

2022 Annual Town Meeting Warrant Article:			
	Description	Sponsor	Vote
0	Remote Town Meeting - Motion		1/2
1	Choose Moderator & Receive Reports	SB	NM
2	Town-Wide Financial Plan & Five Year Capital Budget Program	SB	1/2
	Appropriations - Operating and Outlay		
3	Consent Agenda - Simple Majority	SB	1/2
4	Amend Job Classification Plan	HR	C
5	Amend Salary Plan - Pay Schedule	HR	1/2
6	Set Salary of Elected Official	SB	1/2
7	FY22 Budget Supplemental Appropriations	SB	C -7.2
8	Omnibus Budget and Capital (FY23)	SB	1/2
9	Revise Revolving Funds, set amounts for the year	SB	1/2
10	Injured on Duty Stabilization Fund- Additional Funding	SB	C
11	Special Education Reserve Fund	SB	C
12	Baler Stabilization Fund Contribution from Free Cash	BPW	C
13	Water Program	BPW	1/2
14	Sewer Program	BPW	C
15	Electric Program	MLP	1/2
	Appropriations - Special Capital Projects		
16	Community Preservation Fund Appropriations	CPC	1/2
17	Town Hall Interior - Relocation of Land Use Departments to Leased Space	SB	1/2
18	Police Radio Tower (Dispatch Overhaul Part 2)	SB	1/2
19	Walnut Street Construction	BPW	2/3
20	Middle School Paving Project	SC/BPW	1/2
21	High School ECM Lights	SB/SC	1/2
	Authorizations		
22	Authorize Water Fund and/or Sewer Fund Bond Authorization	BPW	2/3
23	Establish a Stormwater Enterprise Fund	BPW	NM
24	Establish Study Committee to Review Town Meeting Articles, Town Meeting Guidelines and Term of	SB	1/2
25	Authorize Modification of HR Policies	HR	1/2
26	Authorize Use of Uber/Lyft Funds	SB	C
27	Modify Alcohol Special Legislation to Expand One Day License Eligibility	SB	1/2
	Amend Town/General Bylaws		
28	Amend Article 40 to Allow Service and Consumption of Alcohol on Sidewalks/Rights of Way in Commercial Districts	SB	1/2
29	Amend Climate Action Committee Staff Reporting Structure	CAC/SB	1/2
30	Amend Article 39 - Wellesley Housing Authority Board Composition	WHA	C
31	Amend Article 52 - Fine for Instructors who use Town Resources for Private Gain	REC	1/2
32	Amend Article 19 - Select Board Administrative Actions	SB	1/2
	Amend Zoning Bylaw		
33	Amend Flood Plain or Watershed Protection Districts	PB	2/3
34	Amend Definition of Child Care Facility	PB	C
35	Amend Definition and References to Town House	PB	2/3
36	Amend General Residence District	PB	2/3
37	Amend Zoning Map: 219 Washington and 229 Washington to General Residence	PB	2/3
38	Amend PSI, DRB, and Setbacks to add Sustainability Provisions	PB	2/3
39	Add New Accessory Dwelling Unit Provision	PB	1/2
40	Restrict Commercial Gun Shops	PB	2/3
41	Amend Outdoor Lighting Bylaw	PB	2/3
42	Amend Sign Bylaw	PB	C
43	Zoning Bylaw Reorganization	PB	C
	Citizen Petitions		
44	Academic Excellence Advisory	Citizen	1/2
45	Rezone 130, 136, 140, and 140R Worcester Street to Multifamily	Citizen	2/3
	General		
46	Rescind or Transfer Debt; Appropriate Premiums	SB	1/2
47	Settle Claims	SB	NM
48	Disposal of Property	SB	NM
49	Appoint Fire Engineers	SB	C
	C= Consent Agenda Recommendation		

TOWN MEETING

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

Move, that pursuant to Chapter 22 of the Acts of 2022 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.

ARTICLE: 1

MOTION: 1

No motion.

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.

ARTICLE: 3

MOTION: 1

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

Article 4:	Amend Job Classification Plan
Article 7.2	FY22 Supplemental Appropriation to Celebrations
Article 10:	Injured on Duty Fund Contribution from Free Cash
Article 11:	Special Education Reserve Fund Appropriation
Article 12:	Baler Stabilization Fund Contribution from Free Cash
Article 14:	Sewer Program
Article 26:	Uber/Lyft Funds
Article 30:	Wellesley Housing Authority Board Composition
Article 34:	Amend Definition of Child Care
Article 42	Amend Sign Bylaw
Article 43:	Zoning Bylaw Reorganization

Article 49: Appoint Fire Engineers

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

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
Department Assistant	COA	General Wage/43
Activities Assistant	COA	General Wage/44

RE-CLASSIFICATIONS

CLASSIFICATION	DEPARTMENT	FROM JOB GROUP/ TO JOB GROUP
Public Health Nurse	HLTH	General Wage/53
Library Director	LIB	62/63
Community Health Coordinator	HLTH	53/55

TITLE CHANGES

FROM TITLE	TO TITLE	DEPARTMENT	JOB GROUP
Desktop Administrator	Desktop Technician	IT	

RE-CLASSIFICATIONS & TITLE CHANGE

FROM TITLE AND JOB GROUP	DEPARTMENT	TO TITLE AND JOB GROUP
Assessor Technician/49	ASR	Principal Assessor/53
Administrative Assistant/48	HR	HR Specialist/52
Projects Assistant/48	FMD	Assistant Project Manager/55
Department Assistant/43	HR	Benefit Specialist/53
Executive Assistant/53	SEL	Support Services Manager/54
Projects Communication Manager/56	SEL	Public Information Officer/57

SCHEDULE A
JOB CLASSIFICATIONS BY GROUPS

Part I – Positions not covered by collective bargaining agreements

GROUP 69

Executive Director of General Government Services	SEL
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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
Library Director	

GROUP 62

Assistant Executive Director	SEL
Design and Construction Manager	FMD
Fire Chief	FIR
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
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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
Public Information Officer	SEL
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
Senior Environmental Health Specialist	HLTH

GROUP 55

Assistant Director of Senior Services	COA
Associate Director	REC
Assistant Project Manager	FMD

Benefits Coordinator	HR
Community Health Coordinator	HLTH
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 Technician	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
Support Services Manager	SEL

GROUP 53

Accounting Specialist	DFS
Assistant Administrator	PBC
Benefit Specialist	HR
Environmental Education Coordinator	NRC
Executive Assistant	DPW
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
HR Specialist	HR
Parking Clerk	SEL
RDF Business Manager	DPW

Senior Accounting Clerk Parking and Collections TRS

GROUP 51

Administrative Assistant	FAC
Deputy Director of Veterans' Services	VET
Executive Secretary, Zoning Board of Appeals	ZBA
Sealer of Weights and Measures	SEL

GROUP 49

Accountant B	DFS
Administrative Secretary	SEL
Animal Control Officer	POL
Elections and Registration Administrator	TC
Office Administrator	COA
Office Administrator	HLTH
Office Assistant	HLTH
Permit Administrator	BLDG
Office Administrator, Water and Sewer Division	DPW
Senior Accounting Clerk	TRS

GROUP 48

Head Maintenance Custodian, Town Hall	FAC
Office Administrator	LIB
Senior Accounting Assistant	DPW
Senior Customer Service Representative	MLP
Senior Office Assistant	DPW

GROUP 47

Accounting Clerk, Treasurer/Collector	TRS
Administrative Assistant	FIR
Administrative/Accounting Assistant	POL
Bookkeeper	LIB
Office Assistant	BLDG
Office Assistant, Engineering Division	DPW
Office Assistant, Facilities	FMD
Office Assistant, Management Division	DPW
Office Assistant, Park and Highway Divisions	DPW
Office Assistant, Water and Sewer Division	DPW

Secretary, Recreation	REC
Seniors Activities Coordinator	COA
Senior Secretary, Select Board	SEL
Voter Registration Clerk	TC

GROUP 46

Office Assistant	SEL
Police Records Manager	POL
Volunteer Coordinator	COA
GROUP 45	
Secretary, Director's Office	DPW
Secretary, NRC	NRC
Secretary/Technical Assistant	PLAN
Senior Clerk	TC
Technical Administrator	ZBA
GROUP 44	
Activities Assistant	COA
Clerk	TC
Communications Clerk/Receptionist	MLP
Custodian	FAC
Secretary II	REC
GROUP 43	
Administrative Records Clerk	MLP
Department Assistant	COA
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 Cableslicer	MLP
Lead Lineman	MLP
GROUP 20	
Automotive Mechanic Foreman A	DPW
Cableslicer, 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
Cableslicer, 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
Cableslicer Helper, Municipal Light Plant	MLP
Custodian	DPW
Groundman, Municipal Light Plant	MLP

GROUP 13

Park Maintenance Worker Permit Verifier/Trash Collector, RDF	DPW DPW
GROUP 12 Light Equipment Operator, Park and Highway Divisions	DPW
GROUP 11 Laborer - All Divisions	DPW
GROUP K23 HVAC Technician Plumber Electrician	FMD FMD 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 Elementary Head Custodian	FMD FMD
GROUP K15 Custodian	FMD
GROUP D47 Dispatcher	POL
GROUP L17 Public Services Coordinator	LIB
GROUP L16 Acquisitions and Cataloging Services Supervisor Children's Services Supervisor Information Services Supervisor	LIB LIB LIB
GROUP L15 Branch Libraries Supervisor Interlibrary Loan Supervisor	LIB 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	
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.

ARTICLE: 5

MOTION: 1

That the Salary Plan as established at the 1950 Annual Town Meeting as amended, be further amended effective July 1, 2022, 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, 2022
Hourly rates – reflects 2.75% increase over FY22

Job Group	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
49	\$27.19	\$28.40	\$29.68	\$31.02	\$32.43	\$33.88
48	\$26.14	\$27.27	\$28.48	\$29.76	\$31.13	\$32.52
47	\$25.05	\$26.18	\$27.33	\$28.60	\$29.84	\$31.22
46	\$23.99	\$25.08	\$26.21	\$27.40	\$28.64	\$29.92
45	\$22.88	\$23.92	\$25.00	\$26.14	\$27.27	\$28.48
44	\$21.82	\$22.81	\$23.83	\$24.92	\$26.02	\$27.19
43	\$20.71	\$21.66	\$22.64	\$23.66	\$24.71	\$25.82
42	\$19.66	\$20.55	\$21.45	\$22.44	\$23.45	\$24.51

41	\$18.77	\$19.63	\$20.52	\$21.42	\$22.39	\$23.38
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Hourly rates – reflects 2.75% over FY 22

Trade positions – non-union

Job Group	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
T19	\$31.19	\$32.73	\$34.39	\$36.08	\$37.89	\$39.78

ARTICLE: 5

MOTION: 2

That the Salary Plan as established at the 1950 Annual Town Meeting as amended, be further amended effective July 1, 2022, 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, 2022

Reflects 2.5% increase over FY 22 ranges at midpoint

Job Group	Minimum	Midpoint	Maximum
69	\$147,000	\$187,200	\$227,400
68	\$136,300	\$173,600	\$210,900
67	\$126,200	\$160,800	\$195,400
66	\$116,800	\$148,800	\$180,800
65	\$108,300	\$137,900	\$167,500
64	\$101,100	\$128,800	\$156,500
63	\$94,700	\$120,200	\$145,700
62	\$88,800	\$112,700	\$136,600
61	\$83,000	\$105,400	\$127,800
60	\$77,700	\$98,400	\$119,100
59	\$72,400	\$91,700	\$111,000
58	\$68,000	\$86,100	\$104,200
57	\$63,900	\$80,400	\$96,900
56	\$59,600	\$75,000	\$90,400

55	\$55,900	\$70,300	\$84,700
54	\$53,400	\$66,900	\$80,400
53	\$50,800	\$63,700	\$76,600
52	\$48,300	\$60,600	\$72,900
51	\$45,400	\$57,700	\$69,200
50	\$43,300	\$55,000	\$66,000

Information Technology

Job Group	Minimum	Midpoint	Maximum
61	\$93,900	\$119,600	\$145,300
60	\$87,900	\$112,000	\$136,100
59	\$83,700	\$104,600	\$125,500
58	\$77,800	\$97,300	\$116,800
57	\$72,900	\$91,100	\$109,300
56	\$68,200	\$85,300	\$102,400
55	\$64,900	\$81,100	\$97,300
54	\$61,800	\$77,300	\$92,800
53	\$58,900	\$73,600	\$88,300
52	\$56,200	\$70,200	\$84,200
51	\$53,500	\$66,900	\$80,300

ARTICLE: 5

MOTION: 3

That the sum of \$185,000.00 (ONE HUNDRED EIGHTY FIVE 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.

ARTICLE: 6

MOTION: 1

That the annual (52 weeks) salary of the Town Clerk be fixed at the amount of \$104,550.00 (ONE HUNDRED FOUR THOUSAND FIVE HUNDRED AND FIFTY DOLLARS) effective July 1, 2022.

ARTICLE: 7

MOTION: 1

That the sum of \$700,000.00 (SEVEN HUNDRED THOUSAND DOLLARS) be appropriated for snow and ice removal costs, said sum to be taken from Free Cash, as certified as of July 1, 2021, 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 2021 Annual Town Meeting.

ARTICLE: 7

MOTION: 2

That the sum of \$4,700.00 (FOUR THOUSAND SEVEN HUNDRED DOLLARS) be transferred to fund the second Wellesley Wonderful Weekend Parade in FY22 to 692 Celebrations Committee under Motion 2 of Article 8 of the Warrant for the 2021 Annual Town Meeting, said sum to be transferred from 01122100-511220 Executive Director Personnel Services to 01692200-557010 Celebrations Committee Expenses.

ARTICLE: 8

MOTION: 1

That the sum of \$1,000,000.00 (ONE MILLION DOLLARS), paid to the Town from the Municipal Light Plant, be appropriated to the Board of Assessors for use as an estimated receipt when computing the tax rate for the year commencing on July 1, 2022.

ARTICLE 8, MOTION 2

That the following sums of money be appropriated to the Town boards and officials and for the purposes as hereinafter set forth:

Funding Item	Personal Services	Expenses	Total Operations
GENERAL GOVERNMENT			
To the Select Board for General Government; \$2,833,868 for Personal Services and \$2,379,035 for Expenses. And it is recommended that the sums be allocated as follows:			
Select Board - Administration			
122 Executive Director's Office	573,521	39,700	613,221
126 Climate Action Committee	104,628	9,700	114,328
199 Central Administrative Services	0	27,700	27,700
133 Finance Department	489,230	13,850	503,080
155 Information Technology	715,925	636,214	1,352,139
145 Treasurer & Collector	358,360	122,200	480,560
195 Town Report	0	3,000	3,000
Select Board - Human Services			
541 Council on Aging	419,641	75,700	495,341
543 Veterans' Services	0	61,791	61,791
542 Youth Commission	91,541	17,090	108,631
Select Board - Other Services			
180 Housing Development Corporation	0	6,500	6,500
691 Historical Commission	0	750	750
693 Memorial Day	0	5,800	5,800
692 Celebrations Committee	0	4,700	4,700
176 Zoning Board of Appeals	81,022	9,190	90,212
Select Board - Shared Services			
151 Law	0	480,000	480,000
945 Risk Management	0	662,300	662,300
135 Audit Committee	0	60,850	60,850
458 Street Lighting	0	142,000	142,000
Subtotal - Select Board - General Government	2,833,868	2,379,035	5,212,903
Other General Government			
To the following Town boards and officials:			
161 Town Clerk/Election & Registration	375,405	84,590	459,995
141 Board of Assessors	314,841	90,900	405,741
175 Planning Board	362,703	76,000	438,703
152 Human Resources Board	413,600	39,950	453,550
131 Advisory Committee	12,000	17,550	29,550
132 Advisory Committee - Reserve Fund	0	175,000	175,000
Subtotal - Other General Government	1,478,549	483,990	1,962,539
GENERAL GOVERNMENT TOTAL	4,312,417	2,863,025	7,175,442

Funding Item	Personal Services	Expenses	Total Operations
FACILITIES MANAGEMENT - Select Board			
To the Select Board for Facilities Management, \$5,034,286 for Personal Services and \$3,661,629 for Expenses. And it is recommended that the sums be allocated as follows:			
192 Facilities Management	5,034,286	3,661,629	8,695,915
FACILITIES MANAGEMENT TOTAL - Select Board	5,034,286	3,661,629	8,695,915
PUBLIC SAFETY - Select Board			
To the Select Board for Public Safety, \$13,236,862 for Personal Services and \$1,101,706 for Expenses. And it is recommended that the sums be allocated as follows:			
210 Police Department	6,503,542	762,518	7,266,060
299 Special School Police	134,677	3,557	138,234
220 Fire Department	6,006,064	296,431	6,302,495
241 Building Department	577,579	36,500	614,079
244 Sealer of Weights & Measures	15,000	2,700	17,700
PUBLIC SAFETY TOTAL - Select Board	13,236,862	1,101,706	14,338,568
PUBLIC WORKS			
To the Board of Public Works, \$5,081,504 for Personal Services and \$2,831,985 for Expenses. And it is recommended that the sums be allocated as follows:			
410 Engineering	558,229	65,500	623,729
420 Highway	1,266,404	494,200	1,760,604
454 Fleet Maintenance	208,392	44,331	252,723
430 Park	1,395,390	419,690	1,815,080
440 Recycling & Disposal	1,232,911	1,405,017	2,637,928
450 Management	420,178	24,070	444,248
456 Winter Maintenance	0	379,177	379,177
PUBLIC WORKS TOTAL	5,081,504	2,831,985	7,913,489
WELLESLEY FREE LIBRARY			
To the Trustees of the Wellesley Free Library:			
610 Library Trustees	2,202,139	671,627	2,873,766
LIBRARY TOTAL	2,202,139	671,627	2,873,766
RECREATION			
To the Recreation Commission:			
630 Recreation Commission	377,965	31,329	409,294
RECREATION TOTAL	377,965	31,329	409,294
HEALTH			
To the Board of Health:			
510 Board of Health	876,755	142,875	1,019,630
523 Mental Health Services	0	285,586	285,586
HEALTH TOTAL	876,755	428,461	1,305,216

Funding Item	Personal Services	Expenses	Total Operations
NATURAL RESOURCES			
To the Natural Resources Commission:			
171 Natural Resources Commission	284,524	30,000	314,524
172 Morses Pond	0	151,250	151,250
NATURAL RESOURCES TOTAL	284,524	181,250	465,774
NON-SCHOOL TOTAL	31,406,452	11,771,012	43,177,464
WELLESLEY PUBLIC SCHOOLS			
To the School Committee, \$75,217,431 in the aggregate for Personal Services and \$9,584,835 for Expenses. And it is recommended that the sum be allocated as follows:			
320 Instruction	53,022,149	2,506,530	55,528,679
330 Administration	1,335,162	245,911	1,581,073
340 Operations	1,647,937	1,757,524	3,405,461
360 Special Tuition/Transportation/Inclusion	19,212,183	5,074,870	24,287,053
Subtotal	75,217,431	9,584,835	84,802,266
SCHOOL TOTAL	75,217,431	9,584,835	84,802,266
EMPLOYEE BENEFITS			
To the Select Board for the purposes indicated:			
914 Group Insurance	0	21,021,387	21,021,387
912 Worker's Compensation	0	244,149	244,149
919 Other Post Empl. Benefits Liability Fund	0	3,450,000	3,450,000
910 Retirement Contribution	0	8,586,426	8,586,426
913 Unemployment Compensation	0	100,000	100,000
950 Compensated Absences	0	120,000	120,000
EMPLOYEE BENEFITS TOTAL	0	33,521,962	33,521,962
And further, that the balance on hand in the Workers' Compensation fund on June 30, 2022 and any interest earnings of the program, are appropriated for expenses related to the Workers' Compensation Program of the Town for Fiscal Year 2023.			
ALL PERSONAL SERVICES & EXPENSES	106,623,883	54,877,809	161,501,692

Funding Item	Personal Services	Expenses	Total Operations
CAPITAL & DEBT			
To the following Town boards and officials for the purposes indicated:			
<i>Departmental Cash Capital</i>			
400 Board of Public Works - Capital	0	3,101,000	3,101,000
300 School Committee - Capital	0	1,055,497	1,055,497
122 Select Board - Capital	0	467,646	467,646
141 Board of Assessors	0	93,000	93,000
161 Town Clerk - Capital	0	23,000	23,000
192 Facilities Management - Capital	0	1,673,000	1,673,000
610 Library Trustees - Capital	0	219,300	219,300
171 Natural Resources Commission - Capital	0	105,000	105,000
Subtotal - Cash Capital	0	6,737,443	6,737,443
To the Town Treasurer and Collector for:			
700 Current Inside Levy Debt Service	0	5,000,000	5,000,000
700 Current Outside Levy Debt Service -Issued/Unissued	0	17,756,223	17,756,223
Subtotal - Maturing Debt & Interest	0	22,756,223	22,756,223
CAPITAL & DEBT TOTAL	0	29,493,666	29,493,666
RECEIPTS RESERVED FOR APPROPRIATION			
To the Select Board, to be taken from the Parking Meter Receipts Account:			
293 Traffic & Parking Operations	0	905,291	905,291
RECEIPTS RESERVED TOTAL	0	905,291	905,291
TOTAL APPROPRIATIONS - ARTICLE 8, MOTION 2			\$ 191,900,649

To meet said appropriations, transfer \$150,000 from the Police Detail account, \$165,342 from Water/Sewer for IT services, \$165,341 from MLP for IT services, and \$550,244 from the CPA Fund to pay for debt service, provided further that of the foregoing appropriations, the amounts are contingent upon passage of motion 8.3 (free cash appropriation).

Approved:

Date

Moderator's Signature

Sponsor's Signature

ARTICLE: 8

MOTION: 3

That the sum of \$ 2,627,036.00 (TWO MILLION SIX HUNDRED TWENTY SEVEN THOUSAND THIRTY SIX DOLLARS) be transferred from Free Cash, as certified on July 1, 2021, to reduce the tax rate.

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 2023 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: \$4,000.00
- k. Weston Road Gardens Fund: \$7,000.00
- l. Library Copier Fees Fund: \$20,000.00
- m. Cultural Council Revenues Fund: \$6,500.00

ARTICLE: 10

MOTION: 1

That the Town transfer the sum of \$38,605.00 (THIRTY EIGHT THOUSAND SIX HUNDRED FIVE DOLLARS) from Free Cash, certified as of July 1, 2021, to the Special Injury Leave Indemnity Fund established under Article 9 of the 2017 Annual Town Meeting.

ARTICLE: 11

MOTION: 1

That the Town transfer the sum of \$275,000.00 (TWO HUNDRED SEVENTY FIVE THOUSAND DOLLARS) from Free Cash, certified as of July 1, 2021 (representing an amount equal to Medicaid reimbursements for FY2022), 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.

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, 2021, 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.

ARTICLE: 13

MOTION: 1

That the sum of \$11,586,265 be appropriated to the Water Enterprise Fund, to be expended as follows:

Salaries	\$1,987,131
Expenses (including non-op exp)	\$1,736,167
MWRA	\$3,325,451
IT Services	\$165,342
Health Insurance and Worker's Compensation	\$396,135
Retirement	\$275,349
OPEB (Other Post-Employment Benefits)	\$38,500
Depreciation	\$1,083,535
Capital Outlay	\$1,545,000
Debt Service	\$522,500

Emergency Reserve	\$511,155
Total Authorized Use of Funds	<u>\$11,586,265</u>

And that \$11,586,265 be raised as follows:

Department Receipts	\$9,717,120
Depreciation	\$1,083,535
Retained Earnings / Free Cash	<u>\$785,610</u>
Total Sources of Funds	<u>\$11,586,265</u>

ARTICLE: 14

MOTION: 1

That the sum of \$10,236,667 be appropriated for the Sewer Enterprise Fund, to be expended as follows:

Salaries	\$ 913,893
Expenses (including non-op exp)	429,200
MWRA	6,331,423
IT Services	54,100
Health Insurance and Worker's Compensation	166,436
Retirement	103,205
OPEB (Other Post-Employment Benefits)	16,500
Depreciation	491,465
Capital Outlay	930,000
Debt Service	267,482
Emergency Reserve	532,963
Total Authorized Use of Funds	<u>\$10,236,667</u>

And that \$10,236,667 be raised as follows:

Department Receipts	\$9,745,202
Depreciation	491,465
Retained Earnings	0
Total Sources of Funds	<u>\$10,236,667</u>

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	\$1,266,581
Materials and Services	1,219,924
IT Services	169,500
Health Insurance	241,175
Contribution to Employee Retirement	330,099
Purchase Power	18,974,000
Transmission	7,111,000
Sub Total	\$29,312,279
Capital Outlays:	
Salaries	956,695
Services/Materials	3,103,909
Vehicles	197,840
Health Insurance	241,175
Contribution to Employee Retirement	330,099
Sub Total	4,829,718
Payments That Benefit the Town:	
Payment In Lieu of Taxes	1,000,000
Power Supply Contingencies	850,000
Total Fiscal Year 2023 Budget Request	\$35,991,997

*Excludes depreciation expense in the amount of \$3,775,000.

Or to take any other action in relation thereto.

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 2022 be reserved for the following community preservation categories:

- Historic Resources \$ 230,000
- Community Housing \$ 230,000

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.

ARTICLE: 16

MOTION: 2

To appropriate \$80,000.00 (EIGHTY 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, 2021.

ARTICLE: 16

MOTION: 3

To appropriate \$20,000.00 (TWENTY THOUSAND DOLLARS) to the Natural Resources Commission for a lawn conversion pilot program, such appropriation to be funded entirely from the Community Preservation Fund undesignated balance as of June 30, 2021.

ARTICLE: 16

MOTION: 4

To appropriate \$400,000.00 (FOUR HUNDRED THOUSAND DOLLARS) to the Natural Resources Commission for the retrofit of the Hunnewell Field Lights, such appropriation to be funded entirely from the Community Preservation Fund undesignated balance as of June 30, 2021.

ARTICLE: 16

MOTION: 5

To appropriate \$7,500.00 (SEVEN THOUSAND FIVE HUNDRED DOLLARS) to the Planning Board for the restoration of the 1897 Town Atlas, such appropriation to be funded with funds made available at the close of this Town Meeting, entirely from the Community Preservation Historic Resource Fund as of June 30, 2021.

ARTICLE: 16

MOTION: 6

To appropriate \$58,000.00 (FIFTY EIGHT THOUSAND DOLLARS) to the Natural Resources Commission for the active field optimization study, such appropriation to be funded with funds made available at the close of this Town Meeting, to be funded entirely from the Community Preservation Open Space Reserve Fund as of June 30, 2021.

ARTICLE: 17**MOTION: 1**

That the Town appropriate the sum of \$397,100 (THREE HUNDRED NINETY SEVEN THOUSAND ONE HUNDRED DOLLARS) to be expended under the direction of the Select Board for all costs related to the leasing of office space for the purposes of housing the Town's Land Use Departments (Planning, Building Department, Zoning Board of Appeals, Natural Resources Commission) and the relocation of the Land Use Departments to said office space, as part of the Town Hall Interior Renovation project, and which costs shall include, but not be limited to, architectural and engineering designs, plans and other specifications, bid documents, permitting, and any associated costs in connection therewith, and for the purpose of meeting such appropriation, said sum to be raised by a transfer from Free Cash as certified as of June 30, 2021, such appropriation to be funded with funds made available at the close of this Town meeting.

ARTICLE: 18**MOTION: 1**

That the Town appropriate the sum of \$195,129.00 (ONE HUNDRED NINETY FIVE THOUSAND ONE HUNDRED TWENTY NINE DOLLARS) to be expended under the direction of the Police Department for engineering designs, bid documents, installation, construction, reconstruction, rehabilitation, and repair of the Wellesley Communications Center radio antenna, tower erection and grounding ice bridge installation, construction of a new concrete pad, and removal of existing antenna, including all costs incidental and related thereto, said sum to be raised by a transfer from Free Cash as certified as of June 30, 2021.

ARTICLE: 19**MOTION: 1**

That the Town appropriate the sum of \$2,450,000.00 (TWO MILLION FOUR HUNDRED FIFTY THOUSAND 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 Walnut Street, including street, sidewalk and/or drainage repairs and improvements; that to meet such appropriation to authorize the Town Treasurer, with the approval of the Select Board, to borrow the sum of \$2,450,000.00 (TWO MILLION FOUR HUNDRED FIFTY THOUSAND 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.

ARTICLE: 20

MOTION: 1

That the Town appropriate the sum of \$2,500,000.00 (TWO MILLION FIVE HUNDRED THOUSAND DOLLARS) to be expended under the direction of the Board of Public Works for engineering designs, bid documents, construction, reconstruction, rehabilitation, and repair of the Middle School Parking Lots, including street, sidewalk and/or drainage repairs and improvements, including all costs incidental and related thereto, said sum to be raised as follows:

- \$306,143.89 to be transferred from the Middle School Building Systems project approved at ATM 2019 Article 20, Motion 1
- \$2,193,856.11 by a transfer from Free Cash as certified as of June 30, 2021,

funds for such appropriations are to be made available at the close of this Town meeting.

ARTICLE: 21

MOTION: 1

That the Town appropriate the sum of \$1,250,000.00 (ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS) to be expended under the direction of the Facilities Management Department for engineering designs, bid documents, construction, reconstruction, replacement, and retrofitting of light fixtures with light emitting diode (LED) fixtures at the High School, for energy conservation purposes, including all costs incidental and related thereto, said sum to be raised by a transfer from Free Cash as certified as of June 30, 2021.

ARTICLE: 22

MOTION: 1

That the Town appropriate the sum of \$295,000.00 (TWO HUNDRED NINETY FIVE THOUSAND DOLLARS) to be expended under the Department of Public Works 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; that to meet such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow the sum of \$295,000.00 (TWO HUNDRED NINETY FIVE THOUSAND DOLLARS) under Chapter 44 of the Massachusetts General Laws or any other enabling authority; and that the Treasurer with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project; and that the Select Board is authorized to take any other action necessary to carry out this project.

ARTICLE: 22

MOTION: 2

That the Town appropriate the sum of \$2,500,000.00 (TWO MILLION FIVE HUNDRED THOUSAND DOLLARS) to be expended under the Department of Public Works for the purpose of the construction, reconstruction, rehabilitation, alteration, remodeling or other improvements to the Town's water system, including cleaning and lining or replacement of unlined water mains, purchase and installation of water meters and water meter reading systems, installations and/or upgrades of water booster pump stations, GIS mapping and system modeling, and engineering planning, design and construction services associated with any of these activities, and for all costs incidental and related thereto, that to meet this appropriation the Treasurer with the approval of the Select Board is authorized to borrow the sum of \$2,500,000.00 (TWO MILLION FIVE HUNDRED THOUSAND DOLLARS) under Chapter 44 of the Massachusetts General Laws or any other enabling authority; and that the Treasurer with the approval of the Select Board is authorized to contract for and expend any federal or state aid available for the project; and that the Select Board is authorized to take any other action necessary to carry out this project.

ARTICLE: 23

MOTION: 1

NO MOTION

ARTICLE: 24

MOTION: 1

That the Town Meeting establish a Town Meeting Operations Study Committee to be structured, organized, and charged as follows:

1. Committee Membership and Organization

- A. The Committee shall consist of five (5) existing or former Town Meeting Members to be appointed by the Select Board in consultation with the Moderator.
- B. The Town Moderator or his designee shall call and lead the Committee's first organizational meeting, in which the Committee may elect officers as it deems appropriate. The Town Moderator shall not vote or count towards the Committee's quorum.

C. The Town Clerk, pending availability, will be an ex officio member of the Committee, but shall not be required. The Town Clerk shall not vote or count towards the Committee's quorum.

2. Committee Charge

The Committee is charged with a comprehensive examination of the operations of Town Meeting through the study of the Town Meeting Guidelines, Town Bylaws, Chapter 202 of the Acts of 1932, as amended, and MGL Chapter 39 and Chapter 43A, identifying needed revisions and modifications. The Committee's study shall include, but not be limited to:

- A. Evaluating the benefits and challenges of electronic voting;
- B. Evaluating the need, if any, for substantive revisions, clarifications, or updating the procedure and method for submitting motions;
- C. Evaluating the Town's current process for reconsideration of a Town Meeting action;
- D. Evaluating the duration of speaking time for both Town Meeting Members and for resident non-Town Meeting members;
- E. Evaluating whether to introduce motions "to move the question" and, if so under what conditions and with what limitations;
- F. Evaluating the Town Meeting procedures for adjournment of Town Meeting;
- G. Evaluating the Town Bylaws for Town Meeting including public notification of Town Meeting and dates of Town Meeting;
- H. Evaluating the extension of the Moderator's term from one year to three years; and
- I. Assessing ways the residents engage with Town Meeting.

3. Committee Reports

- A. The Committee shall provide a report to both the Select Board and Moderator by November 1, 2022, or seek an extension, if necessary, in order to
 - I. Make recommendations in order of priority with respect to modifications in Town Meeting Guidelines; and
 - II. Offer any recommended Town Meeting warrant articles for inclusion on the 2023 Annual Town Meeting Warrant, including modifications to the Town's Bylaws and to Chapter 202 of the Acts of 1932, as amended; and
 - III. Offer any recommended actions that the Select Board, Town Clerk, or Moderator can take immediately, under their respective authority, that do not require a bylaw change or the additional appropriation of funds not currently available.

B. The Committee shall provide a final report to the 2023 Annual Town Meeting on all of the subjects listed herein.

4. Dissolution

Absent a vote of a future Town Meeting to maintain it, the Committee shall dissolve following the close of the 2023 Annual Town Meeting, absent a vote by a future Town Meeting.

ARTICLE: 25

MOTION: 1

That the Town revise the Town of Wellesley Personnel Policy, by:

1. Modifying the following policies: (1) Appropriations policy; (2) Bereavement Leave policy; (3) Classification and Salary Plan policy; (4) Drug and Alcohol Testing policy; (5) Drug Free Workplace policy; (6) Employee Work Performance policy; (7) Group Insurance policy; (8) Holidays with Pay policy; (9) Jury Duty Pay policy; (10) Longevity policy; (11) Overtime Pay policy; (12) Personal Days policy; (13) Recognition Program for Professional Staff policy; (14) Recruitment and Selection policy; (15) Salary Adjustments and Increases policy; (16) Sick Leave policy; (17) Standards of Conduct and Discipline policy; (18) Starting Rates policy; (19) Tuition Refund policy; (20) Vacations with Pay policy; (21) Workers' Compensation policy; and (22) Workplace Violence policy; and
2. Adding the following new policies: (1) Remote Work policy; and (2) Definitions

And which changes are reflected in the Town of Wellesley Personnel Policy Updates document, on file with the Town Clerk.

ARTICLE: 26

MOTION: 1

That the Town vote to appropriate the sum of \$26,500.00 (TWENTY-SIX THOUSAND FIVE HUNDRED DOLLARS), received from the Commonwealth Transportation Infrastructure Enhancement Trust Fund pursuant to Chapter 187 of the Acts of 2016 ("An Act Regulating Transportation Network Companies"), § 8(c)(i), for calendar year 2019, to address the impact of transportation network services on municipal roads, bridges and other transportation infrastructure 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, by expending said funds under the direction for the following purposes:

- \$18,000 Recreation Committee Bus for Summer Camp (Low-Income Family Assistance)
- \$7,500 Youth Commission Summer Programs
- \$1,000 Health Department to assist housing residents to/from appointments

ARTICLE: 27

MOTION: 1

That 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 Special Temporary (One Day) licenses for the sale of wine and malt beverages only or all alcoholic beverages to for-profit enterprises conducting an indoor or outdoor activity or enterprise pursuant under Section 14 of 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 approves 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 TEMPORARY 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. Section 1 of Chapter 635 of the Acts of 1982 is hereby amended by inserting before the last clause in the paragraph, the following: "and, pursuant to Section 14 of Chapter 138, special temporary licenses to the responsible manager of any indoor or outdoor activity or enterprise for the sale of wine and malt beverages only".

SECTION 2. This act shall take effect upon its passage.

ARTICLE: 28

MOTION: 1

That the Town amend General Bylaw Article 49.19 Possession and Use of Alcoholic Beverages, to permit the consumption of alcohol within public rights of way (streets, parking areas, and sidewalks) or town owned grounds, and in connection with a liquor license issued by the Select Board, as the licensing authority, pursuant to G.L. c.138, Chapter 635 of the Acts of 1982, or Chapter 25 of the Acts of 2012, as follows:

1. By striking the first paragraph of Article 49.19, in its entirety, and inserting, in place thereof, the following:

Drinking or possession of any alcoholic beverage, as defined in G.L. c. 138, while in or upon any building or grounds under the control of the Wellesley School Committee is prohibited. Consumption of alcoholic beverages while in or upon all other Town owned buildings or grounds is also prohibited, except as follows:

1. Within Town buildings (a) pursuant to a temporary liquor license issued by the Select Board, or (b) with the prior written approval of the Select Board if alcohol is served and consumed pursuant to a caterer's license under G.L. c.138, §12C; and
2. Upon Town owned grounds under the jurisdiction of the Select Board, including, but not limited to, rights of way, sidewalks, and parking lots, and located within Wellesley Square Commercial District, Lower Falls Commercial District, Linden Square Overlay District, Business Districts, and Business A Districts, insofar as may be allowed by a license or land lease issued by the Select Board.

And

2. By inserting the phrase "unless in compliance with this section" after the phrase "within the limits of the Town" in the second paragraph of Article 49.19.

ARTICLE: 29

MOTION: 1

That the Town vote to change the reporting structure for the Sustainability Director from the Climate Action Committee to the Executive Director of General Government Services, as follows:

1. Delete Section 12.4, in its entirety, and insert a new Section 12.4, in place thereof, as follows:

12.4 Staff. The Executive Director, pursuant to Section 19.33, shall appoint a Sustainability Director, to assist the Committee in carrying out its work. The Sustainability Director shall report to the Executive Director.

And

2. Insert in Section 19.33, the phrase “, Sustainability Director,” after the phrase “Facilities Management Director (2012)”, as follows:

The Executive Director shall appoint the Finance Director, the Facilities Management Director (2012), the Sustainability Director, and the IT Director, such appointments to be subject to the approval of the Select Board (hereinafter referred to as “principal staff”) and such other staff as the Executive Director shall deem appropriate and for which funding has been provided. The Executive Director shall exercise general supervision over all Town departments for which the Select Board is the appointing or employing authority.

ARTICLE: 30

MOTION: 1

That the Town vote to amend Article 35. Housing Authority of the General Bylaws to reduce the number of elected officials to three (3), and to add provisions for a tenant of the Housing Authority to be appointed by the Select Board, as follows:

1. Amend Section 35.1 to read as follows:

35.1 Membership. The Town shall have a Housing Authority (for purposes of this Article 35, the “Authority”) consisting of five residents, three elected by the Town, one appointed by the Massachusetts Department of Housing and Community Development, and one, a tenant of the Authority, appointed by the Select Board.

And

2. Amend Section 35.3 to read as follows:

35.3 Vacancy. A vacancy in the state appointed position shall be filled by the Massachusetts Department of Housing and Community Development for the balance of the unexpired term. A vacancy in the town-appointed tenant position shall be filled by the Select Board. A vacancy among the elected members shall be filled as provided in Section 7.3 of the General Bylaws.

ARTICLE: 31

MOTION: 1

That the Town vote to amend Article 52. Bylaw, Rule or Regulations Violations, Non-Criminal Disposition of the General Bylaws by adding a new subsection h under Section 52.B.1 to establish a non-criminal disposition for individuals who, as follows:

(h) Use of Town Recreational Resources for Commercial Gain Without a Permit

School Committee (Article 38)

[1] Enforcement agents: School Committee or designee.

[2] Fine schedule: For use of Town resources for commercial gain: first offense, fifty dollars (\$50); second offense, one hundred dollars (\$100); third and subsequent offenses, two hundred fifty dollars (\$250).

Natural Resources Commission (Article 43)

[1] Enforcement agents: Natural Resources Commission or designee.

[2] Fine schedule: For use of Town resources for commercial gain: first offense, fifty dollars (\$50); second offense, one hundred dollars (\$100); third and subsequent offenses, two hundred fifty dollars (\$250).

ARTICLE: **32**

MOTION: **1**

That the Town vote to amend the General Bylaws Article 19. Select Board as follows:

1. Strike from Section 19.7 the position Inspector of Wires (19.7.15), Inspector of Gas and Plumbing (19.7.16) and Inspector of Buildings (19.7.17), and renumber said remaining sections accordingly;
2. Amend Section 19.17 to read as follows:

Section 19.17. Weekly Warrant. The Executive Director shall approve all bills before payment by the Treasurer.

3. Delete the phrase “a majority of the Select Board” from Section 19.46.a, in its entirety, and insert, in place thereof, the phrase “the Executive Director”;
4. Delete the phrase “Select Board” from Section 19.46.b, in its entirety, and insert, in place thereof, the phrase “Executive Director”;

5. Delete Section 19.20 House Numbers, in its entirety and renumber the remainder of the section; and
6. Insert in Section 19.33, the phrase “the Assistant Executive Director,” before the phrase “the Finance Director,” and delete the phrase “(2012)”, as follows:

The Executive Director shall appoint the Assistant Executive Director, the Finance Director, the Facilities Management Director, and the IT Director, such appointments to be subject to the approval of the Select Board (hereinafter referred to as “principal staff”) and such other staff as the Executive Director shall deem appropriate and for which funding has been provided. The Executive Director shall exercise general supervision over all Town departments for which the Select Board is the appointing or employing authority.

ARTICLE: 33

MOTION: 1

That the Town vote to amend the Zoning Bylaws as follows:

1. Amend Section 1B DEFINITIONS by amending or inserting the following definitions as follows:

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.

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.

Flood Plain Management – the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and flood plain management regulations.

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

Floodway – The channel of a river, creek 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 more than a designated height.

Functionally Dependent Use – A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest Adjacent Grade – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

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

Recreational Vehicle – for use in Section 14B, a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Floodway – See Floodway.

Special Flood Hazard Area – The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30.

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

2. Amend Section 14B FLOOD PLAIN OR WATERSHED PROTECTION DISTRICTS in its entirety to read as follows:

SECTION 14B. FLOOD PLAIN OR WATERSHED PROTECTION DISTRICTS

A. Purposes

The purposes of Flood Plain Districts or Watershed Protection Districts are to:

1. Ensure public safety through reducing the threats to life and personal injury;
2. Eliminate new hazards to emergency response officials;
3. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding;
4. Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding;
5. Eliminate costs associated with the response and cleanup of flooding conditions;
6. Reduce damage to public and private property resulting from flooding waters.

B. Definitions

For the purposes of this Section the following terms shall be defined as follows:

Development – Any manmade change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

New Construction – Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement.

Start of Construction –the date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a

manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure –a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial Repair of a Foundation –when work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation.

Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR.

Variance – a grant of relief by a community from the terms of a flood plain management regulation.

Violation – the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

C. Flood Plain District

1. District Boundaries and Base Flood Elevation Data

- a. The Flood Plain District is herein established as an overlay district. The District includes all Special Flood Hazard Areas within the Town designated as Zone A, AE, AH, AO, A99, V, or VE on the Norfolk County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Norfolk County FIRM that are wholly or partially within the Town are panel numbers 25021C0004E,

25021C0008E, 25021C0009E, 25021C0012E, 25021C0014E, 25021C0016E, 25021C0017E, 25021C0018E, 25021C0028E, and 25021C0036E. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM dated July 17, 2012 and further defined by Norfolk County Flood Insurance Study (FIS) report dated July 17, 2012. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Inspector of Buildings, Conservation Commission and Wetlands Protection Committee.

- b. Base Flood Elevation Data. In Zones A and AE, along watercourses that have not had a regulatory Floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

D. Watershed Protection District

The Watershed Protection District is herein established as an overlay district.

E. Regulations and Restrictions

1. General Restrictions:

- a. In Flood Plain or Watershed Protection Districts, except as provided in Section 14B.E.4 below, no new building or structure shall be constructed or used in whole or in part, and no existing building or structure lying wholly within a designated Flood Plain or Watershed Protection District shall be altered, enlarged, reconstructed or used in a manner which would increase ground coverage within the Flood Plain or Watershed Protection District; no dumping of trash, rubbish garbage, junk or other waste materials shall be permitted; no filling, dumping, excavating, removal or transfer of gravel, sand, loam, or other material which will restrict flood water flow or reduce the flood water storage capacity shall be permitted, except the surfacing or resurfacing of any existing parking area.
- b. The Town requires a permit for all proposed construction or other development in the Flood Plain District, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, and paving.
- c. All development in the Flood Plain or Watershed Protection District, including structural and non-structural activities, must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and the following:

- i. Sections of the Massachusetts State Building Code (780 CMR) which address floodplain and coastal high hazard areas;
 - ii. Wetlands Protection Regulations, Department of Environmental Protection (310 CMR 10.00);
 - iii. Inland Wetlands Restriction, Department of Environmental Protection (310 CMR 13.00); and
 - iv. Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, Department of Environmental Protection (310 CMR 15, Title 5).
- d. The portion of any lot delineated as being within a Flood Plain or Watershed Protection District may be used to meet the area and yard requirements for the district in which the remainder of the lot is situated.

2. Floodway encroachment

- a. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

3. Assure that all necessary permits are obtained

- a. Wellesley's permit review process includes the use of a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits and must submit the completed checklist demonstrating that all necessary permits have been acquired.

4. Permitted Uses

- a. The following uses of low flood damage potential and causing no obstructions to flood flows shall be permitted provided they are permitted in the underlying district and they do not require structures, excavation, fill, or storage of materials or equipment:
 - i. Farming, grazing, and horticulture;
 - ii. Forestry and nursery uses;
 - iii. Conservation of water, plants, wildlife; and

- iv. Wildlife management areas, foot, bicycle, and/or horse paths.
- b. The Special Permit Granting Authority may give permission, as hereinafter provided in Section 25 and subject to the provisions of Section 14B.F.5 below, for the following uses within Flood Plain or Watershed Protection Districts:
 - i. Any use, otherwise permitted by the underlying zoning district within which the land is situated;
 - ii. Construction, operation and maintenance of dams and other water control devices including temporary alteration of the water level for emergency purposes;
 - iii. Bridges and like structures permitting passages between lands of the same owner, provided that such bridges and structures shall be constructed, maintained and used at the expense and risk of such owner;
 - iv. Driveways and walkways ancillary to uses otherwise permitted by this Section;
 - v. Recreation, including golf courses, municipal, county or state parks (but not an amusement park), boating, fishing or any non-commercial open air recreation use;
 - vi. Structures ancillary to farms, truck gardens, nurseries, orchards, tree farms and golf courses.

5. Project Approval

The provisions of Section 16A shall apply.

- a. Plans submitted in accordance with Section 16A shall make adequate provision for:
 - i. The protection, preservation and maintenance of the water table and water recharge areas;
 - ii. The preservation of the natural river channel plus sufficient width of overbank areas for the passage of flood flows;
 - iii. The retention of existing flood carrying capacity;
 - iv. The design of proposed construction in a manner which ensures anchoring to prevent flotation, collapse and/or excessive movement of structures; and

- v. The design of public utilities including sewer, water, gas and electrical systems in a manner which will minimize or eliminate flood damage.
- b. Base flood elevation data for subdivision proposals
 - i. When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.
- c. All subdivision proposals and development proposals in the floodplain overlay district shall be reviewed to assure that:
 - i. Such proposals minimize flood damage;
 - ii. Public utilities and facilities are located & constructed so as to minimize flood damage; and
 - iii. Adequate drainage is provided.
- d. AO and AH zones drainage requirements
 - i. Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.
- e. Unnumbered A Zones
 - i. In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.
- f. Recreational Vehicles
 - i. In A1-30, AH, AE Zones, V1-30, VE, and V Zones, all Recreational Vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

6. Variances from Flood Plain District Requirements

A variance may be granted for flood plain management purposes only.

- a. A variance from this floodplain bylaw must meet the requirements set out by State law and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, or cause fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.
- b. Variances shall not be issued within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

7. State Building Code Appeals Board Variance

The Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance and will maintain this record in the community's files.

8. Notice

- a. The Town shall issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that 1) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and 2) such construction below the base flood level increases risks to life and property.
- b. Such notification shall be maintained with the record of all variance actions for the referenced development in the Flood Plain District.

F. Abrogation and Greater Restrictions

The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.

G. Designation of Community Floodplain Administrator

The Town hereby designates the position of Planning Director to be the official floodplain administrator for the Town.

H. Watercourse alterations or relocations in riverine areas

In a riverine situation, the Community Floodplain Administrator shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities, especially upstream and downstream
- Bordering States, if affected
- NFIP State Coordinator
Massachusetts Department of Conservation and Recreation
251 Causeway Street, 8th floor
Boston, MA 02114
- NFIP Program Specialist
Federal Emergency Management Agency, Region I
99 High Street, 6th Floor
Boston, MA 02110

I. Requirement to submit new technical data.

If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:

FEMA Region I Risk Analysis Branch Chief
99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

Massachusetts NFIP State Coordinator
MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

ARTICLE: 34

MOTION: 1

That the Town vote to amend the Zoning Bylaw as follows:

1. Amend Section 1B DEFINITIONS by amending the following definitions as follows:

Child Care Facility means a "child care center" or a "school - aged child care program" as those terms are defined in G.L. c.15D Section 1A.

Home Occupation – A non-residential use of a dwelling unit, by the resident or residents, for gainful employment, that is subordinate but compatible to residential use. The term Home Occupation shall include a "family child care

home" as defined in G.L. c.15D Section 1A., for not more than six children, including participating children living in the residence, where the provider is licensed by the Department of Early Education and Care under G.L. c. 15D.

2. Amend Section 1B DEFINITIONS by deleting the definition of "Child Care Use" in its entirety and amend Section 14J SMART GROWTH OVERLAY DISTRICT by deleting the definition of "Child Care Use" in its entirety.
3. Amend Section 1B DEFINITIONS to amend the definition of Floor Area Ratio to read in its entirety as follows:

Floor Area Ratio - The floor area of building divided by the commercially zoned lot area. Floor area shall be the sum of the horizontal areas of the several floors of a building as measured from the exterior surface of the exterior walls. Parking garages, interior portions of building devoted to off-street parking, and deck or rooftop parking shall not be considered as floor area. The floor area devoted to a Child Care Facility as an accessory use to an allowed use shall not be considered as floor area for the purposes of the calculation of Floor Area Ratio except that the building floor area shall not exceed 110% of the building floor area otherwise allowed without a Child Care Facility. The floor area devoted to dwelling units developed in accordance with and under the provisions of Section 5.7 shall not be considered as floor area for the purposes of the calculation of Floor Area Ratio provided that Assisted Units sufficient to satisfy Section 5.7 are provided on the same Development Area.

4. Amend Section 14J SMART GROWTH OVERLAY DISTRICT and Section 14.J.1 WELLESLEY PARK SMART GROWTH OVERLAY DISTRICT by deleting the words "Child Care" or "Child Care Use" wherever they appear in such sections and replacing them with the words "Child Care Facility".

ARTICLE: 35

MOTION: 1

That the Town vote to amend the Zoning Bylaw as follows:

1. Amend Section 1B DEFINITIONS by amending the following definitions as follows:

Town House – A One-Unit Dwelling constructed in a group of three or more attached Dwelling Units in which each Dwelling Unit extends from foundation to roof and with a yard or public way on not less than two sides.

Two Unit Dwelling – A building, including a Duplex, containing two, and no more than two, Dwelling Units.

2. Amend Section 1B DEFINITIONS by inserting the following definitions:

Duplex – A building containing two Dwelling Units joined side by side [or front to back] sharing a common wall for all or substantially all of its height and depth; that is in which no part of one Dwelling Unit is over any other part of the other Dwelling Unit. A Duplex shall be considered as one building occupying one lot for the purposes of determining yard requirements.

Townhouse Structure – a row of at least three One-Unit Dwellings whose sidewalls are separated from each other Dwelling Units by a fire separation wall or walls, and where each Dwelling Unit has its own at-grade access.

3. Amend Section 4 GENERAL RESIDENCE DISTRICTS by amending Section 4.A.3 as follows:

3. Townhouse Structure of three or more Town Houses subject to the following:

	CATEGORY A CONVENTIONAL UNITS (with or without assisted units not qualifying as Category B)	CATEGORY B CONVENTIONAL & 25% ASSISTED UNITS*	CATEGORY C 100% ASSISTED UNITS*
MAXIMUM RESIDENTIAL DENSITY (sq. ft. of lot size per Unit)	7,000	6,000	5,000
MINIMUM LOT OR BLDG. SITE (sq. ft.)	21,000	18,000	15,000
MINIMUM OPEN SPACE	65%	65%	65%
MAXIMUM LOT COVERAGE BY BUILDING	20%	20%	20%
MAXIMUM BLDG. HEIGHT (feet)	40	40	40
MINIMUM LOT FRONTAGE (feet)	120	100	100
MINIMUM BLDG. SETBACKS (ft. from property boundary lines)			

	CATEGORY A CONVENTIONAL UNITS (with or without assisted units not qualifying as Category B)	CATEGORY B CONVENTIONAL & 25% ASSISTED UNITS*	CATEGORY C 100% ASSISTED UNITS*
FRONT (STREET SETBACK)	35	30	30
SIDES AND REAR			
ABUTTING SINGLE RESIDENCE ZONING	35	30	30
ABUTTING OTHER ZONING	25	20	20
MINIMUM BLDG. SEPARATION (feet)	30	30	30
MINIMUM & MAXIMUM LENGTH OF ROW (Town Houses units)	3-6	3-8	3-8
<i>*To qualify for Category B a minimum of 25% of the dwelling units or 1 unit, whichever is greater, shall be assisted units. To qualify for Category C 100% of the units shall be assisted.</i>			

Off-street Parking shall be provided in accordance with Section 21.

ARTICLE: 36

MOTION: 1

That the Town vote to amend the Zoning Bylaw Section 4. GENERAL RESIDENCE DISTRICTS by inserting new Sections 4.A.6 and 4.A.7 as follows:

6. For any land with frontage on Washington Street or Worcester Street east of Cliff Road and west of Grantland Road Extension the following additional uses are permitted:

A. Offices for firms and organizations providing accounting, architecture, computer hardware and software design, counseling, dental, educational, engineering, graphic design, interior design, investment, law, management, medical, and tax preparation services, subject to Section 4.A.7.

- B. Classrooms operated by for-profit or not-for-profit educational organizations, including after-school and supplemental subject-matter courses subject to Section 4.A.7.
- C. Meeting spaces for use by for-profit or not-for-profit social organizations subject to Section 4.A.7.
- D. The temporary open surface parking of passenger cars of employees, customers or guests of establishments which constitute a use permitted by this Zoning Bylaw in the district (a) in which such land is situated or, (b) on which it abuts or from which it is separated by a way, provided said cars are not serviced or held for sale or lease on such land.

7. For buildings used for purposes allowed under Section 4.A.6.A, 4.A.6.B, or 4.A.6.C, except as may be allowed by Special Permit in accordance with Section 25. SPECIAL PERMIT GRANTING AUTHORITY,

- i. No sign advertising with respect to such uses shall be displayed on the property except Directory Signs in accordance with Section 22A of this Zoning Bylaw;
- ii. There shall be no outdoor storage of products or materials; and
- iii. There shall be no change in the outside appearance of the premises, including buildings and grounds, that is not in keeping with its existing character and appearance, provided that such restriction shall not apply to any repair of any building in existence as of July 1, 2022.

ARTICLE: 37

MOTION: 1

That the Town vote to amend the Zoning Map of the Town of Wellesley by rezoning 219 Washington Street (Parcel 63-1), and 229 Washington Street (Parcel 63-1-A) from the Single Residence District to the General Residence District.

ARTICLE: 38

MOTION: 1

That the Town vote to amend the Zoning Bylaw to add Sustainability provisions by amending Section 1. GENERAL PROVISIONS by amending Section 1.C Purpose to add a new Section 1.C.12 as follows:

12. To reduce emissions of greenhouse gases and to encourage the use of sustainable building and land use practices.

ARTICLE: 38

MOTION: 2

That the Town vote to amend Section 16A. PROJECT APPROVAL to include review of Greenhouse Gas Emissions by:

- a. Amending Section 16A.C.3.a and Section 16A.C.3.b to read as follows:
 - a. The applicant shall submit to the Planning Board a Municipal Systems Impact Analysis (MSIA), prepared by professional engineers registered in the Commonwealth of Massachusetts, and identifying the impact of the Construction Project on water, sewer, storm drainage, electric, traffic, intersections, sidewalks and footways, building occupant life safety, refuse disposal and recycling, and greenhouse gas emissions. The water, sewer, and storm drainage portions of the MSIA shall be prepared by engineers having expertise in civil engineering; the electric portion shall be prepared by engineers having expertise in electrical engineering; the traffic and pedestrian safety and bicycle safety portions shall be prepared by engineers having expertise in traffic and transportation engineering; and the greenhouse gas emissions portion shall be prepared by engineers having expertise in energy performance and efficiency.
 - b. The intent of the analysis is to determine the impact on the Town's existing capital infrastructure in order to assess costs of providing or upgrading Town public facilities which will benefit a PSI and compatibility with the Town's greenhouse gas emissions reduction goals.
- b. Amending Section 16A.C.3.c to add a new subsection vi as follows:
 - vi. Greenhouse Gas Emissions
identification of proposed energy consumption and emissions including analysis of measures taken to meet the Town's greenhouse gas emissions reduction goals.

ARTICLE: 38

MOTION: 3

That the Town vote to amend Section 22. DESIGN REVIEW to expand the Design Review Standards to include review of sustainable design by adding a new Section 22.C.6 as follows:

6. Sustainable Design- Proposed development shall promote meeting the Town's greenhouse gas emissions reduction goals.

ARTICLE: 38

MOTION: 4

That the Town amend the Zoning Bylaw to create provisions for heat pumps by amending Section 1B DEFINITIONS by inserting the following definition:

Heat Pump – Means a Cold Climate Air-Source Heat Pump which is listed by the Massachusetts Clean Energy Center at https://goclean.masscec.com/wp-content/uploads/2021/01/MassCEC_ASHP_GUIDE.pdf or, if such listing is discontinued, a successor or comparable listing as confirmed by the Planning Department.

and by amending Section 19 YARD REGULATIONS by amending the fourth sentence of the Section 19.B to read in its entirety as follows:

Heating, ventilation, air conditioning, swimming pool, electric generating, or other noise emitting equipment shall not be located in required setback areas except for Heat Pumps located in Side Yards or Rear Yards which are attached to and do not extend more than two feet from the wall of the building (but may not be attached to any part of bay windows) or are ground mounted and do not extend more than four feet from the foundation of the building, including any pad on which the Heat Pump is mounted. Plans and installation of sound reduction and/or visual screening may be required if, in the opinion of the Inspector of Buildings, abutters may be affected.

ARTICLE: 39

MOTION: 1

That the Town vote to amend the Zoning Bylaw by adding a new Section 16H. ACCESSORY DWELLING UNITS, as follows:

16H. ACCESSORY DWELLING UNITS

A. Purpose

The purposes of providing for Accessory Dwelling Units include:

- i. To facilitate housing production, diversity, and affordability in the Town's neighborhoods;
- ii. To allow older adults and households with disabled persons to remain in the Town and to better accommodate young families;
- iii. To use energy, water, and materials more efficiently by increasing the housing supply through concentrated, small scale development; and
- iv. To preserve historic homes, carriage houses, and barns by providing greater flexibility to homeowners.

B. Ownership. An Accessory Dwelling Unit shall not be owned separately than the Principal Dwelling with which the Accessory Dwelling Unit is associated. A Building with an Accessory Dwelling Unit may not be divided into condominiums, even if owned by the same person or entity.

C. Physical Requirements: The Accessory Dwelling Unit shall:

- i. Satisfy the requirements to be a Dwelling Unit as set forth in this Zoning Bylaw, the State Building Code and the State Fire Code, and any applicable health regulations, including having a separate entrance sufficient to meet requirements for safe egress.
- ii. Remain subordinate appearance to the Principal Dwelling including:
 - (A) Any detached Accessory Dwelling Unit or modifications to the exterior of the existing One-Unit Dwelling to accommodate the Accessory Dwelling Unit must match the style and architecture of the Principal Dwelling, including siding, roof pitch, trim, windows, and doors.
 - (B) Exterior doors of the Accessory Dwelling Unit shall not be on any building elevation which presents to a public street or private way, except that Accessory Dwelling Units which are built in detached structures existing as of the date of adoption of this Section 16H may have exterior doors in a building elevation presenting to a public street or private way.
 - (C) Exterior staircases must not be visible from a public way and shall be designed to complement the Principal Dwelling.
 - (D) Construction of an Accessory Dwelling Unit shall not increase the height of the structure beyond the height of the Principal Dwelling prior to construction of the Accessory Dwelling Unit.

- iii. An Accessory Dwelling Unit may be detached from the Principal Dwelling, but any detached Accessory Dwelling Unit may be located only in the Rear Yard and/or Side Yard of the principal dwelling or in a building on the lot which existed prior to the adoption of this Section 16H.
- iv. (A) Contain at least 250 square feet of gross floor area and no more than the lesser of (i) 900 sq. ft. of gross floor area or (ii) 50% of the gross floor area of the Principal Dwelling, not including the Accessory Dwelling Unit, or basement, garage, or unenclosed deck or patio areas, and (B) otherwise meet the requirements of the definition of "Accessory Dwelling Unit" in Section 1A of chapter 40A of the General Laws.
- v. Subject to the provisions of Sections 17 and 25, comply with all area and yard regulations applicable to the lot on which it is located.

D. Operational Requirements

- i. The ADU Property Owner shall record in the Registry of Deeds a notice, in a form approved by the Planning Board, stating that the property includes an Accessory Dwelling Unit subject to the provisions of the Zoning Bylaw.
- ii. The ADU Property Owner must reside in either the Principal Dwelling or the Accessory Dwelling Unit on the lot for at least 184 days of each calendar year. The ADU Property Owner may not lease the Owner Unit for any duration during periods when the ADU Property Owner is not residing in the Owner Unit.
- iii. The minimum leasing term for the unit that is not occupied by the ADU Property Owner shall be the greater of 30 days or such other period governing short term rentals which may be set forth from time to time in the Town Bylaws. The Accessory Dwelling Unit may not be leased more than once in any 30-day period.
- iv. There shall be no pickup or delivery of products and/or articles at the premises that is not customary in a residential area.
- v. The Accessory Dwelling Unit may not be used for a Home Occupation.

E. Permitting Requirements

- i. Any person or entity applying for building and occupancy permits under the State Building Code for a building which will include an Accessory Dwelling Unit shall state in the application that the project proposes to include an Accessory Dwelling Unit. The Inspector of Buildings shall

not issue a building permit for construction of such building or issue a certificate of occupancy for such building until the Planning Department, in accordance with Rules and Regulations adopted by the Planning Department, certifies that the building is in compliance with the provisions of Section 16H.D

- ii. All detached Accessory Dwelling Units and all Accessory Dwelling Units which are constructed as part of other accessory structures on a property, including carriage houses, barns, or detached garages, will require a Special Permit to be issued by the Zoning Board of Appeals as Special Permit Granting Authority in accordance with Section 25.
- iii. The ADU Property Owner must submit an annual certification to the Planning Department, in a form determined by the Planning Board, that the Accessory Dwelling Unit has been constructed and is owned and operated in compliance with all provisions of the Zoning Bylaw.
- iv. Notice of Sale of the property containing the Accessory Dwelling Unit must be provided to the Planning Department.
- v. If the Accessory Dwelling Unit has been built or is being operated in violation of the provisions of this Section the Inspector of Buildings may, in addition to other remedies, order the removal of any one or more of the provisions that create a separate dwelling unit, such as living, sleeping, cooking, and eating.

F. Rules and Regulations. The Planning Board shall adopt and may from time to time amend Rules and Regulations to implement this Section 16H.

G. Effective Date.

- i. This Section 16H shall apply to all building permits issued after September 1, 2022, for alteration of existing One-Unit Dwellings or construction of new One-Unit Dwellings.
- ii. Any One-Unit Dwelling which was constructed prior to the date of adoption of this Section 16H and contains a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling shall be brought into compliance with this Section 16H and if building permits for such work are issued prior to December 31, 2024, and associated construction completed by December 31, 2025, shall not be subject to penalties otherwise applicable to correction of non-conforming structures.

2. Amend Section 1B. DEFINITIONS by inserting or amending the following definitions:

Accessory Dwelling Unit or ADU - a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) complies with the requirements of Section 16H, and (iii) complies with the definition of "Accessory Dwelling Unit" in Section 1A of chapter 40A of the General Laws.

ADU Property Owner - shall mean a person who holds record title to a property containing an Accessory Dwelling Unit directly or indirectly and for whom the property is their principal residence. Indirect ownership includes but is not limited to a beneficiary of a trust holding record title to the property and a majority owner of the voting stock of a corporation or the membership units of a limited liability company holding record title to the property.

Owner Unit –with respect to lots containing an Accessory Dwelling Unit, means either the Principal Dwelling or the Accessory Dwelling Unit, whichever is occupied by the ADU Property Owner.

Principal Dwelling– for any lot with an Accessory Dwelling Unit, the “Principal Dwelling” means the portions of the Dwelling other than the Accessory Dwelling Unit.

3. Amend Section 1B DEFINITIONS by amending the following definitions as follows:

One-Unit Dwelling – a detached Dwelling containing not more than one Dwelling Unit, provided that the existence of an Accessory Dwelling Unit on a lot shall not cause the Dwelling to have more than one Dwelling Unit for purposes of this Zoning Bylaw.

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, stair landings not over 25 square feet in area, and Accessory Dwelling Units built in accordance with Section 16H.

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, and Accessory Dwelling Units built in accordance with Section 16H.

4. Add a new Section 2.A.1A as follows:

1A. Accessory Dwelling Unit.

An Accessory Dwelling Unit is allowed as an accessory use to any One-Unit Dwelling provided, and for so long as, such Accessory Dwelling Unit satisfies and complies with the provisions of Section 16H. No more than one Accessory Dwelling Unit is allowed for any One-Unit Dwelling. Accessory Dwelling Units are not allowed in Two Family Dwellings, Town Houses, or other buildings with multiple Dwelling Units.

5. Add a new Section 17.B.3 as follows:

3. Accessory Dwelling Units.

Construction of an Accessory Dwelling Unit on a non-conforming lot or to a non-conforming building in a Single Residence District or General Residence District does not require review by the Zoning Board of Appeals if such construction does not increase the footprint of the existing structures on the lot other than as necessary for the construction of a separate entrance for the ADU, provided that any entrance porch does not exceed 30 square feet nor project more than five feet from the face of the building.

6. Amend Section 18.A as follows:

Add the following sentence to the end of the first paragraph of Section 18.A:

“For purposes of this Section 18 a Principal Dwelling and an Accessory Dwelling Unit shall be considered to be one Dwelling Unit. The creation of an Accessory Dwelling Unit shall not change the classification of a lot or building for purposes of this Section 18.”

ARTICLE: 40

MOTION: 1

That the Town amend the Zoning Bylaw to establish regulations for Commercial Gun Shops as follows:

1. Amend Section 1B DEFINITIONS by inserting the following definition:

Commercial Gun Shop – Any commercial establishment engaging in whole or in part in the business of a Gunsmith, or the manufacture, sale, or lease to the public of any Weapon, Machine Gun, Ammunition, Bump Stock, Large Capacity Feeding Device, Stun Gun, or Trigger Crank, as such terms are defined in G.L.c.140, § 121.

2. Amend Section 11. BUSINESS DISTRICTS by adding a new Section 11.A.13.I as follows:

- I. Commercial Gun Shop

3. Amend Section 13. INDUSTRIAL DISTRICTS by adding a new Section 13.A.11.d as follows:

- d. Commercial Gun Shop

4. Amend Section 25. SPECIAL PERMIT GRANTING AUTHORITY by inserting a new Section 25.B.7 as follows:

7. Commercial Gun Shops

- a. Purpose - The purpose of this subsection is to regulate the siting, design, placement, security, safety, monitoring, and modifications of Commercial Gun Shops within the Town to ensure that such uses are operated in a manner consistent with the overall health, welfare and safety of the Town and to minimize the adverse impacts of Commercial Gun Shops on adjacent properties, residential neighborhoods, schools and other places where children congregate, and other land uses potentially incompatible with said Commercial Gun Shops.

- b. Compatibility with State and Federal Laws and Regulations – The Zoning Bylaw provisions pertaining to Commercial Gun Shops are not intended to supersede federal or state laws or regulations except to the extent that any such laws or regulations allow a community to adopt standards more stringent than the minimum standards provided in such laws and regulations.

- c. Applicability and Authority

- i. Applicability:
 - (1) No Commercial Gun Shop use shall commence unless permitted by the issuance of a special permit as authorized by this Section and subsection.
 - (2) No special permit for a Commercial Gun Shop use shall be issued unless the use is located in one of the zoning districts established within the Zoning Bylaw specifically authorizing such use.
 - (3) The establishment and operation of Commercial Gun Shops shall be subject to continued compliance with all special permits, including any conditions thereof, the provisions of this Section and subsection, any other applicable requirements of the Zoning Bylaw, and local and state laws and regulations.
- ii. Authority: The Special Permit Granting Authority is empowered to review and take action on special permit applications for Commercial Gun Shops consistent with the procedures established in Section 25.C.; the Special Permit Granting Authority may deny, grant, or grant with conditions all such applications.

d. General Regulations - All Commercial Gun Shops shall be subject to the following conditions and limitations:

- i. Location:
 - (1) No special permit for a Commercial Gun Shop shall be granted where such use would be located within 500 feet of:
 - a. Public or private elementary school, middle school, or high school;
 - b. Child Care Facility, including family daycare homes, daycare centers, and/or nursery schools; or
 - c. Any establishment catering to or providing services primarily intended for minors, as determined by the Special Permit Granting Authority.
 - (2) The 500 foot distance shall be measured in a straight line from the nearest point of the structure within which the Commercial Gun Shop would operate (from the nearest

point of the exterior of the tenant space if the Commercial Gun Shop is located in a structure occupied by multiple tenant spaces), to the nearest point of any property on which a public or private elementary school, middle school, or high school is located, or to the nearest point of any structure containing or associated with other uses noted above.

- (3) The commencement of one or more of the above uses within 500 feet of a proposed Commercial Gun Shop location during the review of a special permit application for a Commercial Gun Shop (beginning on the date of submittal), following the issuance of a special permit, or following the commencement of the Commercial Gun Shop use shall not invalidate the Commercial Gun Shop use, the special permit issued therefor, or the ability to renew any unexpired or unrevoked special permit.

ii. Configuration and Operation:

- (1) A Commercial Gun Shop shall be located in, and conduct all operations within, an enclosed building; this shall not prohibit operations involving the delivery or receiving of permitted goods and products, which may involve transfer to or from a motor-vehicle outside of an associated building.
- (2) All publicly accessible entrances shall be visible from a public way.
- (3) Drive-through windows and/or any interactions or sales to customers within vehicles are prohibited.
- (4) No Commercial Gun Shop shall be located inside a building containing residential dwelling units, including transient housing, group housing, hotels, motels, lodging houses, and/or dormitories.
- (5) The hours of operation of Commercial Gun Shops shall be set by the Special Permit Granting Authority, but in no event shall a Commercial Gun Shop be open to the public, performing deliveries, and/or otherwise operating between the hours of 8:00 PM and 8:00 AM; there shall be no exemptions to the prohibited hours of operation for emergencies.

- (6) No person under the age of eighteen (18) shall be permitted on the premises of the Commercial Gun Shop unless he or she is accompanied by a parent or legal guardian.

iii. Signage:

- (1) All signs associated with Commercial Gun Shops shall comply with Section 22A.
- (2) All special permit applications for Commercial Gun Shops shall include a proposed exterior sign package, which may be included as a condition of issuance of the special permit.
- (3) Temporary Signs and Standard Informational Signs, as defined in Section 22A shall be prohibited.

iv. Security:

- (1) Commercial Gun Shops shall provide the Wellesley Police Department, Inspector of Buildings and the Special Permit Granting Authority with the names, phone numbers and email addresses of all management staff and keyholders to whom one can provide notice if there are operating problems associated with the establishment; this information shall be updated when staff of the Commercial Gun Shop changes.
- (2) No operator and/or employee of a Commercial Gun Shop shall have been convicted of any felony under state or federal law.
- (3) Trash dumpsters shall be locked and enclosed by a screening enclosure so as not to be accessible to the public.
- (4) The exterior grounds, including the parking lot and landscaped areas, shall be lighted in such a manner that all areas are clearly visible at all times during business hours; all light fixtures shall have full cut off shields.
- (5) The Commercial Gun Shop shall be equipped with, and the operators of such Commercial Gun Shop shall maintain in working order at all times, burglary/robbery alarms.
- (6) A video surveillance system shall be installed and

maintained which shall monitor all parking lot areas, main building entrances and exits, and any and all transaction areas for the sale of merchandise.

e. Procedures and Findings

- i. Procedures: In addition to the procedures established in Section 25.C., special permits issued for Commercial Gun Shops shall be:
 - (1) Limited to the current applicant and shall lapse if the permit holder ceases operation of the Commercial Gun Shop; and
 - (2) Renewed annually.
- ii. Findings: In addition to determining compliance with the above General Regulations, all other applicable Sections of the Zoning Bylaw, and the applicable Special Use Permit Standards contained in Section 25.D., the Special Permit Granting Authority in their review of any special permit application for a Commercial Gun Shop shall find that the proposed Commercial Gun Shop:
 - (1) Meets all other applicable requirements of the Zoning Bylaw and the permitting requirements of all applicable agencies of the Commonwealth of Massachusetts and the Town, and will otherwise comply with all applicable state and local laws and regulations;
 - (2) Is designed to minimize any adverse visual or economic impacts on abutters and other parties in interest;
 - (3) Provides adequate security measures to ensure that no individual participants will pose a threat to the health or safety of other individuals; and
 - (4) Adequately addresses issues of vehicular and pedestrian traffic, circulation, parking and queuing, especially during peak periods at the Commercial Gun Shop.
- f. Severability - The provisions of this subsection (Section 25.B.7.) are severable. If any provision, paragraph, sentence, or clause of this Section, or the application thereof to any person, establishment, or circumstances, shall be held invalid, such invalidity shall not affect the other provisions or application of this Section or the Zoning Bylaw.

ARTICLE: 41

MOTION: 1

That the Town vote to amend the provisions for Outdoor Lighting of the Zoning Bylaw in Section 16G.D to read in its entirety as follows:

D. Applicability

The provisions of this Section shall apply to the following project types:

1. Major Construction Projects and Minor Construction Projects; and
2. Externally Illuminated Signs requiring Design Review and/or a Special Permit, as required and defined by Section 22A.

Where the provisions of this Section 16G are more specific and/or more restrictive with respect to lighting associated with an applicable project type for which other standards may exist within the Zoning Bylaw, the regulations contained in this Section shall take precedence.

With respect to any building or structure which is constructed or renovated as part of a Major Construction Project or a Minor Construction Project, all exterior luminaires of such building or structure shall be brought into compliance with this Section 16G.

The provisions of this Section shall not apply to:

- (a) One-Unit or Two-Unit Dwellings or to structures or uses accessory to such dwellings.
- (b) the ordinary maintenance, repair, and/or replacement of luminaires not approved as part of and/or associated with the installation of Externally Illuminated Signs; and
- (c) the installation of new luminaires on properties not subject to one or more of the aforementioned project types following the effective date of this Section.

ARTICLE: 42

MOTION: 1

That the Town vote to amend Section 22A. SIGNS as follows:

In Table 22A.1 insert the words “, whichever is less.” at the end of the text in the cell in such table for Wall Signs, Maximum Area, Commercial Districts Fronting Streets other than Worcester Street and Commercial Districts Fronting Worcester Street, so that the text in such cell shall read in its entirety as follows:

Additional signs allowed per additional public entrances and additional signs allowed for building occupied by more than 1 Business Establishment, shall not exceed 25 sq. ft. or 10% of the area of the wall to which attached, whichever is less.

ARTICLE: 43

MOTION: 1

That the Town vote to amend the Zoning Bylaw to reorder and renumber existing sections substantially as follows:

SECTION 1. GENERAL PROVISIONS

SECTION 1.1	General Provisions (formerly Section 1)
SECTION 1.2	Establishment of Districts (formerly Section 1A)
SECTION 1.3	Definitions (formerly Section 1B)
SECTION 1.4	Restrictions Affecting All Districts (formerly Section 16)

SECTION 2. DISTRICTS

SECTION 2.1	Single Residence Districts (formerly Section 2)
SECTION 2.1.1	Single Residence Districts A (formerly Section 3)
SECTION 2.2	General Residence Districts (formerly Section 4)
SECTION 2.2.1	General Residence Districts A (formerly Section 5)
SECTION 2.3	Town House Districts (formerly Section 3A)
SECTION 2.4	Multi-Unit Residence Districts (formerly Section 5A)
SECTION 2.5	Limited Residence Districts (formerly Section 6)
SECTION 2.6	Limited Apartment Districts (formerly Section 6A)
SECTION 2.7	Educational Districts (formerly Section 7)
SECTION 2.7.1	Educational Districts A (formerly Section 8)
SECTION 2.7.2	Educational Districts B (formerly Section 8A)
SECTION 2.8	Planned Development Districts (formerly Section 9A)
SECTION 2.9	Administrative and Professional Districts
SECTION 2.10	Business Districts (formerly Section 11)
SECTION 2.10.1	Business Districts A (formerly Section 12)
SECTION 2.10.2	Limited Business Districts (formerly Section 10)
SECTION 2.11	Lower Falls Village Commercial District (formerly Section 9B)
SECTION 2.12	Wellesley Square Commercial District (formerly Section 9C)

SECTION 2.13	Industrial Districts (formerly Section 13)
SECTION 2.13.1	Industrial Districts A (formerly Section 14)
SECTION 2.14	Transportation Districts (formerly Section 14A)
SECTION 2.15	Parks, Recreation, and Conservation Districts (formerly Section 14C)

SECTION 3. OVERLAY DISTRICTS

SECTION 3.1	Historic Districts (formerly Section 14D)
SECTION 3.2	Residential Incentive Overlay (RIO) (formerly Section 14F)
SECTION 3.3	Linden Street Corridor Overlay District (LSCOD) (formerly Section 14G)
SECTION 3.4	Large-Scale Solar Overlay District (formerly Section 14H)
SECTION 3.5	Commercial Recreational Overlay District (formerly Section 14I)
SECTION 3.6	Smart Growth Overlay Districts (formerly Section 14J)
SECTION 3.6.1	Wellesley Park Smart Growth Overlay District (formerly Section 14J.1)
SECTION 3.7	Flood Plain or Watershed Protection Districts (formerly Section 14B)
SECTION 3.8	Water Supply Protection Districts (formerly Section 14E)

SECTION 4. RESERVED

SECTION 5. REGULATORY

SECTION 5.1	Pre-existing, Non-conforming Uses, Structures, and Lots (formerly Section 17)
SECTION 5.2	Area Regulations (formerly Section 18)
SECTION 5.3	Yard Regulations (formerly Section 19)
SECTION 5.4	Heights of Buildings and Structures (formerly Section 20)
SECTION 5.5	Design Review (formerly Section 22)
SECTION 5.6	Project Approval (formerly Section 16A)
SECTION 5.7	Inclusionary Zoning (formerly Section 16B)
SECTION 5.8	Drainage Review (formerly Section 16C)
SECTION 5.9	Large House Review (formerly Section 16D)
SECTION 5.10	Tree Protection & Preservation (formerly Section 16E)
SECTION 5.11	Natural Resource Protection Development (formerly Section 16F)
SECTION 5.12	Outdoor Lighting (formerly Section 16G)
SECTION 5.13	Accessory Dwelling Units (ATM 2022)
SECTION 5.14	Retaining Walls (formerly Section 22C)
SECTION 5.15	Swimming Pools (formerly Section 22B)
SECTION 5.16	Reserved
SECTION 5.17	Off-Street Parking (formerly Section 21)
SECTION 5.18	Signs (formerly Section 22A)
SECTION 5.19	Public Service Corporations (formerly Section 15)

SECTION 5.20 Antennas (formerly Section 22C)

SECTION 6. PROCEDURAL

SECTION 6.1	Enforcement and Penalties (formerly Section 23)
SECTION 6.2	Permit Granting Authority (formerly Section 24)
SECTION 6.3	Special Permit Granting Authority (formerly Section 25)
SECTION 6.4	Notice of Public Hearings (formerly Section 26)
SECTION 6.5	Interpretation (formerly Section 27)

And further to amend the Zoning Bylaw to correct all section references therein to conform to the section references in the preceding reorganization.

ARTICLE: 44

MOTION: 1

To create a seven (7) person Academic Excellence Advisory Committee to the Wellesley School Committee consisting of: 1 School Committee Member and 6 parents of Wellesley Public School students. All members will serve 2 year terms and may be reappointed for 2 additional consecutive terms. The Advisory Committee parents will be: two (2) from the elementary schools, two (2) from the Middle School and two (2) from the High School. Members who resign will be replaced by the Moderator at the next cycle of Moderator appointments.

The initial selection of the parent Advisory Committee will be made by the Select Board within 90 days of the close of Annual Town Meeting. The School Committee will appoint its one member to the Advisory Committee.

The Advisory Committee will initial determine what steps should be taken, and research applicable qualified consulting firms/third-party auditors as possible resources to develop an action plan.

The Advisory Committee will be total transparent to the residents and the School Committee, conducting regular forums and meetings to review progress and survey results.

ARTICLE: 45

MOTION: 1

NO MOTION

ARTICLE: 46**MOTION: 1**

That the Town vote to rescind authorized and unissued loans, authorize the transfer of unused proceeds from previously issued loans to one or more eligible appropriations, and/or 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	\$440,000.00
Article 2/STM 10/2018	Hardy MSBA	\$735,000.00	\$218,723.00
Article 6/STM 10/2021	PFAS	\$1,500,000.00	\$1,500,000.00
Article 19 ATM 2019	MS Piping Construction	\$2,800,000	\$88,950

ARTICLE: 47**MOTION: 1**

NO MOTION

ARTICLE: 48**MOTION: 1**

NO MOTION

ARTICLE: 49**MOTION: 1**

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