

**TOWN OF WELLESLEY**



**WARRANT  
for the  
SPECIAL TOWN MEETING**

**ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)**

September 21, 2022, 7:00 P.M. via Zoom

Commonwealth of Massachusetts  
Norfolk, ss.

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

**GREETINGS:**

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

**Zoom Videoconferencing Platform  
Monday, October 24, 2022**

at 7:00 P.M., and that members of the public may access and witness the deliberations and actions taken at the Special Town Meeting in the following manner: <https://www.wellesleymedia.org/live-streaming.html> or on television on Comcast channel 8 or Verizon channel 40 (2139 HD Channel); Town Meeting Members and Town officials shall receive a link to join the Zoom video conferencing platform to participate in the Special Town Meeting at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with Chapter 202 of the Acts of 1932, as amended, and subject to referendum as provided therein; non-Town Meeting Members who are registered voters residing in the Town who wish to participate in remote Special Town Meeting must submit a request to participate to the Town Clerk not less than 48 hours in advance of the Special Town Meeting (by Saturday, October 22, 2022, at 7 p.m.), and when submitting this request, non-Town Meeting Members who wish to make a comment, ask a question, or otherwise address Town Meeting, should email Town Clerk KC Kato (kckato@wellesleyma.gov) with the following information: (a) First and Last Name, (b) Street Address, (c) Phone Number, (d) Email Address, and (e) Article(s) he or she would like to speak to, and once verified, shall receive follow-up information with specific participation instructions for the meeting.

If, on October 24, 2022, the Town Meeting elects not to hold the Special Town Meeting remotely, then the Town Meeting shall adjourn to the Wellesley Middle School Auditorium at 50 Kingsbury Street on Tuesday, October 25, 2022, at 7:00 pm in the evening to act on the articles as presented in this warrant.

2022 SEP -2 AM 10:47

WELLESLEY  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

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

**(Select Board)**

#### **APPROPRIATIONS**

**ARTICLE 2.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Permanent Building Committee, for construction, architectural and engineering services, construction administration and project management, related to the reconstruction of the Town Hall Interior located at 525 Washington Street, including all associated, incidental or related costs and, for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

**(Select Board/Permanent Building Committee)**

**ARTICLE 3.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to supplement or reduce appropriations approved by the 2022 Annual Town Meeting, or to take any other action in relation thereto.

**(Select Board)**

**ARTICLE 4.** To see if the Town will vote to appropriate \$500,000 (FIVE HUNDRED THOUSAND DOLLARS) or any other sum of money for the purpose of satisfying the obligations under the Development Agreement with John Hancock Life Insurance Company (U.S.A.), dated April 9, 2019, relative to 26 acres of land known as the Wellesley Office Park, said sum to be expended under the direction of the Select Board; or to take any other action in relation thereto.

**(Select Board)**

#### **AUTHORIZATIONS**

**ARTICLE 5.** To see if the Town will vote to accept the provisions of Massachusetts General Laws Chapter 44, Section 53F ½ to establish an Enterprise Fund for a Stormwater Utility commencing on July 1, 2023; or act or do anything in relation thereto; and to see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Stormwater Program, or to take any other action in relation thereto.

**(Board of Public Works)**

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WELLESLEY MA 02482  
WELLESLEY'S OFFICE  
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**ARTICLE 6.** To see if the Town will vote to layout and accept the modifications to Hardy Road, a public way, including the expansion of such way, as laid out by the Select Board and shown on a plan, which will be on file with the Town Clerk at least seven days prior to Town Meeting; or take any other action in relation thereto.

(Select Board/School Committee)

**ARTICLE 7.** To see if the Town will vote to authorize the Select Board or the School Committee to accept a non-exclusive access easement at 55 and 56 Williams Street for the purpose of assuring a safe and sufficient turn around area for all Wellesley Public School buses seeking ingress and egress to and from Wellesley Office Park; or to take any other action in relation hereto.

(Select Board/School Committee)

## GENERAL

**ARTICLE 8.** To see if the Town will vote as follows:

- (1) to rescind authorized, but unissued balances of various borrowing authorizations approved by the Town from time to time, which amounts are no longer needed to pay costs of completing the projects for which they were originally approved;
- (2) to transfer amounts that were previously appropriated and raised by borrowing, as such amounts are no longer needed to complete the projects for which they were originally borrowed and for which no further liability remains, to pay costs of certain other Town projects; or
- (3) to appropriate certain net premium received by the Town upon the sale of certain bonds and/or notes to pay costs of certain other capital projects of the Town, thereby reducing the amount of borrowing therefor in accordance with Section 20 of Chapter 44 of the Massachusetts General Laws.

or to take any other action in relation thereto.

(Select Board)

**ARTICLE 9.** To see if the Town will vote to authorize the Select Board, on behalf of the Town, to dispose of tangible Town property having a value in excess of \$10,000.00 (TEN THOUSAND DOLLARS), on such terms as it may deem advisable, or to take any other action in relation thereto.

(Select Board)

2022 SEP -2 AM 10:47

WELLESLEY MA 02482  
TOWN CLERK'S OFFICE

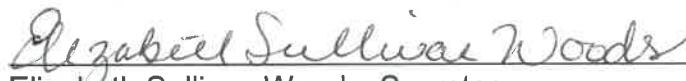
And you are directed to serve this warrant, by posting attested copies in not less than two conspicuous places in the Town and by causing this warrant and the request of the Moderator to hold this Town Meeting remotely, to be posted to the Town of Wellesley website ([www.wellesleyma.gov](http://www.wellesleyma.gov)) at least fourteen days before the date on which the meeting is to be held.

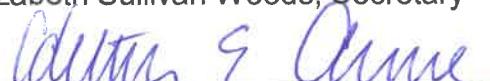
Hereof fail not and make due return of this warrant and your doings thereon unto the Town Clerk at or before the time of holding said meeting.

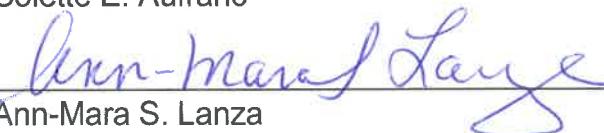
Given under our hands this 30<sup>th</sup>, August 2022.

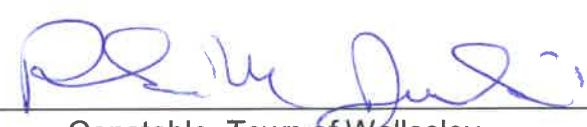
  
\_\_\_\_\_  
Lise M. Olney, Chair

  
\_\_\_\_\_  
Thomas H. Ulfelder, Vice Chair

  
\_\_\_\_\_  
Elizabeth Sullivan Woods, Secretary

  
\_\_\_\_\_  
Colette E. Aufranc

  
\_\_\_\_\_  
Ann-Mara S. Lanza

A true copy,   
\_\_\_\_\_  
Attest: Constable, Town of Wellesley

WELLESLEY POLICE  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482  
2022 SEP -2 AM 10:47

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA September 2, 2022

I have this date caused the within warrant to be served by posting two copies in two conspicuous places in the Town, i.e., the Town Hall and Police Station, with a copy of the August 26, 2022 request of the Moderator for remote participation at this Special Town Meeting, and by causing the warrant and said request to be posted to the Town of Wellesley website.



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Constable, Town of Wellesley

2022 SEP - 2 AM 10:48  
WELLESLEY, MA 02482  
WELLESLEY POLICE DEPARTMENT  
WELLESLEY TOWN CLERK'S OFFICE



THE CLERK'S OFFICE  
TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

2022 AUG 27 PM 4:25

## TOWN OF WELLESLEY MASSACHUSETTS

### MODERATOR

MARK KAP LAN  
525 WASHINGTON STREET  
WELLESLEY, MA 02482

TELEPHONE: (781)-237-5896  
E-MAIL: MODERATOR@WellesleyMA.gov

August 26, 2022 DELIVERED BY EMAIL

Dear Select Board Members,

In view of the ongoing COVID-19 pandemic and the federal, state, and local advisories to practice social distancing and avoid the congregation of crowds, I request approval to conduct Wellesley's Special Town Meeting, scheduled to commence October 24, 2022, through remote participation via Zoom videoconferencing platform in accordance with Chapter 186 of the Acts of 2022(the "Act").

I have determined, with the assistance of appropriate Town officials and Town staff, that the Zoom videoconferencing platform is suitable to use to hold this town meeting; and with the assistance of Joe Murray, local coordinator for the Americans with Disabilities Act ("ADA"), I have confirmed that this meeting will comply with the ADA.

I hereby certify that: (A) I have tested the Zoom videoconferencing platform; and (B) the Zoom videoconferencing platform satisfactorily enables this town meeting to be conducted in substantially the same manner as if the meeting occurred in person at a physical location and in accordance with the operational and functional requirements set forth in the Act.

I further certify that the system provides for: (i) the moderator, town meeting members, town officials and any other interested members of the public to identify and hear the moderator and each town meeting member who attends and participates in the remotely-held town meeting, as well as any other individuals who participate in the remotely-held town meeting; (ii) the ability to determine whether a quorum is present; (iii) a town meeting member, town official or other individual to request recognition by the moderator without prior authorization; provided, however, that, to the extent technologically feasible, the request is visible or audible to the public in real time and upon review of the recording of the town meeting, preserved according to the

Act; (iv) the moderator to determine when a town meeting member wishes to be recognized to speak, make a motion, raise a point of order or object to a request for unanimous consent; (v) the moderator to recognize a town meeting member, town official or other individual to speak and to enable that person to speak; (vi) the ability to conduct a roll call vote; (vii) any interested members of the public to access the meeting remotely for purposes of witnessing the deliberations and actions taken at the town meeting; and (viii) the town meeting to be recorded.

Sincerely,



Mark Kaplan, Moderator

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TOWN CLERK'S OFFICE  
WELLESLEY MA 02482

2022 AUG 27 PM 4:25