P15	
Police Officer – Special	POL
GROUP P10	
Police Officer	POL
GROUP F40	
Deputy Chief	FIR
Deputy Chief, Special Services	FIR
GROUP F30	
Lieutenant	FIR
GROUP F10	
Firefighter	FIR
GROUP D47	
Dispatcher	POL



GENERAL GROUP: This group includes all part-time seasonal, casual, special and other jobs or positions not otherwise classified above, whose job titles shall be as shown on the personnel records of the Human Resources Board.

The rates of pay, as shown in the personnel records of the Human Resources Board, shall continue in effect until otherwise adjusted by the Human Resources Board or by amendment of the Plan.

Approved:

Moderator's Signature

Date

Sponsor's Signature



TOWN MEETING

ARTICLE: 5

MOTION: 1

That the Salary Plan as established at the 1950 Annual Town Meeting as amended, be further amended effective July 1, 2021, as recommended by the Human Resources Board, by striking the existing pay schedule for the non-bargaining unit, non-management personnel (Job Groups 40-49) and inserting the new schedule as follows:

SCHEDULE B
SALARY PLAN – PAY SCHEDULES

Rates effective as indicated as of July 1, 2021

Hourly rates – reflects 2.0% increase over FY21

Job Group	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
49	26.46	27.64	28.89	30.19	31.56	32.97
48	25.44	26.54	27.72	28.96	30.30	31.65
47	24.38	25.48	26.60	27.83	29.04	30.38
46	23.35	24.41	25.51	26.67	27.87	29.12
45	22.27	23.28	24.33	25.44	26.54	27.72
44	21.24	22.20	23.19	24.25	25.32	26.46
43	20.16	21.08	22.03	23.03	24.05	25.13
42	19.13	20.00	20.88	21.84	22.82	23.85
41	18.27	19.10	19.97	20.85	21.79	22.75

Hourly rates – reflects 2.0% over FY 21

Trade positions – non-union

Job Group	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
T19	30.36	31.85	33.47	35.11	36.88	38.72

Approved:

Moderator's Signature

Date

Sponsor's Signature



TOWN MEETING

ARTICLE: 5

MOTION: 2

That the Salary Plan as established at the 1950 Annual Town Meeting as amended, be further amended effective July 1, 2021, as recommended by the Human Resources Board, by striking the existing pay schedule for the Merit Pay Plan (Job Groups 50-69) and inserting the new schedule as follows:

SCHEDULE B SALARY PLAN – PAY SCHEDULES

Salary rates effective as indicated as of July 1, 2021

Reflects 2.0% increase over FY 21 ranges at midpoint

Job Group	Minimum	Midpoint	Maximum
69	\$144,070	\$183,530	\$222,990
68	\$133,610	\$170,200	\$206,790
67	\$123,730	\$157,620	\$191,510
66	\$114,520	\$145,890	\$177,260
65	\$106,150	\$135,220	\$164,290
64	\$99,120	\$126,270	\$153,420
63	\$92,800	\$117,840	\$142,880
62	\$87,000	\$110,480	\$133,960
61	\$81,380	\$103,340	\$125,300
60	\$76,240	\$96,510	\$166,780
59	\$71,021	\$89,900	\$108,780
58	\$66,720	\$84,460	\$102,200
57	\$62,660	\$78,820	\$94,980
56	\$58,500	\$73,580	\$88,670
55	\$54,770	\$68,890	\$83,010
54	\$52,310	\$65,590	\$78,870
53	\$49,840	\$62,490	\$75,140
52	\$47,370	\$59,400	\$71,430
51	\$44,510	\$56,520	\$67,820
50	\$42,490	\$53,960	\$64,750



Information Technology

Job Group	Minimum	Midpoint	Maximum
61	\$91,880	\$116,670	\$141,460
60	\$86,350	\$109,300	\$132,250
59	\$80,620	\$102,050	\$123,480
58	\$74,980	\$94,910	\$114,840
57	\$70,620	\$88,830	\$107,040
56	\$66,130	\$83,180	\$100,230
55	\$62,900	\$79,120	\$95,340
54	\$60,120	\$75,390	\$90,660
53	\$57,250	\$71,780	\$86,320
52	\$54,600	\$68,460	\$82,320
51	\$52,210	\$65,260	\$78,310

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 5

MOTION: 3

That the sum of \$180,000.00 (ONE HUNDRED EIGHTY THOUSAND DOLLARS) be appropriated to the Human Resources Board for the purpose of granting salary increases to employees in Job Groups 50 and above in the classification plan.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 6

MOTION: 1

That the annual (52 weeks) salary of the Town Clerk be fixed at the amount of \$102,000.00 (ONE HUNDRED TWO THOUSAND DOLLARS) effective July 1, 2021.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 7

MOTION: 1

To appropriate \$600,000.00 (SIX HUNDRED THOUSAND DOLLARS) for snow and ice removal costs, said sum to be taken from Free Cash, as certified as of July 1, 2020, and added to the amount appropriated to the Board of Public Works – 456 Winter Maintenance under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 7

MOTION: 2

That the sum of \$25,000.00 (TWENTY FIVE THOUSAND DOLLARS) be transferred to fund additional training expenses from 210 Police Department Personal Services to 210 Police Department Expenses under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 7

MOTION: 3

That the sum of \$26,574.00 (TWENTY SIX THOUSAND FIVE HUNDRED AND SEVENTY FOUR DOLLARS) be transferred to the Police Department under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting, said sum to be transferred from 01523200-530310 Mental Health Services to 01210200-530310 Public Safety Health Care Services.

Approved:

Moderator's Signature

Date

Sponsor's Signature



TOWN MEETING

ARTICLE: 7

MOTION: 4

That the sum of \$20,000.00 (TWENTY THOUSAND DOLLARS) be transferred to the Board of Health under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting, said sum to be transferred as follows:

- \$10,000 (TEN THOUSAND DOLLARS) from 01510100-515060 personal services; and
- \$10,000 (TEN THOUSAND DOLLARS) from 01510100-511221 personal services

to 510 Health Department – Capital.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 7

MOTION: 5

That the sum of \$50,000.00 (FIFTY THOUSAND DOLLARS) be transferred to fund the digitization of Planning Department documents, said sum to be transferred from 175 Planning Board Personal Services and added to 175 -Planning Board – Capital under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 7

MOTION: 6

That the sum of \$50,000.00 (FIFTY THOUSAND DOLLARS) be transferred to fund Cyber Security Safety Assessment, said sum to be transferred from Select Board – 122 Executive Director’s Office Personal Services and added to 155 -Information Technology – Capital under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting.

Approved:

Date

Moderator’s Signature

Sponsor’s Signature



TOWN MEETING

ARTICLE: 7

MOTION: 7

That the sum of \$20,000.00 (TWENTY THOUSAND DOLLARS) be transferred to fund the GIS Aerial Photography Flyover, said sum to be transferred from Select Board – 122 Executive Director’s Office Personal Services and added to 155 -Information Technology – Capital under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting.

Approved:

Date

Moderator’s Signature

Sponsor’s Signature



TOWN MEETING

ARTICLE: **7**

MOTION: **8**

That the sum of \$25,000.00 (TWENTY FIVE THOUSAND DOLLARS) be transferred to fund additional Adobe Licenses, said sum to be transferred from– 155 Information Technology Personal Services and added to– 155 Information Technology Expenses under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 7

MOTION: 9

To appropriate \$35,000.00 (THIRTY FIVE THOUSAND DOLLARS) for insurance claim costs, said sum to be transferred from 914 Group Insurance and added to the amount appropriated to the Select Board Shared Services – 945 Risk Management under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 8

MOTION: 1

To appropriate \$1,000,000.00 (ONE MILLION DOLLARS), paid to the Town from the Municipal Light Plant, to be used by the Board of Assessors as an estimated receipt when computing the tax rate for the year commencing on July 1, 2021.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 8

MOTION: 2

[See PDF]

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 8

MOTION: 3

That the sum of \$3,781,347.00 (THREE MILLION SEVEN HUNDRED EIGHTY ONE THOUSAND THREE HUNDRED FORTY SEVEN DOLLARS) be transferred from Free Cash, as certified on July 1, 2020, to reduce the tax rate.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 9

MOTION: 1

That the Town, Pursuant to Section 53E1/2 of Chapter 44 of the Massachusetts General Laws, 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

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 10

MOTION: 1

That the Town transfer the sum of \$45,275.00 (FORTY FIVE THOUSAND TWO HUNDRED SEVENTY FIVE DOLLARS) from Free Cash, certified as of July 1, 2020, to the Special Injury Leave Indemnity Fund established under Article 9 of the 2017 Annual Town Meeting.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 11

MOTION: 1

That the Town transfer the sum of \$57,000.00 (FIFTY SEVEN THOUSAND DOLLARS) from Free Cash, certified as of July 1, 2020 (representing an amount equal to Medicaid reimbursements for FY2021), to the Special Education Reserve Fund, established by the vote taken under Article 10 at the 2017 Annual Town Meeting, to pay for unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 12

MOTION: 1

That the Town appropriate the sum of \$11,512.00 (ELEVEN THOUSAND FIVE HUNDRED TWELVE DOLLARS) from Free Cash, certified as of July 1, 2020, to the Baler Stabilization Fund established by the vote taken under Article 10 at the 2016 Annual Town Meeting for replacement of the RDF Baler, Compactors and other RDF equipment.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 13

MOTION: 1

That the sum of \$9,867,360.00 (NINE MILLION EIGHT HUNDRED SIXTY SEVEN THOUSAND THREE HUNDRED SIXTY DOLLARS) be appropriated to the Water Enterprise Fund, to be expended as follows:

Salaries	\$1,928,980
Expenses (including non-op exp)	1,708,549
MWRA	2,311,780
IT Services	112,366
Health Insurance and Worker's Compensation	368,699
Retirement	355,003
OPEB (Other Post-Employment Benefits)	38,500
Depreciation	1,025,253
Capital Outlay	1,080,000
Debt Service	605,168
Emergency Reserve	<u>333,062</u>
Total Authorized Use of Funds	\$9,867,360

And that \$9,867,360 be raised as follows:

Department Receipts	\$8,800,470
Depreciation	1,025,253
Retained Earnings / Free Cash	<u>41,637</u>
Total Sources of Funds	\$9,867,360

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 14

MOTION: 1

That the sum of \$10,200,313.00 (TEN MILLION TWO HUNDRED THOUSAND THREE HUNDRED THIRTEEN DOLLARS) be appropriated for the Sewer Enterprise Fund, to be expended as follows:

Salaries	\$ 878,530
Expenses (including non-op exp)	386,912
MWRA	6,126,433
IT Services	48,157
Health Insurance and Worker's Compensation	154,870
Retirement	133,059
OPEB (Other Post-Employment Benefits)	16,500
Depreciation	486,465
Capital Outlay	1,140,500
Debt Service	312,568
Emergency Reserve	<u>523,687</u>
Total Authorized Use of Funds	\$10,200,313

And that \$10,576,048 be raised as follows:

Department Receipts	\$9,713,848
Depreciation	486,465
Retained Earnings	<u>0</u>
Total Sources of Funds	\$10,200,313

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 15

MOTION: 1

That funding from electric revenues and retained earnings to the Municipal Light Plant be used to pay for the operating and capital expenditures as follows:

Operating Budget*:	
Operating Salaries	\$1,179,767
Materials and Services	1,087,203
IT Services	160,522
Health Insurance	240,411
Contribution to Employee Retirement	321,031
Purchase Power	18,690,396
Transmission	6,055,754
Sub Total	<u>\$27,735,084</u>
Capital Outlays:	
Salaries	1,543,919
Services/Materials	2,883,171
Vehicles	238,165
Health Insurance	240,411
Contribution to Employee Retirement	321,031
Sub Total	<u>5,226,697</u>
Payments That Benefit the Town:	
Payment In Lieu of Taxes	1,000,000
Power Supply Contingencies	<u>850,000</u>
Total Fiscal Year 2022 Budget Request	<u>\$34,811,781</u>

*Excludes depreciation expense in the amount of \$3,691,726.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 16

MOTION: 1

That the sum of \$85,000.00 (EIGHTY FIVE THOUSAND DOLLARS) be appropriated to the Community Preservation Committee to be expended for any permissible administrative purpose under the Community Preservation Act, said appropriation to be funded entirely from unreserved balances on hand in the Community Preservation Fund; and

That the following amounts from the Community Preservation Fund revenues received for Fiscal Year 2021 be reserved for the following community preservation categories:

- Historic Resources \$ 220,000
- Community Housing \$ 220,000

and in the case of each specified reserve, such reserved amounts shall be made available to fund Historic Resources and Community Housing appropriations by this Town Meeting, and further that the debt service appropriated under Article 8.2 satisfies the Open Space reserve requirement.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 16

MOTION: 2

To appropriate \$315,000.00 (THREE HUNDRED FIFTEEN THOUSAND DOLLARS) to the Natural Resources Commission for a weed harvester, such appropriation to be funded with funds made available at the close of this Town Meeting, entirely from the Community Preservation Fund undesignated balance as of June 30, 2020.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 16

MOTION: 3

To appropriate \$175,000.00 (ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS) to the Recreation Commission for the Morses Pond Bathhouse and Beachfront Feasibility Study, such appropriation to be funded entirely from the balance on hand in the Community Preservation Fund undesignated balance as of June 30, 2020.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 17

MOTION: 1

That the Town appropriate \$1,850,333.00 (ONE MILLION EIGHT HUNDRED FIFTY THOUSAND THREE HUNDRED THIRTY THREE DOLLARS) to be expended under the direction of the Permanent Building Committee, for architectural and engineering designs, plans, and other specifications, and any associated costs related to repairs and renovations of the Town Hall interior located at 525 Washington Street, and for any other services 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 cost by a like amount.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 18

MOTION: 1

That the Town appropriate \$3,000,000.00 (THREE MILLION DOLLARS) to be expended under the direction of the Board of Public Works for engineering services, plans and specifications, bid documents, construction services, and associated costs related to the construction, reconstruction, rehabilitation, and repair of Grove Street, including street, sidewalk and/or drainage repairs and improvements, and, for the purpose of meeting such appropriation to authorize the Town Treasurer, with the approval of the Select Board, to borrow \$3,000,000.00 (THREE MILLION DOLLARS) 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 cost by a like amount.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 19

MOTION: 1

That the Town appropriate \$ 242,500.00 (TWO HUNDRED FORTY TWO THOUSAND FIVE HUNDRED DOLLARS) for the purpose of financing the construction and reconstruction of sewers and sewerage systems for inflow/infiltration purposes, and for all costs incidental and related thereto, and for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum and issue bonds or notes therefor under Chapter 44 of the General Laws, or any other enabling authority; and further, to authorize the Town Treasurer, with the approval of the Select Board, to borrow all or a portion of such amount from the Massachusetts Water Resources Authority (MWRA) and in connection therewith to enter into a loan agreement and financial assistance agreement with the MWRA; and that the Board of Public Works is authorized to expend all funds available for the project and to take any other action necessary to carry out the project, 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 cost by a like amount.

Approved:

_____ Date

_____ Moderator's Signature

_____ Sponsor's Signature



TOWN MEETING

ARTICLE: **20**

MOTION: **1**

NO MOTION

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 21

MOTION: 1

That the Town 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, as set forth below; provided, however, that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Board approve amendments to the bill before enactment by the General Court; and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition;

AN ACT AUTHORIZING THE TOWN OF WELLESLEY TO GRANT CERTAIN LICENSES FOR THE SALE OF ALCOHOLIC BEVERAGES

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. Notwithstanding section 11 of chapter 138 of the General Laws or any general or special law to the contrary, the licensing authority in the town of Wellesley may grant to restaurants and function rooms with any seating capacity, licenses for the sale of all alcoholic beverages to be drunk on the premises under section 12 of said chapter 138, subject to the maximum number of such licenses as authorized by section 17 of said chapter 138.

SECTION 2. In addition to those licenses authorized pursuant to section 1, notwithstanding section 11 of chapter 138 of the General Laws or any general or special law to the contrary, the licensing authority in the town of Wellesley may grant to restaurants and function rooms with any seating capacity not more than 6 licenses for the sale of wines and malt beverages to be drunk on the premises.



SECTION 3. The authority to grant licenses authorized by sections 1 and 2 shall be in addition to those licenses authorized in Chapter 635 of the Acts of 1982.

SECTION 4. This act shall take effect upon its passage. The passage of this act shall repeal Chapter 25 of the Acts of 2012; provided, however, that every valid license granted under Chapter 25 of the Acts of 2012 shall be deemed to be have been granted under section 1 or 2 of this act.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 22

MOTION: 1

That the Town revise the Town of Wellesley Personnel Policy, by amending the list of paid holidays to include Juneteenth Independence Day (June 19) as reflected in the Town of Wellesley Personnel Policy Updates document, on file with the Town Clerk.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 23

MOTION: 1

That the Town amend Article 11.8 of the Bylaws to clarify that electronic means for delivery of the Advisory's report to Town Meeting by posting a link to the Town website and sending that link to the report recipients (or any equivalent means) satisfies the requirement that the report be mailed or delivered to Town Meeting Members and Town Departments receive the report at least seven (7) days in advance of Town Meeting, by adding the bolded and underlined text:

11.8. Report. A copy of the report of the Committee shall be mailed or delivered to each Town Meeting Member and Town Department at least seven days before the commencement of any Town Meeting. A minority may present a separate report which shall be included in the report of the Committee. **The Committee shall have the discretion to provide the option for each Town Meeting Member and Town Department to opt out of receiving a mailed copy of the report and, in such case, the Town Meeting Member or Town Department shall receive the report by electronic delivery. For purposes of this section, electronic delivery shall include, without limitation, the delivery, via email, of a copy of the report or a link to the digital version of the report available on the Town website.** The report shall set forth the numerical vote of the Advisory Committee on each recommendation. The report shall be available on the Town's website, and available for pick-up at the Town Clerk's Office, and at the Wellesley Free Library. The Select Board's Office shall also mail a copy of the report to any resident who requests one. Further, the Advisory Committee shall mail a letter from the Advisory Chair to each dwelling in the Town at least seven days before the commencement of any Town Meeting. The Chair's letter will contain an overview of the then current status of the budget, including any anticipated overrides, information on capital projects that will require bonding, and significant factors for future budgets. The letter will also contain a summary of other significant matters coming before Town Meeting as deemed appropriate by the Chair. The letter will indicate when and where copies of the report will be available.

TOWN OF WELLESLEY



MASSACHUSETTS

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 24

MOTION: 1

That the Town adopt the Town-wide greenhouse gas (GHG) emissions reduction goals proposed by the Sustainable Energy Committee of 50% below Wellesley's 2007 baseline by 2030, 75% below Wellesley's 2007 baseline by 2040, and net zero town-wide GHG emissions by 2050.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 24

MOTION: 2

That the Town amend Article 12 of the General Bylaw by adding the bolded and underlined text and deleting the stricken text:

ARTICLE 12. ~~SUSTAINABLE ENERGY~~ **CLIMATE ACTION** COMMITTEE

12.1 Membership. The Town shall have a ~~Sustainable Energy~~ **Climate Action** Committee consisting of 7 members. The Select Board, the Municipal Light Board and the School Committee each shall appoint one member. These members may be a board member, officer, official or paid employee and may be a nonresident of the Town. The Select Board shall also appoint the remaining four members from residents active in the Town's volunteer sustainable energy initiatives or others who bring relevant expertise, such as knowledge about **climate action**, ~~sustainability~~, **clean** energy ~~practices~~, marketing, or community engagement.

12.2 Term. The term of office shall be three years commencing on July 1. Members may be reappointed at the end of their term.

12.3 General Duties. The Committee shall propose ~~sustainable energy~~ **climate action** goals, to reduce Town greenhouse gas emissions from the municipal, residential, commercial, industrial and institutional sectors, to Town Meeting. The Committee shall prepare a multiyear **Climate Action Plan** to achieve the Town **greenhouse gas emissions** ~~sustainable energy~~ goals and shall revise it as needed. The Committee shall work with municipal departments, businesses, institutions, and civic and volunteer organizations to initiate and carry out actions to achieve these goals and shall coordinate municipal activity with initiatives of these other organizations. The Committee shall prepare an annual Town-wide emissions inventory and develop an annual action plan that includes significant planned initiatives by both municipal and community organizations. (Amended ATM 2018.)



12.4 Staff. The Committee shall ~~appoint~~ a **Sustainability Director** ~~sustainable energy coordinator~~ and such other staff as it deems necessary.

12.5 Annual Report. The Committee shall report to Annual Town Meeting on (a) the actions of the prior year, (b) emissions trends and performance as compared to the Town goals, (c) any proposed revisions to the multiyear ~~Sustainable Energy~~ **Climate** Action Plan, and (d) recommended action plans for the coming year.

12.6. Budget. The Committee shall prepare an annual budget which will be subject to approval by the Select Board. The Select Board is responsible for presenting the budget to the Advisory Committee and for presenting the motion for the budget appropriation to Town Meeting.

12.7 General Provisions. The Committee shall also be governed by Articles 2 through 7 of these bylaws and other provisions of these bylaws applicable generally to all boards, except as it is specifically directed by law or a provision of these bylaws to act otherwise.

~~Provided, each appointing authority shall have thirty days after the above bylaw becoming effective to make their appointments, which shall be as follows:~~

- ~~a. The three members to be appointed by the Board of Selectmen, the Municipal Light Board and School Committee shall be for an initial term of three years, and thereafter for a term of three years.~~
- ~~b. The terms of the community members to be appointed by the Board of Selectmen shall be two for an initial term of two years, and two for an initial term of one year, and thereafter each for a term of three years.~~

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 25

MOTION: 1

That the Town amend the General Bylaws as shown on the document projected on the screen.

[\(LINK TO REDLINED VERSION OF THE TOWN BYLAW HERE\)](#)

Approved:

Moderator's Signature

Date

Sponsor's Signature

TOWN OF WELLESLEY



MASSACHUSETTS

TOWN MEETING

ARTICLE: 26

MOTION: 1

NO MOTION

TOWN OF WELLESLEY



MASSACHUSETTS

TOWN MEETING

ARTICLE: **27**

MOTION: **1**

NO MOTION

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 28

MOTION: 1

That the Town amend Section 1B of the Zoning Bylaw by adding the words "Except as used in Sections 14J and 14J.1 means" at the beginning of the definition of "Assisted Units".

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 28

MOTION: 2

That the Town amend Section 1B of the Zoning Bylaw by adding the following terms to such section with such terms to be inserted in alphabetical order between existing terms defined in such section:

Abandoned Sign – has the meaning provided in Section 22A.

Address Sign - has the meaning provided in Section 22A.

Administering Agency or Monitoring Agent - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Affordable Housing - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Affordable Housing Restriction - has the meaning provided in Section 14J.

Affordable Rental Unit - has the meaning provided in Section 14J.

Affordable Homeownership Unit - has the meaning provided in Section 14J.

Animated Sign - has the meaning provided in Section 22A.

Annual Average Daily Traffic (AADT) – has the meaning provided in Section 16A.B.

Approving Authority – has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Assisted Units - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Audible Sign - has the meaning provided in Section 22A.

Average Daily Traffic (ADT) - has the meaning provided in Section 16A.B.

Awning - has the meaning provided in Section 22A for use in Section 22A.

Awning Sign - has the meaning provided in Section 22A for use in Section 22A.



Banner - has the meaning provided in Section 22A.

Beacon - has the meaning provided in Section 22A.

Best Management Practices (BMP's) – has the meaning provided in Section 16C for use in Section 16C.

Build Factor - A ratio of lot perimeter to lot area which limits the degree to which a lot may have an irregular shape according to the following formula:

$$\frac{\text{Lot Perimeter Squared}}{\text{Actual Lot Area}} \Bigg/ \frac{\text{Actual Lot Area}}{\text{Required Lot Area}}$$

Building Inspector or Inspector of Buildings - The Inspector of Buildings of the Town of Wellesley, or his or her designee for a particular purpose.

Building Sign - has the meaning provided in Section 22A.

Business Establishment - has the meaning provided in Section 22A for use in Section 22A.

Caliper - Diameter of a Tree trunk (in inches). For Trees up to and including four (4) inches in diameter, the caliper is measured six (6) inches above the existing grade at the base of the Tree. For Trees larger than four (4) inches in diameter, the caliper is measured twelve (12) inches above the existing grade at the base of the Tree.

Certified Arborist – A professional arborist possessing current certification issued by the International Society of Arboriculture (I.S.A.) and/or the Massachusetts Arborist Association (M.A.A.).

Changeable Copy - has the meaning provided in Section 22A.

Child Care Facility means a “day care center” or a “school age child care program” as those terms are defined in Section 9 of Chapter 28A M.G.L.

Child Care Use - shall have the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Commercial Districts – has the meaning provided in Section 22A for use in Section 22A.

Commercial Message - has the meaning provided in Section 22A.

Conservation Use - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.



Construction Mitigation Plan – has the meaning provided in Section 16C for use in Section 16C.

Construction Project – shall have the meaning provided in Section 16A.

Critical Root Zone (CRZ) - The minimum area beneath the canopy of a Tree which must be left undisturbed in order to preserve a sufficient root mass to give a Tree a reasonable chance of survival. The CRZ is represented by a concentric circle centering on the Tree's trunk and extending outward towards the Tree's drip-line. The minimum area of the CRZ shall be dependent on the required minimum radius of the CRZ; the required minimum radius of the CRZ shall be determined by multiplying a Tree's DBH (in inches) by eighteen (18) inches, with the resulting product constituting the minimum radius of the CRZ. *Example: A Tree with a DBH of twenty (20) inches shall have a CRZ with a minimum radius of 360 inches or 30 feet (20" x 18" = 360" or 30').*

Cutoff Angle – has the meaning provided in section 16G.C.

Design Hourly Volume (DHV) – has the meaning provided in Section 16A.B.

Development – has the meaning provided in Section 14B for use in Section 14B.

Development Lot - has the meaning provided in Section 14J for use in Sections 14J and 14J.1

Development Project - has the meaning provided in Section 14J for use in Sections 14J and 14J.1

Device - has the meaning provided in Section 22C for use in Section 22C.

Diameter at Breast Height (DBH) - The standard measure of Tree size for those Trees existing on a site that are at least four (4) inches in diameter at a height of four and one-half (4.5) feet above the existing grade at the base of the Tree. If a Tree splits into multiple trunks below four and one-half (4.5) feet above the existing grade, the DBH shall be considered to be the measurement taken at the narrowest point beneath the split.

Direct Light - has the meaning provided in section 16G.C.

Directional Signs - has the meaning provided in Section 22A.

Directory Sign - has the meaning provided in Section 22A.

District - has the meaning provided in Section 14J for use in Sections 14J and 14J.1

Drainage Review Rules and Regulations – means the rules and regulations adopted pursuant to Section 16C.D.



Drip-Line - The area surrounding the Tree from the trunk to the outermost branches. This area is distinguished from, and not to be confused with Critical Root Zone.

Earth Disturbance – has the meaning provided in Section 16C for use in Section 16C.

Eligible Household - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Entrance - has the meaning provided in Section 22A for use in Section 22A.

Externally Illuminated Sign - has the meaning provided in Section 22A.

Facade of the Business Establishment - has the meaning provided in Section 22A.

Federal Emergency Management Agency (FEMA) - An agency of the United States Federal Government that administers the National Flood Insurance Program. FEMA provides a nationwide flood hazard area mapping study program for communities as well as regulatory standards for development in the flood hazard areas.

Fixture - has the meaning provided in section 16G.C for use in Section 16G.

Flag - has the meaning provided in Section 22A.

Flashing Sign - has the meaning provided in Section 22A.

Flood – A temporary rise in river, stream or brook flow that results in its water overtopping its banks and inundating Floodway areas adjacent to the channel.

Flood Insurance Rate Map (FIRM) – An official map of a community on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Flood Insurance Study Report (FIS Report) - A report which examines, evaluates, and determines flood hazards, and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of flood-related erosion hazards.

Flood Plain District - An area subject to danger of periodic flooding, the limits of which are determined by the Special Flood Hazard Area.

Floodwater Storage Capacity – The quantity of water which can be held within the flood plain of a wetland.

Floodway - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation.

Foot-candle - has the meaning provided in section 16G.C.



Free Standing Device - has the meaning provided in Section 22C for use in Section 22C.

Front Yard - An area, on the same lot with the building, measured from the street line to the building extending across the entire front of the lot, and unoccupied above ground level except by uncovered steps, eaves projecting not more than 2 feet from the wall of the building, bay windows that do not have a foundation and do not extend more than two feet from the wall of the building and a covered or uncovered, enclosed or unenclosed, entrance porch on the first floor which neither exceeds a total area of 50 square feet nor projects more than five feet from the face of the building nor extends nearer than 25 feet to the street line.

Frontage – has the meaning provided in Section 19A.

Fully Shielded Luminaire - has the meaning provided in section 16G.C.

Gasoline Filling Station - A business engaged, as a primary purpose, in the retail dispensing of motor vehicle fuels to the public.

Glare - has the meaning provided in section 16G.C.

Governing Laws - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Grading and Drainage Plan – has the meaning provided in Section 16C for use in Section 16C.

Ground Sign - has the meaning provided in Section 22A.

Gross Floor Area - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Gross Leasable Floor Area - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Hazardous Waste - Materials as defined and regulated by 310 CMR 30.00 (Massachusetts Hazardous Waste Management regulations).

Height - has the meaning provided in Section 22C for use in Section 22C.

Height of Luminaire - has the meaning provided in section 16G.C.

Illuminance - has the meaning provided in section 16G.C.

Impervious Cover – has the meaning provided in Section 16C for use in Section 16C.



Impervious Surface - Material covering the ground, including but not limited to macadam, cement, concrete, pavement, and buildings, that does not allow surface water to penetrate into the soil.

Institutional Use – has the meaning provided in Section 22A for use in Section 22A.

Internally Illuminated Sign - has the meaning provided in Section 22A.

K-Factor (K) – has the meaning provided in Section 16A.B.

Lamp - has the meaning provided in section 16G.C.

Level of Service – has the meaning provided in Section 16A.B.

Light Trespass - has the meaning provided in section 16G.C.

Lot - has the meaning provided in Section 22A for use in Section 22A.

Lumen - has the meaning provided in section 16G.C.

Luminance - has the meaning provided in section 16G.C.

Luminaire - has the meaning provided in section 16G.C.

Lux - has the meaning provided in section 16G.C.

Major Construction Project – shall mean any Construction Project which involves a change in the outside appearance of a building or buildings or premises, and includes one or more of the following:

1. construction of twenty-five hundred (2,500) or more square feet gross floor area;
2. an increase in gross floor area by fifty (50) percent or more which results in a gross floor area of at least twenty-five hundred (2,500) square feet;
3. grading or regrading of land to planned elevations, and/or removal or disturbance of the existing vegetative cover, over an area of five thousand (5,000) or more square feet;
4. any activities regulated or restricted under Section 14B; or
5. any activities regulated under Section 14E.

Maneuvering Aisle - A maneuvering space which serves two or more parking spaces, such as the area between two rows of parking spaces.



Maneuvering Space - An area in a parking area which (1) is immediately adjacent to a parking space, (2) is used for and/or is necessary for turning, backing, or driving forward a motor vehicle into such parking space but (3) is not used for the parking or storage of motor vehicles.

Maximum Groundwater Elevation - The seasonal high level of the groundwater table. This level shall be the same as the maximum groundwater elevation defined and determined in 310 CMR 15.00 (Title 5, State Environmental Code).

Mining of Land - The removal of geologic materials such as topsoil, sand and gravel, metallic ores or bedrock.

Minor Construction Project shall mean any Construction Project, not included within the definition of a Major Construction Project, which involves either or both of the following:

1. a change in the outside appearance of a building or premises visible from a public or private street or way, requiring a building permit;
2. construction, enlargement or alteration of a parking or storage area requiring a parking plan permit. Alteration, as used in the preceding phrase, includes installation, removal or relocation of any curbing, landscaping or traffic channelization island, driveway, storm drainage, lighting or similar facilities but does not include resurfacing, striping or restriping pavement markings on existing parking or storage areas.

Motor Vehicle - has the meaning provided in Section 21 for use in Section 21.

Moving Sign - has the meaning provided in Section 22A.

Multi-Faced Sign - has the meaning provided in Section 22A.

Multi-Family Dwelling - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Natural River Channel - A water course with a definite bed and banks to confine and conduct the average flow.

Non-Conforming Sign - has the meaning provided in Section 22A.

Normal Grade - has the meaning provided in Section 22A for use in Section 22A.

Obscene Matter - has the meaning provided in Section 22A for use in Section 22A.

Office and Professional Districts – has the meaning provided in Section 22A for use in Section 22A.



Office or Office Use - has the meaning provided in Section 14J for use in Sections 14J and 14J.1

Office High-Tech or Office High-Tech Use - has the meaning provided in Section 14J for use in Sections 14J and 14J.1

On-Site Stormwater System – has the meaning provided in Section 16C for use in Section 16C.

Open Face - has the meaning provided in Section 22A.

Operation and Maintenance Plan - has the meaning provided in Section 16C for use in Section 16C.

Out-of-Store Marketing Device – has the meaning provided in Section 22A.

Overstory Tree - A Tree that will generally reach a mature height of greater than forty (40) feet.

Parking Area - has the meaning provided in Section 21 for use in Section 21.

Parking Space - An area exclusive of maneuvering area and driveway for the parking of one motor vehicle.

Peak-Hour Traffic (PH) – has the meaning provided in Section 16A.B.

Peak-Hour Factor (PHF) – has the meaning provided in Section 16A.B.

Pennant - has the meaning provided in Section 22A.

Permanent Sign - has the meaning provided in Section 22A.

Person - A natural or legal person, including a partnership, trust, corporation or similar entity.

Personal Wireless Service Facilities – has the meaning provided in Section 22C.

Personal Wireless Services – has the meaning provided in Section 22C.

Planning Director - The Planning Director of the Town, or his or her designee for a particular purpose.

Portable Sign - has the meaning provided in Section 22A.

Primary Conservation Areas – Areas of a potential development site that are protected or where development is limited by federal, state or local law or private land use restrictions including, without limitation:



1. Easements (including, without limitation, easements or restrictions for conservation, preservations, agricultural use, aquifer protection or similar easements and restrictions) and similar covenants land use restrictions;
2. Wetlands, Isolated Wetlands, Bordering Vegetated Wetlands, and the 25-foot No-Disturbance Zone as defined in the Wellesley Wetlands Bylaw;
3. Vernal Pools as defined in the Wellesley Wetlands Bylaw;
4. 100 Year Flood Plain;
5. Wildlife habitat;
6. Steep slopes having a grade over 10% or as defined by federal or state law or regulation, whichever is the lesser grade; and
7. Lakes, ponds, rivers, streams, and brooks.

Principal Building - has the meaning provided in Section 22A for use in Section 22A.

Principal Use - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Private Swimming Pool - has the meaning provided in Section 22B.

Project of Significant Impact (PSI) means any Construction Project having an aggregate total of:

1. newly constructed floor area of 10,000 or more square feet; or
2. renovated, altered and/or replacement floor area of 15,000 or more square feet in a building having 15,000 or more square feet of ground coverage to provide for a use which is different from the existing use as determined by the Commonwealth of Massachusetts Property Type Classification Codes (April 1991 edition).

Protected Tree - Any existing Tree located in the Tree Yard or Tree that was removed from the Tree Yard within twelve (12) months prior to application for an applicable demolition or building permit, which has a DBH of six (6) inches or greater, located in a Tree Yard of a property zoned Single Residence District or General Residence District, or located anywhere on property zoned other than Single Residence District or General Residence District. Any Tree that has a DBH of six (6) inches or greater with portions of the stem of the Tree actively growing into a Tree Yard between a height of six (6) inches and four and one-half (4.5) feet above grade shall be considered a Protected Tree.



Rear Yard - An area, on the same lot with the building, measured from the rear line of the lot to the building, extending the full width of the lot, and unoccupied above ground level except by covered basement entrances not over four feet in height and not over 35 square feet in area, bay windows that do not have a foundation and do not extend more than two feet from the wall of the building, uncovered steps, eaves projecting not more than 2 feet from the wall of the building, covered or uncovered, enclosed or unenclosed, entrance porches on the first floor which do not exceed a total area of 50 square feet, attached chimneys projecting not more than 2 feet from the wall of the building and stair landings not over 25 square feet in area.

Recreational Accessory Use - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Recreational Use – has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Redevelopment - has the meaning provided in Section 16C for use in Section 16C.

Residential Districts – has the meaning provided in Section 22A for use in Section 22A.

Restaurant - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Reverse Lit – has the meaning provided in Section 22A.

Roadway Impacted by Development Traffic – has the meaning provided in Section 16A.B.

Roof Sign – has the meaning provided in Section 22A.

Secondary Conservation Areas – Areas of a potential development site that contain valuable natural or cultural resources including, but are not limited to:

1. Specimen trees;
2. Stone walls;
3. Significant geological features, including, without limitation, eskers, exposed ledge and significant boulders;
4. Mature woodlands;
5. Scenic and wet meadows;
6. Historical or archaeological sites; and
7. Portions of a site within a Scenic Road or Scenic Road Layout.



Service Area - has the meaning provided in Section 21 for use in Section 21.

Side Yard - An area, on the same lot with the building, measured from the side line of the lot to the building, extending from the Front Yard to the rear yard, and unoccupied above ground level except by covered basement entrances not over four feet in height and not over 35 square feet in area, bay windows that do not have a foundation and do not extend more than two feet from the wall of the building, uncovered steps, eaves projecting not more than 2 feet from the wall of the building, attached chimneys projecting not more than 2 feet from the wall of the building and unenclosed, covered or uncovered stair landings not over 25 square feet in area.

Sign - has the meaning provided in Section 22A for use in Section 22A.

Sign Face - has the meaning provided in Section 22A.

Sign Permit - has the meaning provided in Section 22A.

Site Plan – has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Site Plan Approval - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Site Plan Review - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Sky Glow - has the meaning provided in section 16G.C.

Small-Scale Retail Establishment - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Solid Waste - has the meaning provided in Section 14E for use in Section 14E.

Special Flood Hazard Area - The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year as identified on the FIRM Map as Zone A and AE.

Standard Informational Sign - has the meaning provided in Section 22A.

Standing Sign - has the meaning provided in Section 22A.

Storage Area - has the meaning provided in Section 21 for use in Section 21.

Temporary Sign - has the meaning provided in Section 22A

Total Living Area plus Garage Space or TLAG – has the meaning provided in Section 16D.



Town - The Town of Wellesley, Massachusetts.

Toxic or Hazardous Materials - has the meaning provided in Section 14E for use in Section 14E.

Tree - Any self-supporting, woody perennial plant usually having a single trunk with a diameter of three (3) inches or more which normally attains a mature height of six (6) feet or greater.

Tree Bank Fund – The revolving fund established pursuant to Section 55.1.d of the Town Bylaws.

Tree Protection & Mitigation Plan - A plan submitted to the Building Department for review prior to the commencement of demolition and/or construction on a property on which a Protected Tree is located. This plan may be either part of a landscape plan and/or a separate plan.

Tree Removal - Any act that causes a Tree to die or will cause a Tree to die within a three (3) year period as determined by the Department of Public Works - Park & Tree Division based on arboricultural practices recommended by the International Society of Arboriculture (I.S.A.).

Tree Save Area - The area surrounding a Tree which includes at a minimum the Critical Root Zone (“CRZ”) and Drip-Line of all Protected Trees, unless otherwise authorized herein. The Tree Save Area must be enclosed within a fence and remain undisturbed so as to prevent damage to the Tree.

Tree Yard - The area of a parcel zoned Single Residence District or General Residence District located adjacent to all front, side, and rear lines of a lot up to the distances set forth in the following table:

Location of Protected Trees on Property Zoned Single Residence District or General Residence District			
Zoning District	Minimum Tree Yard (feet)		
	Front	Side	Rear
SRD 10	20	10	10
SRD 15	20	20	20
SRD 20	20	20	20
SRD 30	40	30	30
SRD 40	40	40	40
General Residence District	20	10	10



Underlying Zoning - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Unrestricted Unit - has the meaning provided in Section 14J for use in Sections 14J and 14J.1.

Wall Sign – has the meaning provided in Section 22A.

Watershed Protection District - An area bordering a brook, stream or other water body, the limits of which are determined by a horizontal distance.

Window Sign – has the meaning provided in Section 22A.

Yield Plan – A conceptual subdivision plan containing all of the elements required by the Subdivision Rules and Regulations that depicts the number of single family house lots that could reasonably be developed according to local, state and federal law.

Approved:

_____ Date

_____ Moderator's Signature

_____ Sponsor's Signature



TOWN MEETING

ARTICLE: 28

MOTION: 3

That the Town amend the Zoning Bylaw as follows:

1. Replace the words “side yard” or “Side yard” with the words “Side Yard” in Sections 2.A.1.3.d, 2.A.8.d.v, 14H.C.1.a.i, 14I.C.1.a.ii, 19.B, and 22B.D.1.b.
2. Replace the words “front yard” or “Front yard” with the words “Front Yard” or the words “front yards” with “Front Yards” in Sections 2.A.1.3.e, 2.A.8.d.vi, 2.A.8.h.vi, 14H.C.1.a.i, 14I.C.1.a.ii, 16F.D.3, and 19.B.
3. Replace the words “child care facility” with the words “Child Care Facility” in Section 2.A1.3A.h and Section 25.B.6.d.i.1.b of the Zoning Bylaw, and delete the phrase “(defined to mean a “day care center” or a “school age child care program,” as those terms are defined in Section 9 of Chapter 28A M.G.L.)” from the beginning of Section 2.A.3A.
4. Replace the words “residential districts” with “Residential Districts” in Sections 2.A.8.11, 8A.A.2.e, and 21.D.
5. Replace the word “height” with the word “Height” in Sections 5A.A.3.e, 6.A.2.d, 6A.A.3.d.i, 9A.A.3.d.i, 20, 22C.D.1, and Section 22C.D.1 (second and third occurrence of the word “height” in the subsection entitled “Height” only).
6. Delete the text of Section 7.A.1.e in its entirety and replace it with “Child Care Facility, and”.
7. Delete the words “In Wellesley Square Commercial Districts” at the beginning of Section 9C.A and insert in their place the words “In the Wellesley Square Commercial District”.
8. Delete the words “floodwater storage capacity” in Sections 14B.A.6, 14B.F.3.c and replace it with the words “Floodwater Storage Capacity”.
9. Delete from Section 14B.B the definitions of “Federal Emergency Management Agency (FEMA)”, “Flood”, Flood Insurance Rate Map (FIRM); “Flood Insurance Study Report (FIS Report)”, “Flood Plain District”, “Floodwater Storage Capacity”, “Floodway”, “Natural River Channel”, “Special Flood Hazard Area”, and “Watershed Protection District” in their entirety.



10. Replace the words “natural river channel” with the words “Natural River Channel” in Section 14B.F.3.b.
11. Replace the words “exterior architectural feature” in Sections 14D.E.1, 14D.E.3, 14D.E.5, 14D.E.9, 14D.E.11, 14D.G.1, 14D.G.2, 14D.H, and 22C.D.2.a.ii with the words “Exterior Architectural Feature”.
12. Delete from Section 14E.B the definitions of “Hazardous Waste”, “Impervious Surface”, “Maximum Groundwater Elevation”, and “Mining of Land” in their entirety.
13. Replace the words “hazardous wastes” with the words “Hazardous Wastes” in Section 14E.D.1.d, 14E.D.1.g, 14E.F.3, 14H.C.a.1.ix.2.
14. Replace the words “mining of land” with the words “Mining of Land” in Section 14E.D.2.a and delete the words “which are defined in Section 16A, and” in Section 14E.D.2.b
15. Replace the words “maximum groundwater elevation” with the words “Maximum Groundwater Elevation” in Section 14E.F.7.
16. Replace the words “commercial districts” with the words “Commercial Districts” in Section 14F.A.
17. Replace the words “permanent signs” with the words “Permanent Signs” in Section 14F.K and in the definition of “Standing Sign” in Section 22A.C.
18. Replace the words “wall sign” with the words “Wall Sign” in Section 14F.K, in the definitions of “Permanent Sign” and “Projecting Sign” in Section 22A.C., in Sections 22A.F.2.a.i, 22A.J.2.a, 22A.L.2, and Table 22A.1.
19. Replace the words “standing sign” and “standing signs” with the words “Standing Sign” and “Standing Signs” respectively in Section 14F.K, in the definition of “Permanent Sign” in Section 22A.C., in Sections 22A.F.2.b.i, 22A.J.2.a, 22A.L.1.a, and in Table 22A.1
20. Replace the words “rear yard” or “Rear yard” with the words “Rear Yard” and the words “rear yards” with “Rear Yards” in Sections 14H.C.1.a.i, 14I.C.1.a.ii, 19.B, 22C.D.2.b, and 22C.D.2.c.
21. Delete the words “or Monitoring Agent” in the definition of “Administering Agency or Monitoring Agent” in Section 14J.B.
22. Delete the words “or Plan Approval Authority” in the definition of “Approval Authority or Plan Approval Authority” in Section 14J.B.
23. Replace the words “Gross floor area” with “Gross Floor Area” in Section 14J.B.



24. Delete the definitions of “Major Construction Project”, “Minor Construction Project”, and “Project of Significant Impact (PSI)” in their entirety from Section 16A.B.Part 1.
25. Delete the definition of “Drainage Review Rules and Regulations” in its entirety from Section 16C.B.
27. Replace the word “Director” with the words “Planning Director” in the second line of Section 16D.D.6.ii.
28. Delete Section 16E.C in its entirety and replace it with the word “Reserved”.
29. Insert the word “Fund” after the words “*ii. Contribution to the Town of Wellesley Tree Bank*” in Section 16E.F.2.b.
30. Replace the words “drip-line” with the words “Drip-Line” in Sections 16E.F.3.b.v, 16E.F.3.b.vii.
31. Delete Section 16F.B in its entirety and replace it with the word “Reserved”.
32. Replace the words “light trespass” with the words “Light Trespass” in Sections 16G.B, 16G.F.5, 16G.H.2.c.
33. Replace the word “lamp” with the word “Lamp” and the word “lamps” with the word “Lamps” in the definitions of “Direct Light”, “Fixture”, “Fully Shielded Luminaire”, “Lumen”, “Luminaire” in Sections 16G.C., 16G.E.2, 16G.F.2, 16G.F.5.
34. Delete the words “, as defined by Section 16A” in Section 16G.D.1.
35. Delete the definitions of “Front Yard”, “Side Yard”, “Rear Yard”, and “Build Factor” from Section 19.A.
36. Delete the definitions of “Parking Space”, “Maneuvering Space”, and “Maneuvering Aisle” in their entirety from Section 21.B.
37. Delete the words “as defined by Section 16A.B.1.” in Section 21.E.1.
38. Delete the definitions of “Director” and “Inspector of Buildings” in their entirety from Section 22A.C.
39. Replace the word “awning” with the word “Awning” in the definitions of “Awning Sign” and “Permanent Sign” in Section 22A.C. and in Section 22A.F.2.b.iii.
40. Replace the word “flags” with the word “Flags” in the definitions of “Banner” and “Temporary Sign” in Section 22A.C.



41. Replace the words “awning signs” with the word “Awning Signs” in the definitions of “Banner” and “Temporary Sign” in Section 22A.C, in Section 22A.L.3, and Table 22A.1.
42. Replace the words “ground sign” with the words “Ground Signs” in the definition of “Building Sign” in Section 22A.C.
43. Replace the words “business establishment” and “business establishments” with the words “Business Establishment” and “Business Establishments” respectively in the definitions of “Business Establishment”, “Directory Sign”, “Entrance” in Sections 22A.C, 22A.F.2.b.iii, 22A.K.7.c, 22A.L.3.a, 22A.L.4.b, and Table 22A.1.
44. Replace the words “sign face” with the words “Sign Face” in the definitions of “Multi-Faced Sign”, “Open Face”, “Reverse Lit”, and “Standard Informational Sign” in Section 22A.C., in Section 22A.F.2.a.ii, and in Section 22A.J.1 subparts a, b, c, and d.
45. Replace the words “out-of-store marketing device” with “Out-of-Store Marketing Device” in the definition of “Out-of-Store Marketing Device” in Section 22A.C and in Section 22A.G.2.p.
46. Replace the words “window signs” with “Window Signs” in the definitions of “Permanent Sign” and “Wall Sign” in Section 22A.C, in Sections 22A.F.2.a.i, 22A.F.2.b.iii, 22A.I.1.b., 22A.L.4, and Table 22A.1.
47. Replace the words “standard informational sign” with “Standard Informational Sign” in the definition of “Standard Informational Sign” in Section 22A.C. and in Sections 22A.G.2.p and 25.B.6.d.iii.4.
48. Replace the words “temporary sign” and “temporary signs” with “Temporary Sign” and “Temporary Signs” respectively in the definitions of “Temporary Sign” and “Wall Sign” in Sections 22A.C., and in Sections 22A.L.4.b, and 25.B.6.d.iii.4, and in Table 22A.1.
49. Replace the words “roof sign” with “Roof Sign” in the definition of “Wall Sign” in Section 22A.C.
50. Insert the word “Planning” in front of the word “Director” where it appears in Section 22A.G.2.
51. Replace the word “signs” with the word “Signs” in Sections 22A.G.2.c, 22A.G.2.d, and 22A.G.2.e.
52. Replace the words “multi-faced signs” with the words “Multi-Faced Signs” in Section 22A.J.1.d.



53. Replace the words "normal grade" with the words "Normal Grade" in Section 22A.J.2.a.

and

54 Delete the words "as defined in Section 16A of this Zoning Bylaw" from Section 25.B.3.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 29

MOTION: 1

That the Town amend Section 1B of the Zoning Bylaw as follows:

1. Delete the definition of “Dwelling Unit” in its entirety and replacing it with the following definition:

Dwelling Unit or Unit - A room, group of rooms, or dwelling forming a habitable unit for one housekeeping unit with facilities for living and sleeping; a common shared area for food storage and/or preparation and eating, and which is directly accessible from the outside or through a common hall without passing through any other dwelling unit.

2. Amend the definition of “Family” by changing the title to “Family or Housekeeping Unit”.

3. Amend the definition of “Independent Elderly Housing” by deleting the phrase “either the husband or wife” and inserting in its place “either partner”.

4. Amend the definition of “One-Family Dwelling” by deleting “One-Family” in the title of the definition and replacing it with “One-Unit” and capitalizing the words “dwelling” and “unit” in the definition.

5. Amend the definition of “Residential Districts” by deleting “Multi-Family Residence Districts” and replacing it with “Multi-Unit Residence Districts”.

6. Amend the definition of “Two Family Dwelling” by deleting “Two Family” in the title of the definition and replacing it with “Two-Unit” and capitalizing the words “dwelling” and “units” in the definition.

and

7. Amend the definition of “Yield Plan” by deleting the phrase “number of single family house lots” and replacing it with “number of lots for One-Unit Dwellings”.

Approved:

_____ Date

Moderator’s Signature

Sponsor’s Signature



TOWN MEETING

ARTICLE: 29

MOTION: 2

That the Town amend the Zoning Bylaw as follows:

1. Amend Section 1A.A.6 by deleting “Multi-Family” and inserting in its place “Multi-Unit”.
2. Amend Section 2.A.1 by deleting “One-Family Dwelling” and inserting in its place “One-Unit Dwelling”.
3. Amend Section 2.A.8.g by deleting “housekeeping unit” and inserting in its place “Housekeeping Unit”.
4. Amend Sections 3A.A.1, 5A.A.1, 6.A.1, 6A.A.1 by deleting “One-Family dwelling” and inserting in its place “One-Unit Dwelling” and by deleting “multi-family” and inserting in its place “multi-unit”.
5. Amend Section 4.A.2 by deleting “Two-family dwelling” and inserting in its place “Two-Unit Dwelling”.
6. Amend Section 5A by deleting “Multi-Family” in the title and in the first line of Section 5A.A and replace it with “Multi-Unit”
7. Amend Section 6.A.2 by deleting “family unit” and inserting in its place “Housekeeping Unit”.
8. Amend Section 7.A.1.a by deleting “Family” and inserting in its place “Housekeeping Unit”.
9. Amend Section 7.A.1.b by deleting “One-Family Dwellings” and inserting in its place “One-Unit Dwellings”, by deleting “Two-Family Dwellings” and inserting in its place “Two-Unit Dwellings”, by deleting “Multi-Family Dwellings” and inserting in its place “Multi-Unit Dwellings”, and by deleting “Family” and inserting in its place “Housekeeping Unit”.



10. Amend Section 7.A.1.c by deleting “One-Family Dwellings” and inserting in its place “One-Unit Dwellings”.
11. Amend Section 14F.D by deleting the phrase “Conventional multi-family dwelling units” and inserting in its place “Conventional Multi-Unit Dwelling Units”, and capitalizing the phrases “assisted elderly housing”, “independent elderly housing”, and “nursing homes and skilled nursing facility”.
12. Amend Sections 14F.H and 14F.J by deleting the phrase “conventional multi-family housing” and inserting in its place “conventional multi-unit housing”.
13. Amend Section 16.E by deleting “single and two family buildings” and inserting in its place “One-Unit Dwellings and Two-Unit Dwellings”.
14. Amend Section 16A by deleting “one-family or two family dwellings” and inserting in its place “One-Unit or Two-Unit Dwellings” and by deleting “such one-family or two family dwelling” and inserting in its place “such One-Unit or Two-Unit Dwelling”.
15. Amend Section 16B.B by deleting “single family residential” and add at the end “for One-Unit Dwellings”.
16. Amend Section 16D.A by deleting “single family dwellings” and inserting in its place “One-Unit Dwellings” and by deleting “Two Family Dwellings” and inserting in its place “Two-Unit Dwellings”.
17. Amend the definition of Total Living Area plus Garage Space in Section 16D.B by deleting “one-family dwellings” in parts (i) and (ii) of the definition and inserting in its place “One-Unit Dwellings”; by deleting “one-family dwelling” in part (iii) of the definition and inserting in its place “One-Unit Dwelling”.
18. Amend Section 16D.C by deleting “single family dwelling” where it occurs in such section and inserting in its place “One-Unit Dwelling”; by deleting “single family dwellings” where it occurs in such section and inserting in its place “One-Unit Dwellings”; and by deleting “Two Family dwelling” where it occurs in such section and inserting in its place “Two-Unit Dwellings”.
19. Amend Section 16D.D.1 by deleting “single family residential dwelling, Two Family Dwelling, or Town House” and inserting in its place “One-Unit Dwelling, Two-Unit Dwelling, or Town House”.
20. Amend Section 16F.F.1 by deleting “single family dwellings” and inserting in its place “One-Unit Dwellings”.



- 21. Amend Section 16G.D by deleting “one-family or two family dwellings” and inserting in its place “One-Unit or Two-Unit Dwellings”.
- 22. Amend Section 17.B by deleting the word “Family” where it appears in such section and replace it with the word “Unit”.
- 23. Amend Section 18.C by deleting the word “Family” where it appears in such section and replace it with “Housekeeping Unit”.
- 24. Amend Section 19.B by deleting “one-family dwelling” and replace it with “One-Unit Dwelling”.
- 25. Amend Section 20 by deleting “single family, two family and town house buildings” and inserting in its place “One-Unit Dwelling, Two-Unit Dwelling, or Town House buildings”.
- 26. Amend the definition of Parking Area in Section 21.B by deleting “one or two-family dwellings” and inserting in its place “One or Two-Unit Dwellings”.
- 27. Amend Table 21.1 Off-Street Parking Requirements by deleting “Conventional Multi-Family Housing” and inserting in its place “Conventional Multi-Unit Housing”.
- 28. Amend Section 22B.B by deleting “to the family and private guests of the householder” and inserting in its place “to the Housekeeping Unit and their private guests”.

and

- 29. Amend Section 22C.D.2.b by deleting “a single or two-family dwelling” and inserting in its place “a One-Unit or Two-Unit Dwelling”.

Approved:

Date

Moderator’s Signature

Sponsor’s Signature

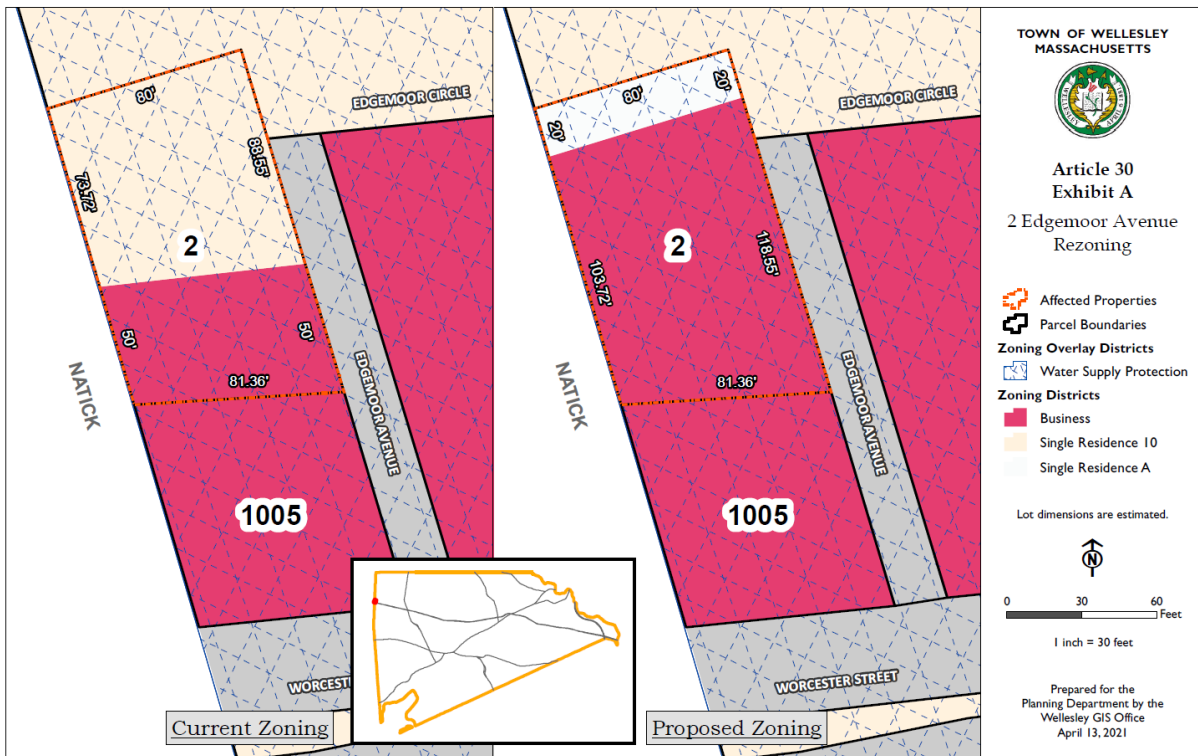


TOWN MEETING

ARTICLE: 30

MOTION: 1

That the Town vote to amend the Zoning Map of the Town of Wellesley, Massachusetts to rezone the parcel located at 2 Edgemoor Avenue (Assessor's Parcel ID# 205-2), totaling approximately 10,490 square feet, the boundaries of which are shown on the attached Exhibit A, from the Business District and Single Residence District and 10,000 Square Foot Area Regulation District, to the Business District in its entirety, for all but that portion of the parcel located within 20 feet of the northernmost boundary, for which said portion shall be rezoned to Single Residence A, as shown on the attached Exhibit A.



Approved:

Date

Moderator's Signature

Sponsor's Signature

TOWN OF WELLESLEY



MASSACHUSETTS

TOWN MEETING

ARTICLE: 31

MOTION: 1

NO MOTION

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 32

MOTION: 1

That the Town 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 follows:

<u>TOWN MEETING VOTE</u>	<u>PROJECT</u>	<u>TOTAL DEBT AUTHORIZATION</u>	<u>AMOUNT TO BE RESCINDED</u>
Article 6.1/STM 10/2020	Main Library Reno	\$2,863,408.00	\$60,000.00
Article 24/ATM 2019	Quint Fire Truck	\$735,000.00	\$264,000.00
Article 2/STM 10/2018	MSBA Feasibility	\$2,500,000.00	\$99,170.00

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 33

MOTION: 1

No MOTION

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 34

MOTION: 1

That the Board of Public Works, acting by and through the Select Board, is authorized to sell excess slate tiles from the Sprague School Roof replacement, in accordance with G.L. c.30B, §15, General Bylaw 19.47, and the policies and procedures established thereunder, on such terms, at such price, and at a schedule to be determined by said Board of Public Works, and that the net proceeds after expenses from any such sale(s) shall be deposited with the Town Treasurer in the General Fund.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 35

MOTION: 1

That the Town authorize the Select Board to appoint one or more of their number as fire engineers.

Approved:

Date

Moderator's Signature

Sponsor's Signature



TOWN MEETING

ARTICLE: 36

MOTION: 1

That the Town appropriate \$435,135.00 (FOUR HUNDRED THIRTY FIVE THOUSAND ONE HUNDRED THIRTY FIVE DOLLARS) to be expended under the direction of the Police Department, for any associated costs related to the installation, construction, reconstruction, rehabilitation, and repair of the Wellesley Communications Center, including work stations, radio system replacement and Fire Station Alerting System replacement, and for any other services 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 cost by a like amount.

Approved:

Date

Moderator's Signature

Sponsor's Signature