

TOWN OF WELLESLEY



**WARRANT  
for the  
SPECIAL TOWN MEETING**

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ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)  
September 27, 2023, 6:30 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

**Wellesley Middle School Auditorium  
50 Kingsbury Street  
Monday, November 6, 2023**

at 7:00 P.M., 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:

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

(Select Board)

**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 2023 Annual Town Meeting, or to take any other action in relation thereto.

(Select Board)

**ARTICLE 4.** 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 5.** To see if the Town will vote to hear and appropriate or reserve for future appropriation, from Fiscal Year 2024 Community Preservation Fund annual revenues and reserves, sums of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year beginning July 1, 2023, to make debt service payments, and to undertake community preservation projects as recommended by the Community Preservation Committee, and which recommendations may involve the transfer or borrowing of funds and expenditures, or to take any other action in relation thereto.

(Community Preservation Committee)

### Authorizations

**ARTICLE 6.** To see if the Town will vote to authorize the School Committee to grant a utility easement to Verizon Communications, Inc, at 28 Cameron Street (Parcel ID 112-14), otherwise known as Hunnewell School; or to take any other action in relation hereto.

(School Committee)

**ARTICLE 7.** To see if the Town will vote to authorize the Board of Trustees of the Wellesley Free Library to lease a portion of the Wellesley Free Library, located at 530 Washington Street (Parcel ID 111-8) for a term of 30 years to a solar energy provider for the purpose of installing, maintaining, and operating a rooftop photovoltaic facility; or to take any other action in relation hereto.

**(Board of Library Trustees)**

**Bylaw Amendments**

**ARTICLE 8.** To see if the Town will vote to amend Article 19.44.b of the General Bylaws by adding the following new subsections:

- 5. Food service management (School Department) 5 years;
- 6. School Yearbook 5 years;
- 7. Class Photo 5 years;

or to take any other action in relation thereto.

**(School Committee)**

**ARTICLE 9.** To see if the Town will vote to amend Article 30 of the General Bylaws and such other Articles in the General Bylaws, as needed, to change the appointing authority and supervisory structure for the Human Resources Director and their staff from the Human Resources Board to the Executive Director of General Government Services; or take any other action in relation thereto.

**(Human Resources Board)**

**ARTICLE 10.** To see if the Town will vote to amend Article 31 of the General Bylaws by making changes to Schedule A, entitled "Job Classifications by Groups" to remove the position of Library Director from the salary classification plan and to authorize the Board of Library Trustees to enter into three (3) year contracts with the Library Director; or take any other action in relation thereto.

**(Board of Library Trustees)**

**ARTICLE 11.** To see if the Town will vote to amend the Town's General Bylaw to correct a typographical issue in Article 52.B.1.h, as follows :

- 1. Moving the below paragraphs currently appearing in Article 52.B.1.h to a new Article 52.B.1.i, to reads as follows:

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i. Wetlands Protection (Article 44)

[1] Enforcement agents: Wetlands Protection Committee and Wetlands Protection Agent.

[2] Fine schedule: first and subsequent offenses, three hundred dollars (\$300).

2. Moving the below paragraphs currently appearing in Article 52.B.1.h to a new Article 52.B.1.j, to read as follows:

j. 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).

Or to take any other action in relation thereto

**(Wetlands Protection Committee)**

**ARTICLE 13.** To see if the Town will vote to amend provisions of the Zoning Bylaw relating to Inclusionary Zoning by:

1. Amending Section 5.7.B. to require all projects necessitating Site Plan Review to comply with Section 5.7 and to expand the list of districts which the provisions of Section 5.7 shall apply to include the Residential Incentive Overlay District and Lower Falls Village Commercial Districts, so the section reads as follows:

B. Applicability

The provisions of this section shall apply to all projects requiring approval as Site Plan Review under Section 5.6 in Business Districts, Business Districts A, Industrial Districts, Industrial Districts A, Wellesley Square Commercial District, Residential Incentive Overlay Districts, Lower Falls Village Commercial District and to subdivisions on sites having a development potential under current zoning of five or more lots for One-Unit Dwellings. The provisions of this section shall not apply to any project undertaken by the Town for any municipal purposes.

And;

2. Amending Section 5.7.C.2 to allow for a mix of affordability, so the section reads as follows:

2. No less than .20 of all residential units shall be Affordable Units, comprised of the following affordability mix:

- (a) .15 shall be made available to individuals or households whose annual income is at or below eighty percent (80%) of the area-wide median income ("AMI" as determined by the United States Department of Housing and Urban Development ("HUD"), adjusted for household size, with income computed using HUD's rules for attribution of income to assets); and
- (b) .05 shall be made available to individuals or households whose annual income is at or below between eighty-one percent (81%) and one hundred forty percent (140%) of the AMI, at the Town's discretion.

The above ratios shall apply in any mixed-use project which includes both Dwelling Units and floor area devoted to any allowed use other than Dwelling Units. If the project's required ratio includes any fraction of an Assisted Unit, the project's obligation with respect to such fractional Assisted Unit shall be determined in accordance with Section 5.7.D.3.

or take any other action in relation thereto.

**(Planning Board)**

**ARTICLE 14.** To see if the Town will vote to amend the Zoning Bylaw by amending Section 5.9 to exempt attached Accessory Dwelling Units from the provisions of Large House Review, by altering the paragraph in Section 5.9.C. which begins "Notwithstanding the foregoing, the following are exempt from Planning Board review" by adding a new subpart 4, so the paragraph will read as follows:

Notwithstanding the foregoing, the following are exempt from Planning Board review:

- 1. Changes to non-conforming One-Unit Dwellings which are subject to a Finding in accordance with Section 6 of Chapter 40A M.G.L and Section 5.1 of this Zoning Bylaw;
- 2. The reconstruction of pre-existing, non-conforming buildings, damaged or destroyed by accidental cause, including fire, or otherwise damaged or destroyed without the consent of the owner, in accordance with Section 5.1.C.;
- 3. The completion or finishing of attics in existing structures where there are no exterior alterations or changes; and
- 4. The construction of an attached Accessory Dwelling Unit.

Or to take any other action in relation thereto.

**(Planning Board)**

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**ARTICLE 15.** To see if the Town will vote to amend the Zoning Bylaw to permit a new use in Educational Districts by inserting a new subpart (g) in Section 2.7.A. 1 to read as follows:

g. Assisted Elderly Housing, Independent Elderly Housing, Nursing Home and Skilled Nursing Facility and related services, so long as such uses existed in buildings or facilities prior to March 1, 2023;

Or to take any other action in relation thereto.

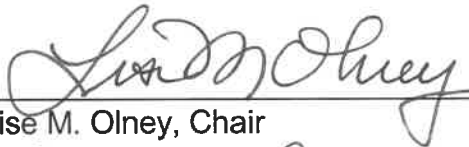
**(Planning Board)**

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And you are directed to serve this warrant by posting attested copies in not less than two conspicuous places in the Town, i.e., the Town Hall and Police Station, and by causing this warrant to be posted to the Town of Wellesley website (www.wellesleyma.gov) at least 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 12 of September 2023.



Lise M. Olney, Chair



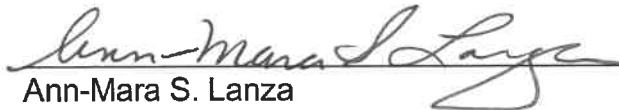
Colette E. Aufranc, Vice-Chair



Elizabeth Sullivan Woods, Secretary



Thomas H. Ulfelder



Ann-Mara S. Lanza

A true copy, \_\_\_\_\_

Attest:



Constable, Town of Wellesley

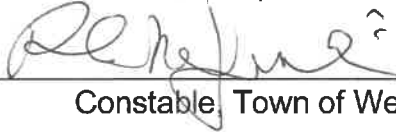
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COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA September 13, 2023

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, and by causing the warrant and said request to be posted to the Town of Wellesley website.



Constable, Town of Wellesley

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