

TOWN OF WELLESLEY



MASSACHUSETTS

## BOARD OF SELECTMEN

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

ELLEN F. GIBBS, CHAIR  
 JACK MORGAN, VICE CHAIR  
 MARJORIE R. FREIMAN, SECRETARY  
 BETH SULLIVAN WOODS  
 THOMAS H. ULFELDER

FACSIMILE: (781) 239-1043  
 TELEPHONE: (781) 431-1019 x2201  
[WWW.WELLESLEYMA.GOV](http://WWW.WELLESLEYMA.GOV)  
 BLYTHE C. ROBINSON  
 EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

### SELECTMEN'S MEETING *TENTATIVE AGENDA*

Wellesley Town Hall – Juliani Room

**6:30 P.M. Monday, December 11, 2017**

1. 6:30 Citizen Speak
2. 6:35 Discuss Proposed Recreational Marijuana Bylaw
3. 6:45 Discuss Proposed Alcohol in Town Building Bylaw
4. 7:10 Audit Committee Update
5. 7:30 Quarterly Traffic Update
  - A. Traffic Regulation Amendment Public Hearings
    - Add No Parking along a portion of Clovelly Road (7:35 pm)
    - Add 15 Minute Parking on Washington Street at Denton (7:40 pm)
    - Add day and time to Hilltop Road No Parking (7:45 pm)
    - Add Special Regulation Chapter 90 §18, 230 Worcester St. (7:50 pm)
  - B. Presentation of Concepts for Great Plain Avenue/Wellesley Ave. redesign
  - C. Update on Traffic Capital Requests and Approved Projects
6. 8:30 Naming of Rooms at Tolles Parsons Center
7. 8:40 Executive Director's Update
  - Approve Minutes
  - Accept Gifts
8. 8:45 Discuss Boston Marathon Invitational Entries
9. 8:55 New Business and Correspondence
10. 9:00 Executive Session
  - Executive Session under M.G.L. c. 30A, §21(A), exemption #3(a) to strategy with respect to collective bargaining for all unions.
  - Executive Session under M.G.L. c. 30A, §21(A), exemption #3(a) to discuss union contract negotiations with the Wellesley Police Superior Officer's Association.

Next Meeting Dates: Monday, December 18, 2017 7:00 pm  
 Monday, January 8, 2018 7:00 pm



## **MOTIONS- DECEMBER 11, 2017**

2. **MOVE** to include the bylaw as presented regarding recreational marijuana on the warrant for the 2018 annual town meeting.

5. **MOVE** to amend the Town of Wellesley Traffic Regulations by adding to:

### *SCHEDULE I – NO PARKING*

| <b>LOCATION</b> | <b>SIDE</b> | <b>FROM</b> | <b>TO</b>                        |
|-----------------|-------------|-------------|----------------------------------|
| Clovelly Road   | Northerly   | Abbott Road | A point opposite Caroline Street |

### *SCHEDULE I – 2 HOUR PARKING*

| <b>LOCATION</b> | <b>SIDE</b> | <b>FROM</b>              | <b>TO</b>       |
|-----------------|-------------|--------------------------|-----------------|
| Clovelly Road   | Southerly   | Abbott Road<br>7am – 5pm | Caroline Street |

**MOVE** to amend the Town of Wellesley Traffic Regulations by adding to:

### *SCHEDULE I – FIFTEEN MINUTE PARKING*

| <b>LOCATION</b>   | <b>SIDE</b> | <b>FROM</b>                          | <b>TO</b>                            |
|-------------------|-------------|--------------------------------------|--------------------------------------|
| Washington Street | Southerly   | Denton Road Easterly<br>Intersection | Denton Road Westerly<br>Intersection |

**MOVE** to amend the Town of Wellesley Traffic Regulations by adding to:

***SCHEDULE I – NO PARKING***

| <b>LOCATION</b>                              | <b>SIDE</b> | <b>FROM</b>   | <b>TO</b>          |
|--|-------------|---------------|--------------------|
| Hill Top Road                                | East        | Linden Street | A point 140' north |
|  | West        | Linden Street | A point 210' north |
| <b>Monday – Saturday<br/>9:00am – 6:00pm</b> |             |               |                    |

**Move** to approve special regulations (MGL c.90 s18) for the stop sign in the private parking lot at 230 Worcester Street per request of the property owner, Harvard Vanguard Medical Associates.

**6.** **MOVE** that the board accepts a recommendation from the New Era Fund to name three rooms in the Tolles Parsons Center and accept the gifts associated with each as follows:

- Wellesley Bank Charitable Foundation Art Room - \$50,000
- The Lee Board Room - \$30,000
- The Andrew Pelczar Game Room - \$90,000

And further, to accept the following gifts and their purpose:

- \$5,000 for two outdoor benches in honor of Ruth Von Kelsch
- The Almira Simons fund gift for the purchase of exercise equipment
- Gifts from the New Era Fund which include:
  - An upright piano
  - A pool table
  - Outdoor patio furniture

**7.** **MOVE** to approve the regular session minutes of October 30<sup>th</sup> and November 7, 2017.

7. **MOVE** that the board accepts the following donations to the Council on Aging:

|  |            |
|--|------------|
| Friends of Wellesley COA:                | \$1,272.00 |
| October Senior Lunch Program Beth Shedd: | \$ 525.00  |
| Professional photography services        | \$ n/a     |

8. **MOVE** to award invitational entries for the 2018 Boston Marathon to the charities as recommended by Deputy Director Connolly as well as two more bibs to \_\_\_\_\_ and \_\_\_\_\_.

8. **MOVE** to award invitational entries for the 2018 Boston Marathon to run for the War Memorial Scholarship to \_\_\_\_\_ and \_\_\_\_\_.

10. **MOVE** that the Board vote to enter into Executive Session under M.G.L. c 30A, §21 exception # 3a to discuss strategy with regards to collective bargaining. Furthermore, that Treasurer/Collector Marc Waldman, HR Director Scott Szczebak, Blythe Robinson and Meghan Jop be invited to participate in the meeting.

**MOVE** to close the executive session and enter into a subsequent executive session.

10. **MOVE** that the Board vote to enter into Executive Session under M.G.L. c 30A, §21 exception # 3a to discuss strategy with regards to collective bargaining. Furthermore, that Police Chief Jack Pilecki, HR Director Scott Szczebak, Blythe Robinson and Meghan Jop be invited to participate in the meeting.

**MOVE** that the Board vote to approve the tentative agreement with the Wellesley Police Patrolman's Association for the period July 1, 2017 to June 30, 2020 and recommend the approval of the first year funding of these contracts to the Annual Town Meeting.

**MOVE** to close the executive session and enter into open session for the purpose of adjourning the meeting.

Black regular agenda items

**Board of Selectmen Calendar – FY17**

| <b>Date</b>              | <b>Selectmen Meeting Items</b>   | <b>Other Meeting Items</b>  |
|--------------------------|--|---|
| <i>12/18<br/>Monday</i>  | <b>Meeting</b><br>Joint Election - Recreation Commission 7:10<br>FY19 Budget - vote on BOS budgets<br>TPC - New Polling Place<br>WHC Update - Demo Delay 7:20<br>National Grid Petition 7:45 (advertised)<br>Approve a lease extension - 888 Worcester<br>Approve Police Contracts in Open Session<br>Approve Ethics Disclosure for Exec. Dir. - MIIA Boards | <b>FYI-Tuesday 12/14- Unified Plan Steering Committee</b>                   |
| <i>12/25<br/>Monday</i>  | <b>TOWN HALL CLOSED</b>  |   |
| <i>1/1/18<br/>Monday</i> | <b>TOWN HALL CLOSED</b>  |   |
| <i>1/8<br/>Monday</i>    | <b>Meeting</b>   |   |
| <i>1/15<br/>Monday</i>   | <b>Town Hall Closed – MLK</b>  |   |
| <i>1/16<br/>Tuesday</i>  | <b>Meeting</b>   | <b>Friday 1/19 &amp; Saturday 1/20- MMA Annual Meeting &amp; Trade Show</b> |
| <i>1/22<br/>Monday</i>   | <b>Wellesley Club</b>  |   |
| <i>1/23<br/>Tuesday</i>  | <b>Meeting</b>   |   |
| <i>1/29<br/>Monday</i>   | <b>Meeting</b>   | <b>Friday 1/26 8:00am Babson College Breakfast</b>                          |
| <i>2/5<br/>Monday</i>    | <b>Possible STM Date</b>   |   |
| <i>2/6<br/>Tuesday</i>   | <b>Possible STM Date</b>   |   |
| <i>2/12<br/>Monday</i>   | <b>Meeting</b>   |   |
| <i>2/19<br/>Monday</i>   | <b>Town Hall Closed – President's Day</b>  |   |
| <i>2/20<br/>Tuesday</i>  | <b>Meeting</b>   |   |
| <i>2/26<br/>Monday</i>   | <b>Meeting</b>   |   |
| <i>3/5<br/>Monday</i>    | <b>Wellesley Club- Town Affairs Night</b>  |   |
| <i>3/6<br/>Tuesday</i>   | <b>Meeting</b>   | <b>Tuesday 3/6- Town Election</b>   |
| <i>3/12<br/>Monday</i>   | <b>Meeting</b>   |   |
| <i>3/19<br/>Monday</i>   | <b>Meeting</b>   |   |

12/8/2017

## Black regular agenda items

### Notes

## Quarterly updates

- *Traffic Committee (Deputy Chief Pilecki)*
- *Facilities Maintenance (Joe McDonough)*
- *Wellesley Club Dates 1/22/18, 3/5/18*

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BLYTHE C. ROBINSON  
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

Our regularly scheduled meeting will begin at 6:30 PM on Monday in the Juliani Room to accommodate a long agenda followed by an executive session for several topics.

### 1. Citizen's Speak



## **2. Discuss Proposed Recreational Marijuana Bylaw**

Included in your packet is a draft bylaw on this topic prepared by Town Counsel. As you know, the Town passed a moratorium on this topic at town meeting this year. However, after that point the State completed its regulations on the matter, and those state that a community that voted “no” on allowing recreational marijuana may take this additional step to prohibit the sale through December 2018.

There will be several persons in attendance at the meeting to discuss this topic including Town Counsel and the Police Chief. Also, Selectmen Morgan and Sullivan Woods have already begun the process of discussing this with other boards to obtain their input and will bring the rest of the board up to speed at the meeting.

**MOVE** to include the bylaw as presented regarding recreational marijuana on the warrant for the 2018 annual town meeting.

**ARTICLE ??** To see if the Town will vote to amend Sections IA. and XVI. of the Zoning Bylaws to prohibit marijuana establishments other than Registered Marijuana Dispensaries by:

(a) Inserting into Section IA, “Definitions”, in appropriate alphabetical order, the following:

**Marijuana Establishment:** A marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer, craft marijuana cultivator cooperative, or any other type of marijuana-related business, subject to regulation under Chapter 94G of the Massachusetts General Laws; provided, however, that a Registered Marijuana Dispensary shall not be deemed to be a Marijuana Establishment.

(b) Inserting into Section XVI., “Restrictions Effecting All Districts”, at the end of the Section, the following:

I. For a Marijuana Establishment.

or take any other action in relation thereto.

### **3. Discuss Proposed Alcohol in Town Building Bylaw**

Included in your packet is a draft bylaw on this topic prepared by Town Counsel. There will be several persons in attendance at the meeting to discuss this topic including Town Counsel and the Police Chief. Also, Selectmen Morgan and Sullivan Woods have already begun the process of discussing this with other boards to obtain their input and will bring the rest of the board up to speed at the meeting. The enclosed draft bylaw would specifically prohibit the serving of alcohol in any school buildings, but leaves open the possibility for service in other buildings and potential for service outdoors on town property. Should this topic move forward, a further step will require the development of regulations, for which we've begun the process of obtaining samples of such from other towns.

**NO MOTION**

**ARTICLE ??** To see if the Town will vote to amend Article 49.19 of the Town Bylaws to allow the consumption of alcohol on Town property, but not public school property, by temporary license issued by the Board of Selectmen, pursuant to Chapter 138 of the Massachusetts General Laws, by deleting said Article in its entirety and replacing it with the following:

49.19. Possession and Use of Alcoholic Beverages. Drinking or possession of any alcoholic beverage, as defined in Chapter 138 of the Massachusetts General Laws, while in or upon any Wellesley Public School building or grounds is prohibited. Drinking or possession of any alcoholic beverage while in or upon all other Town buildings and grounds is prohibited, except insofar as may be allowed by temporary license issued by the Board of Selectmen pursuant to Chapter 138 of the Massachusetts General Laws.

No person shall consume any alcoholic beverage, as defined above, on any public way or way to which the public has a right of access as invitees or licensees, including any person in a motor vehicle while it is in, on, or upon any public way or any way to which the public has a right of access as aforesaid, within the limits of the Town of Wellesley; and no person shall consume any alcoholic beverages, in, on, or upon any private land or place without the consent of the owner or person in control of such private land or place.

Any person who violates this section may be arrested by a police officer without a warrant.

All alcoholic beverages being used in violation of this sentence may be seized and held until final adjudication of the charge against any such person or persons has been made by the Court.

Whoever violates the provisions of this section shall be punished by a fine not exceeding fifty (50) dollars for such offense.

or take any other action in relation thereto.

#### **4. Audit Committee Update**

The members of the Audit Committee will be attending the meeting to go over the enclosed PowerPoint presentation which provides you with an overview of the audit of the Towns finances for FY17. They will be accompanied by Jim Powers and Mike Nelligan, the two principals from Powers & Sullivan assigned to our account. Also enclosed for your information is the Comprehensive Annual Financial Report (CAFR), the Management Letter, and the Federal Single Audit (required if we obtain more than \$500,000 in direct federal funding). As the Committee will have voted to accept the audit prior to this meeting there is no action the Board needs to take, so no motion has been crafted.

The Committee will also give you an update on their plans to put out an RFP and seek proposals for the next annual audit. While they are very satisfied with the work done by Powers and Sullivan over the last 13 years they have decided to seek proposals and decide whether to change firms or not.

**NO MOTION**

# **Report to Board of Selectmen**

## **Wellesley Audit Committee**

### **December 11, 2017**

# Audit Committee

## Terms Expire

**Larry Petzing, Chair**

**2<sup>nd</sup> Term, April, 2018**

**Peter Cory, Secretary**

**2<sup>nd</sup> Term, April, 2019**

**Phil Laughlin**

**2<sup>nd</sup> Term, April, 2019**

**Laura McDonnell**

**1<sup>st</sup> Term, April, 2018**

**Steve St. Thomas**

**1<sup>st</sup> Term, April, 2018**

# **Finance Director / Town Accountant**

**Sheryl Strother**

**Powers & Sullivan**

**Certified Public Accountants**

**Mike Nelligan** **Partner**

**Jim Powers** **Partner**

**Todd Jurczyk** **Manager**

# Auditor Reports

- 1. Comprehensive Annual Financial Report (CAFR)**
- 2. Wellesley Municipal Light Plant**
- 3. Report on Federal Award Programs**
- 4. Wellesley Contributory Retirement System**
- 5. Required Communication to Audit Committee (SAS 114)**
- 6. Management Letter**
- 7. School End-of-Year Financial Report**

## Significant Items of Interest

- **Unqualified opinions for all reports issued to date (School report will be issued later in January/February)**
- **\$3.6 million improvement in the general fund in FY2017**
- **OPEB liability to be recognized in FY2018**
- **Pension liability was recognized in FY2016**

## Significant Items of Interest

- We continue to meet with School management
- Significant improvement in processes and controls over the last two years
- Going through a routine audit proposal process with Powers & Sullivan (who have done an excellent job) and two other firms

# **2017 Auditor Management Letter**

## **New Comment**

**Timeliness of actuarial pension and OPEB information for financial reporting and disclosure**

## **Other Matters**

**Documentation of Internal Control System using COSO Internal Control Framework**

## **Informational Comments**

**Informational Comment on Future GASB Statements – most significant is the OPEB Standard**

## **5. Quarterly Traffic Update**

Members of the traffic committee, DPW and Mike Regan from VHB will be at the meeting to go over a number of matters as outlined on your agenda. First, we have scheduled four public hearings related to modifications to the Town's traffic regulations as outlined on the agenda. Following that, the committee would like to go over some concepts for redesign of the intersection/rotary of Great Plain Avenue and Wellesley Avenue. They are seeking your direction on the concepts so they can begin seeking public comment on the Town's proposed direction. This will allow for refinement of the conceptual plan. Once the conceptual plan is final, the Traffic Committee will back before the Board to seek design funds to finalize the design. Finally, the Committee would like to provide you with an overview of the status of the projects that are planned for this year, as well as go over the projects we have on the docket for FY 19.

**MOVE** to amend the Town of Wellesley Traffic Regulations by adding to:

### ***SCHEDULE I – NO PARKING***

| <b>LOCATION</b> | <b>SIDE</b> | <b>FROM</b> | <b>TO</b>                        |
|-----------------|-------------|-------------|----------------------------------|
| Clovelly Road   | Northerly   | Abbott Road | A point opposite Caroline Street |

### ***SCHEDULE I – 2 HOUR PARKING***

| <b>LOCATION</b> | <b>SIDE</b> | <b>FROM</b>              | <b>TO</b>       |
|-----------------|-------------|--------------------------|-----------------|
| Clovelly Road   | Southerly   | Abbott Road<br>7am – 5pm | Caroline Street |

**MOVE** to amend the Town of Wellesley Traffic Regulations by adding to:

### ***SCHEDULE I – FIFTEEN MINUTE PARKING***

| <b>LOCATION</b>   | <b>SIDE</b> | <b>FROM</b>                          | <b>TO</b>                            |
|-------------------|-------------|--------------------------------------|--------------------------------------|
| Washington Street | Southerly   | Denton Road Easterly<br>Intersection | Denton Road Westerly<br>Intersection |

**MOVE** to amend the Town of Wellesley Traffic Regulations by adding to:

***SCHEDULE I – NO PARKING***

| <b>LOCATION</b>                              | <b>SIDE</b> | <b>FROM</b>   | <b>TO</b>          |
|--|-------------|---------------|--------------------|
| Hill Top Road                                | East        | Linden Street | A point 140' north |
|  | West        | Linden Street | A point 210' north |
| <b>Monday – Saturday<br/>9:00am – 6:00pm</b> |             |               |                    |

**Move to approve special regulations (MGL c.90 s18) for the stop sign in the private parking lot at 230 Worcester Street per request of the property owner, Harvard Vanguard Medical Associates.**

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BLYTHE C. ROBINSON  
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

DATE: December 8, 2017

TO: Board of Selectmen

FROM: Terry Connolly

SUBJECT: **Quarterly Traffic Update – Traffic Regulation Amendments**

As part of the December 11, 2017 quarterly traffic update, the following public hearings are scheduled:

- 1. 7:35pm Clovelly Road – Add No Parking/2 Hour Parking**
  - a. This proposal is for both sides of Clovelly Road from Abbott Road to Caroline Street
    - i. Southerly direction (west side) Two Hour Parking 7am – 5pm
    - ii. Northerly direction (east side) No Parking
  - b. This is proposed by the Clovelly Road neighborhood.
  - c. Map, original request, and emails of support are attached.
  - d. Traffic Committee not involved in this proposal but doesn't object to this amendment.
- 2. 7:40pm Washington Street – Add 15-minute parking**
  - a. This proposal is to allow 15 minute on Washington Street between both Denton Road segments.
  - b. This proposal is to accommodate drop-off/pick-up at the Montessori School located in St. Andrews Church.
  - c. The residents, St. Andrews Church, and the Montessori School support this proposal.
  - d. Map and emails of support are attached.
  - e. Traffic Committee proposed this solution and supports this amendment.

**3. 7:45pm Hill Top Road – Add Monday-Saturday 9:00am – 6:00pm**

- a. No Parking on this small portion of Hill Top Road was originally approved by the Selectmen on 11/21/16.
- b. The vote didn't include the day & time restriction.
- c. The residents have indicated they now want to include the original day & time restriction.
- d. Map and emails of support are attached.
- e. Traffic Committee supports this amendment. It is simply to correct an omission in the traffic regulation amendment approved on 11/21/16.

**4. 7:50pm 230 Worcester Street – Add Special Regulation – MGL c. 90 §18**

- a. As required in MGL c. 90 §18 the property owner submitted a written request asking that the stop sign on private property be enforced by the Police Department.
- b. A similar request for Whole Foods was approved by the Selectmen in June 2013.
- c. Map and request letter are attached.
- d. Copy of MGL c. 90 §18 attached.
- e. Traffic Committee supports this amendment.

## Clovelly Road Parking Proposal



0 50 100 200 300 400 Feet



**Date:** July 31, 2017

**To:** Town of Wellesley Board of Selectmen

**From:** Thomas Engels  
9 Clovelly Road

### **Request**

On behalf of the affected neighbors, I am requesting the Board of Selectmen to authorize the placement of two signs to restrict parking on Clovelly Road, between the intersection of Clovelly Road with Abbott Road and the intersection of Clovelly Road with Caroline Street (see attached map). Specifically, we ask for the following:

- 1) on the west side of the street, a sign saying 'Two Hour Parking Only Between 7:00AM and 5:00PM';
- 2) on the east side of the street, a sign saying 'No Parking'.

The first sign could be added to the existing signpost that holds the 'Children' sign at the northwest corner of 9 Clovelly Road.

The second sign would require a new signpost and could be located between the intersection of Clovelly Road and Caroline Street and the intersection of Clovelly Road and Abbott Road.

The first sign would accommodate occasional visitors to the two residences at that end of the street (9 Clovelly and 43 Abbott). On the other side of the street, there is no sidewalk or curb and no access to residences, which makes a 'No Parking' sign appropriate there.

### **Reasons for Request**

We are seeking to remedy an ongoing issue for all drivers who use Clovelly Road, and to ensure that the character of the neighborhood is not degraded by its slowly becoming an auxiliary parking lot.

In the last five to seven years, there have been increased instances of drivers parking their vehicles on both sides of Clovelly Road near Abbott Road. The vehicles' owners appear to be primarily employees of the U.S. Post Office at Wellesley Hills and commuters who use the Wellesley Hills train stop. The owners say that they cannot find parking elsewhere or that they do not want to pay for parking in the commuter rail lot.

The vehicles create both an inconvenience and a safety hazard, especially during the morning hours, when many drivers use Clovelly as a cut-through between Forest Street and Abbott Road. The parked vehicles create a bottleneck, because the road is

not wide enough to accommodate more than two vehicles, particularly when vehicles are making turns off and on Clovelly and Abbott. The issue becomes more acute in winter, when snow banks narrow the street. Attached to this request are recent accident reports, showing that this intersection can be hazardous, even without vehicles parked at the corner.

The parked vehicles also reduce visibility for a vehicle coming out of the driveway belonging to 43 Abbott Road, which exits onto Clovelly. When cars are parked on the west side of Clovelly, the exiting driver's view of traffic turning off Abbott onto Clovelly is significantly impaired.

In addition to creating an inconvenience and a potential safety issue, the parked vehicles degrade the character of the neighborhood, particularly at that end of the street. We do not object to visitors or tradespeople who have a legitimate reason to park for an hour or two, but all-day parking by individuals who have no other connection to the neighborhood is not acceptable.

Some of us have asked vehicle owners who use the street for all day parking to park elsewhere. Responses from the drivers have ranged from indifference to outright offensiveness. Often the individuals point out that there are no posted parking restrictions, so they have a right to park there if they wish.

We have also alerted the WPD about the vehicles, and the WPD has sent cruisers to the area in response, but the WPD's position is that it cannot stop individuals from parking there if parking in the area is not officially restricted.

In the past, the vehicles' owners eventually have stopped parking there once they were confronted, but it seems clear that without the intervention by neighborhood residents, they would have continued to park. It is reasonable to assume that without action, the number of cars parking at that end of the street would proliferate.

Thank you for your consideration of this request.



**TOWN OF WELLESLEY      POLICE DEPARTMENT**

WELLESLEY, MA 02482  
Telephone 781-235-1212

Jack Pilecki  
Chief of Police

May 17, 2017

Mrs. Ellen Subramaniam  
43 Abbott Road  
Wellesley, MA 02481

Mrs. Subramaniam,

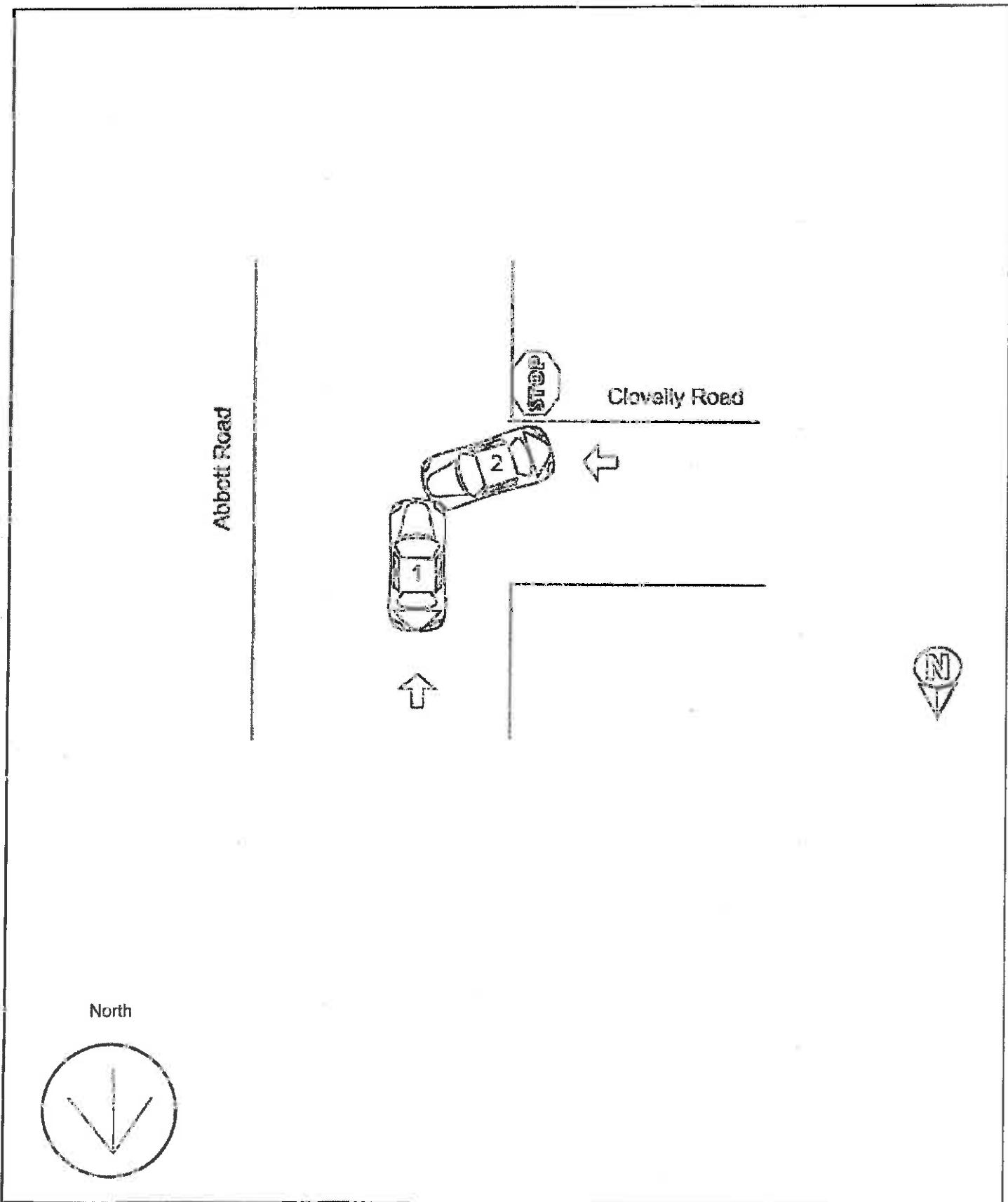
Enclosed herewith please find the most recent accident reports in your area. I hope it helps with your case for signage. If anything further is needed, please do not hesitate to contact me at 781-235-1212.

Sincerely,

A handwritten signature in black ink that reads "Janet M. Popovski".

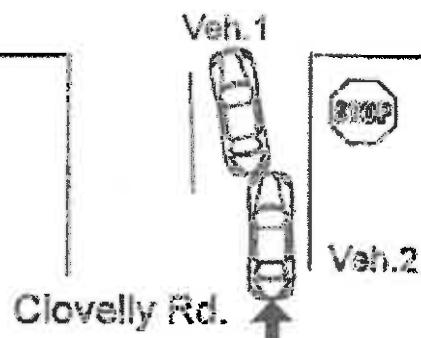
Janet M. Popovski  
Patrolman

## Diagram of Accident: 15-318-AC



## Diagram of Accident: 16-100-AC

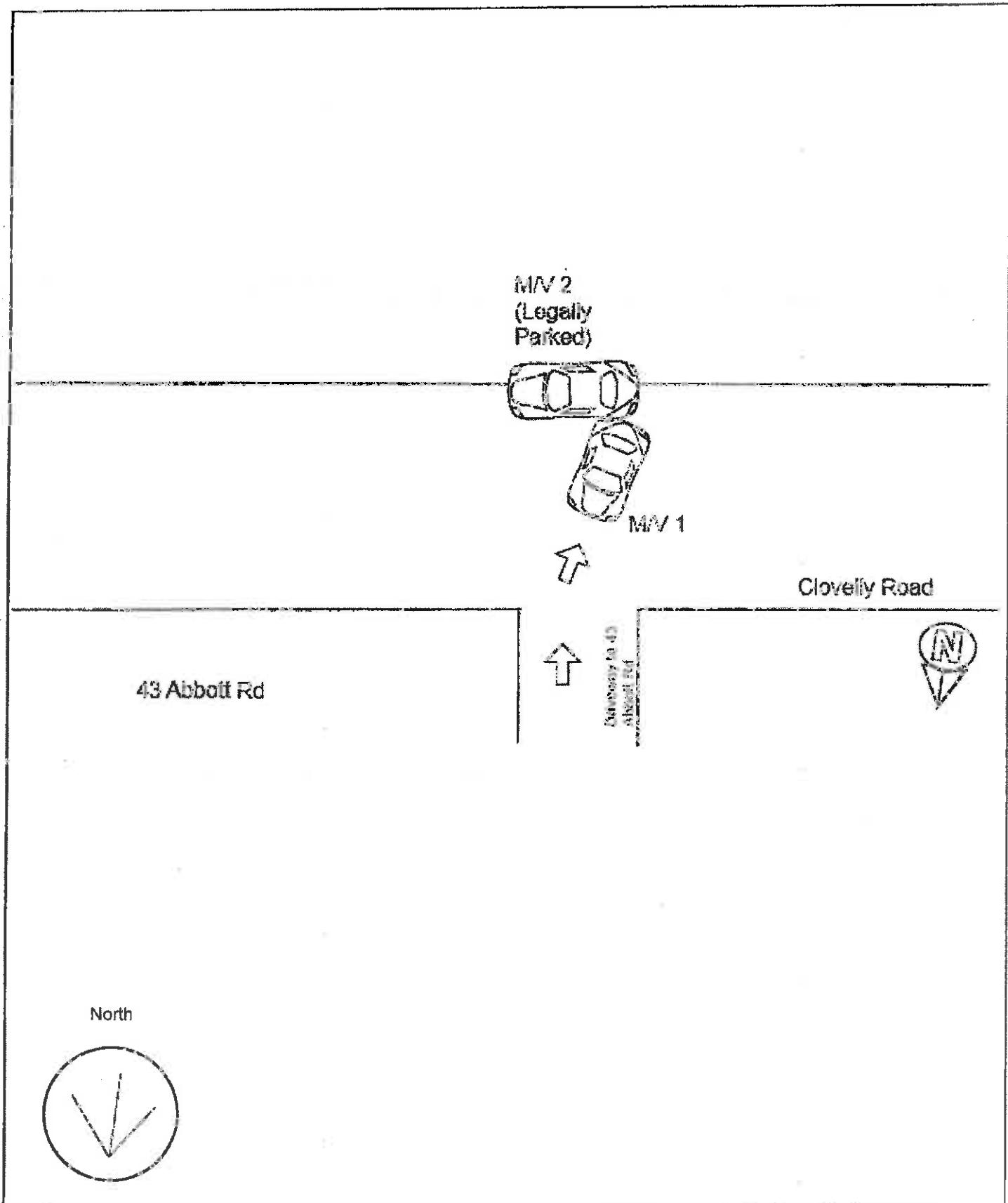
Abbott Rd.



North

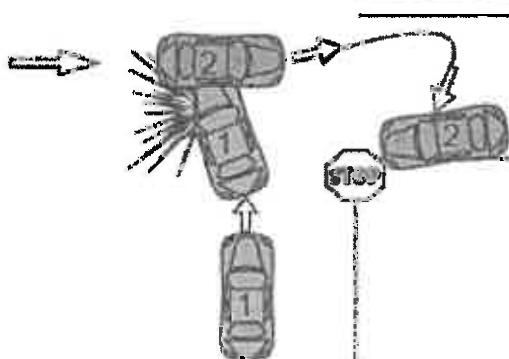


## Diagram of Accident: 16-693-AC



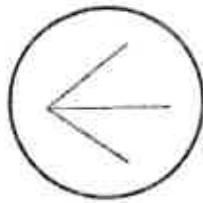
## Diagram of Accident: 17-241-AC

Abbott Road



Clovelly Road

North



**Wednesday, August 2, 2017 at 5:40:07 AM Eastern Daylight Time**

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**Subject:** RE: Update on Clovelly Road parking

**Date:** Friday, July 28, 2017 at 11:27:54 AM Eastern Daylight Time

**From:** Katherine Babson

**To:** 'Thomas Engels', 'Ellen', 'Liz Gallese', 'Jacoby, Jennie', 'csj', 'Karen Genta', 'Helen Goins', 'Wendy Engels', 'Terri Watts'

Thomas,  
Thank you for doing the work.

I concur.

Gig Babson

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**From:** Thomas Engels [mailto:[tengels@comcast.net](mailto:tengels@comcast.net)]

**Sent:** Friday, July 28, 2017 11:19 AM

**To:** Ellen <[ellen\\_subramaniam@hotmail.com](mailto:ellen_subramaniam@hotmail.com)>; Liz Gallese <[liz@lizromangallese.com](mailto:liz@lizromangallese.com)>; Jacoby, Jennie <[j.jacoby@rivers.org](mailto:j.jacoby@rivers.org)>; csj <[cindy@jaczko.com](mailto:cindy@jaczko.com)>; Karen Genta <[kgenta23@gmail.com](mailto:kgenta23@gmail.com)>; Katherine Babson <[k.babson@comcast.net](mailto:k.babson@comcast.net)>; Helen Goins <[goins@usa.net](mailto:goins@usa.net)>; Wendy Engels <[wendy.haering@gmail.com](mailto:wendy.haering@gmail.com)>; Terri Watts <[Wattsteri@gmail.com](mailto:Wattsteri@gmail.com)>

**Subject:** Update on Clovelly Road parking

Hi all,

A couple of months ago I wrote to get your thoughts on the possible installation of no-parking signs at the Abbott Road end of Clovelly.

Taking into consideration your input, and discussing the matter with the Selectmen's office, which would approve the signs, I have put together the attached request to the Selectmen. I am told the request would be reviewed in September.

To summarize, I've proposed the placement of two signs, one on each side of the street, between the intersections of Clovelly with Caroline and Abbott.

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Thank you,  
Thomas Engels  
9 Clovelly Road

---

Wednesday, August 2, 2017 at 5:42:25 AM Eastern Daylight Time

**Subject:** RE: Update on Clovelly Road parking

**Date:** Friday, July 28, 2017 at 2:26:13 PM Eastern Daylight Time

**From:** Liz Gallese

**To:** 'Ellen', 'Katherine Babson', 'Thomas Engels', 'Jacoby, Jennie', 'csj', 'Karen Genta', 'Helen Goins', 'Wendy Engels', 'Terri Watts'

Thomas,

While not among the closest of the neighbors to the affected area, I also agree.

Thank you for doing this.

Best,

Liz

Liz Roman Gallese

Executive Producer/Producer

[www.womenof69unboxed.org](http://www.womenof69unboxed.org)

[www.facebook.com/womenof69unboxed](http://www.facebook.com/womenof69unboxed)

[www.twitter.com/womenof69](http://www.twitter.com/womenof69)

LL: 781-235-9040; M: 781-929-6449

---

**From:** Ellen [mailto:[ellen\\_subramaniam@hotmail.com](mailto:ellen_subramaniam@hotmail.com)]

**Sent:** Friday, July 28, 2017 11:56 AM

**To:** Katherine Babson; 'Thomas Engels'; 'Liz Gallese'; 'Jacoby, Jennie'; 'csj'; 'Karen Genta'; 'Helen Goins'; 'Wendy Engels'; 'Terri Watts'

**Subject:** Re: Update on Clovelly Road parking

Thank you Thomas. I also concur.

Best,

Ellen

---

**From:** Katherine Babson <[k.babson@comcast.net](mailto:k.babson@comcast.net)>

**Sent:** Friday, July 28, 2017 11:27 AM

**To:** 'Thomas Engels'; 'Ellen'; 'Liz Gallese'; 'Jacoby, Jennie'; 'csj'; 'Karen Genta'; 'Helen Goins'; 'Wendy Engels'; 'Terri Watts'

**Subject:** RE: Update on Clovelly Road parking

Thomas,

Thank you for doing the work.

I concur.

Gig Babson

---

**From:** Thomas Engels [mailto:[tengels@comcast.net](mailto:tengels@comcast.net)]

**Sent:** Friday, July 28, 2017 11:19 AM

**To:** Ellen <[ellen\\_subramaniam@hotmail.com](mailto:ellen_subramaniam@hotmail.com)>; Liz Gallese <[liz@lizromangallese.com](mailto:liz@lizromangallese.com)>; Jacoby, Jennie <[j.jacoby@rivers.org](mailto:j.jacoby@rivers.org)>; csj <[cindy@jaczko.com](mailto:cindy@jaczko.com)>; Karen Genta <[kgenta23@gmail.com](mailto:kgenta23@gmail.com)>; Katherine Babson <[k.babson@comcast.net](mailto:k.babson@comcast.net)>; Helen Goins <[goins@usa.net](mailto:goins@usa.net)>; Wendy Engels <[wendy.haering@gmail.com](mailto:wendy.haering@gmail.com)>; Terri Watts <[Wattsteri@gmail.com](mailto:Wattsteri@gmail.com)>

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Thank you,  
Thomas Engels  
9 Clovelly Road

**Wednesday, August 2, 2017 at 5:41:59 AM Eastern Daylight Time**

---

**Subject:** Re: Update on Clovelly Road parking

**Date:** Friday, July 28, 2017 at 9:27:52 PM Eastern Daylight Time

**From:** Helen Goins

**To:** Thomas Engels

**CC:** Ellen, Liz Gallese, Jacoby, Jennie, Cindy Jaczko, Karen Genta, Gig Babson, Wendy Engels, Terri Watts

Thank you Thomas, I also concur. Best, Helen

On Jul 28, 2017, at 11:18 AM, Thomas Engels <[tengels@comcast.net](mailto:tengels@comcast.net)> wrote:

Hi all,

A couple of months ago I wrote to get your thoughts on the possible installation of no-parking signs at the Abbott Road end of Clovelly.

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Thank you,

Thomas Engels

9 Clovelly Road

<[Parking Request.docx](#)><[Parking Map.pdf](#)><[Recent Accidents Abbott Clovelly.pdf](#)>

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Wednesday, August 2, 2017 at 5:41:33 AM Eastern Daylight Time

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**Subject:** Re: Update on Clovelly Road parking

**Date:** Saturday, July 29, 2017 at 10:20:22 AM Eastern Daylight Time

**From:** csj

**To:** Thomas Engels

**CC:** Ellen, Liz Gallese, Jacoby, Jennie, Karen Genta, Katherine Babson, Helen Goins, Wendy Engels, Terri Watts, Rob Jaczko

Thank you Thomas for the time and effort you have given. I think your suggestion sounds perfect. I have included Rob on the email as well.

Cindy

On Jul 28, 2017, at 11:18 AM, Thomas Engels <[tengels@comcast.net](mailto:tengels@comcast.net)> wrote:

Hi all,

A couple of months ago I wrote to get your thoughts on the possible installation of no-parking signs at the Abbott Road end of Clovelly.

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Thank you,

Thomas Engels

9 Clovelly Road

<Parking Request.docx><Parking Map.pdf><Recent Accidents Abbott Clovelly.pdf>

The Selectmen's office tells me it would helpful to have an indication of how the neighbors most affected by the signs view the request. I am asking, therefore, that you let me know by return email whether or not you support the request as written. Of course, if you have concerns, please let me know, and I will try to address them.

Thank you,  
Thomas Engels  
9 Clovelly Road

**Wednesday, August 2, 2017 at 5:42:55 AM Eastern Daylight Time**

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**Subject:** Re: Update on Clovelly Road parking

**Date:** Friday, July 28, 2017 at 1:35:59 PM Eastern Daylight Time

**From:** Teri Watts Ebersole

**To:** Ellen

**CC:** Katherine Babson, Thomas Engels, Liz Gallese, Jacoby, Jennie, csj, Karen Genta, Helen Goins, Wendy Engels

Jamie and I think this solution sounds ideal.

Thank you for working on it, Thomas.

Teri

---

Teri Watts Ebersole

[wattsteri@gmail.com](mailto:wattsteri@gmail.com)

On Jul 28, 2017, at 11:56 AM, Ellen <[ellen\\_subramaniam@hotmail.com](mailto:ellen_subramaniam@hotmail.com)> wrote:

Thank you Thomas. I also concur.

Best,

Ellen

---

**From:** Katherine Babson <[k.babson@comcast.net](mailto:k.babson@comcast.net)>

**Sent:** Friday, July 28, 2017 11:27 AM

**To:** 'Thomas Engels'; 'Ellen'; 'Liz Gallese'; 'Jacoby, Jennie'; 'csj'; 'Karen Genta'; 'Helen Goins'; 'Wendy Engels'; 'Terri Watts'

**Subject:** RE: Update on Clovelly Road parking

Thomas,

Thank you for doing the work.

I concur.

Gig Babson

**From:** Thomas Engels [<mailto:tengels@comcast.net>]

**Sent:** Friday, July 28, 2017 11:19 AM

**To:** Ellen <[ellen\\_subramaniam@hotmail.com](mailto:ellen_subramaniam@hotmail.com)>; Liz Gallese <[liz@lizromangallese.com](mailto:liz@lizromangallese.com)>; Jacoby, Jennie <[j.jacoby@rivers.org](mailto:j.jacoby@rivers.org)>; csj <[cindy@jaczko.com](mailto:cindy@jaczko.com)>; Karen Genta <[kgenta23@gmail.com](mailto:kgenta23@gmail.com)>; Katherine Babson <[k.babson@comcast.net](mailto:k.babson@comcast.net)>; Helen Goins <[goins@usa.net](mailto:goins@usa.net)>; Wendy Engels <[wendy.haering@gmail.com](mailto:wendy.haering@gmail.com)>; Terri Watts <[Wattsteri@gmail.com](mailto:Wattsteri@gmail.com)>

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Thank you,  
Thomas Engels  
9 Clovelly Road

# Washington Street 15-Minute Parking Proposal



N

**Connolly, Terry**

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**From:** Michael Vanin <mvanin@gxtgreen.com>  
**Sent:** Thursday, December 07, 2017 8:26 AM  
**To:** Connolly, Terry  
**Cc:** Vanessa Larkin WMS; Nancy Hancock  
**Subject:** Re: Email of Support

Terry:

We are aware of and appreciate the new proposed language to solve the Washington St. parking issue. Thank you for everyone's hard work.

I have canvassed stake holders from the WMS and St. Andrew's and agree with the proposed language to limit parking to 15 minutes.

Let me know if you need anything else.

Regards,

Michael C. Vanin  
GXT Green, Inc.

Chief Operating Officer and SVP of Worldwide Sales

505 Middlesex Turnpike, Suite 11  
Billerica, MA 01821

O: 978-735-4367  
F: 978.735.4368  
M: 617.835.0189 (best)

Economics meeting Ecology

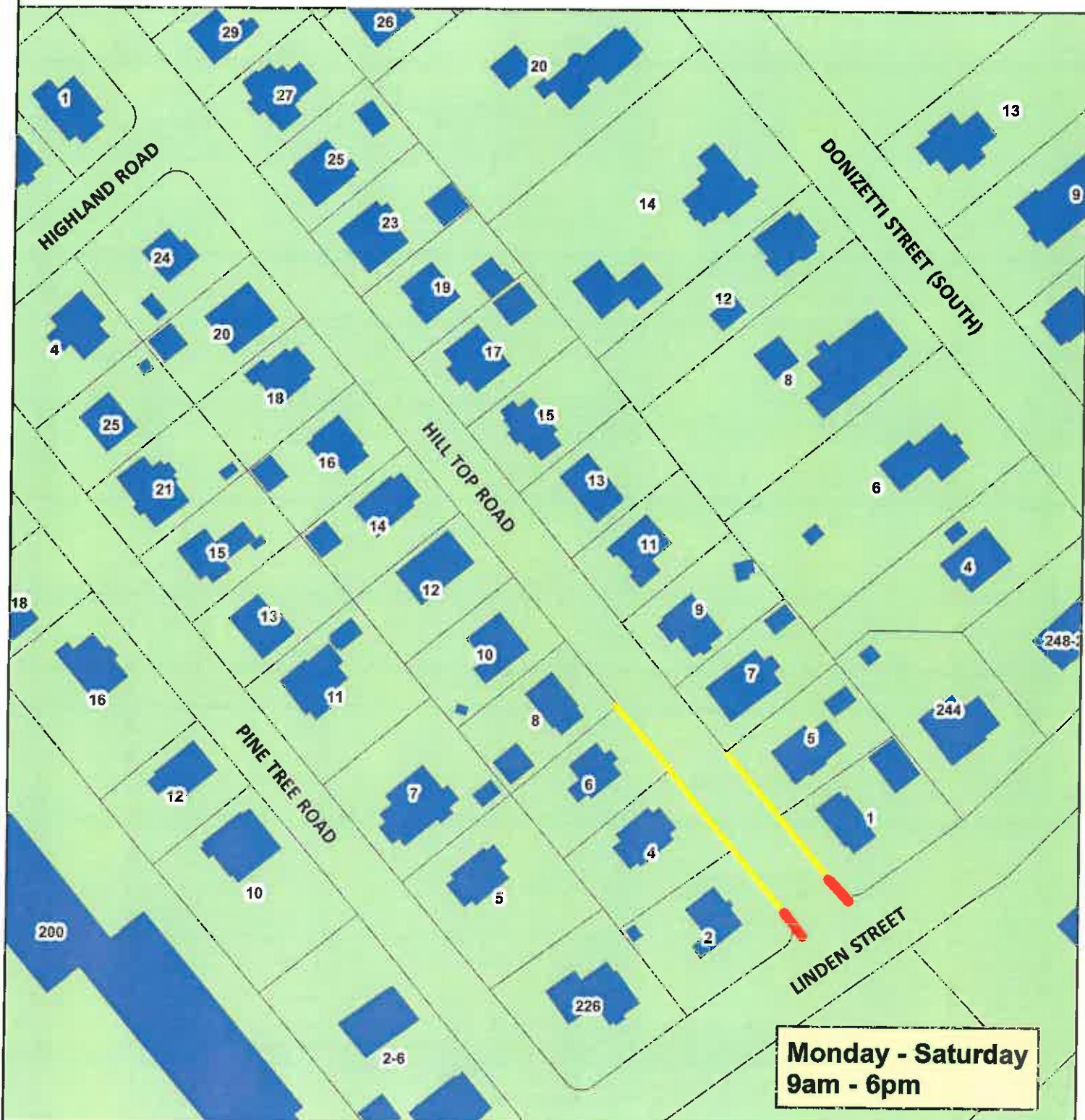
[www.gxtgreen.com](http://www.gxtgreen.com)

This e-mail transmission: (i) contains information that may be confidential and that may also be privileged, so unless you are the intended recipient of the message (or authorized to receive it for the intended recipient), you may not copy, forward, or otherwise use it, or disclose its contents to any third party without the consent of the sender; and (ii) is for informational purposes only and shall neither be construed as an agreement, express or implied, nor obligate the transmitting party to enter into any agreement to purchase, sell, or license any goods, services, or technology to or from the recipient

On Dec 6, 2017 4:52 PM, "Michael Vanin" <[mvanin@gxtgreen.com](mailto:mvanin@gxtgreen.com)> wrote:



*Town of Wellesley*  
**Proposed Parking Restrictions for Hill Top Road**



2 Hour Parking

No Parking  
Here to Corner

1 inch = 100 feet

0 25 50 100  
Feet



10/17/2016

**Connolly, Terry**

**From:** colette Aufranc <coletteaufranc@gmail.com>  
**Sent:** Wednesday, December 06, 2017 5:23 PM  
**To:** Connolly, Terry  
**Subject:** Re: Email of Support

Hello Terry

I am happy to write in support of the addition of "Monday - Saturday 9am - 6pm" to the existing restricted parking signs on Hill Top Road. The parking signs have been very effective in deterring all day parking.

Many thanks

Colette and Saint Aufranc  
5 Hill Top Road

On Wed, Dec 6, 2017 at 3:58 PM, Connolly, Terry <[tconnolly@wellesleyma.gov](mailto:tconnolly@wellesleyma.gov)> wrote:

Colette

We hope to receive emails of support In time for Friday's weekly packet to the Board of Selectmen.

Can you please send me an email by Friday at noon to include?

Thank you

Terry

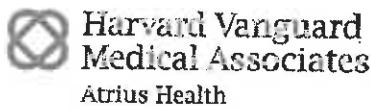
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Terrance J. Connolly

Deputy Director

230 Worcester Street  
Stop Sign Enforcement  
MGL c.90 section 18





December 4, 2017

**Wellesley**  
230 Worcester Street  
Wellesley, MA 02481  
781-431-5400 tel  
[www.harvardvanguard.org](http://www.harvardvanguard.org)

**Board of Selectman  
Town of Wellesley  
Wellesley, Massachusetts 02481**

**Dear Members of the Board of Selectman;**

**We recently installed a stop sign on private property at Harvard Vanguard Medical Associates/Atrius Health, 230 Worcester Street. Via this letter, we are requesting that the Wellesley Police Department be authorized to enforce the stop sign located at this address. The owners of Wellesley Toyota/Scion, which is located on either side of the property are in full support of this request. Thank you for your consideration.**

**Sincerely,**

A handwritten signature in black ink that appears to read "Linda Oliver".

**Linda Oliver  
Practice Administrator**

**Cc: Atrius Legal Dept.**

## MGL c. 90 §18

Section 18. The city council, the transportation commission of the city of Boston, the board of selectmen, park commissioners, a traffic commission or traffic director, or the department, on ways within their control, may make special regulations as to the speed of motor vehicles and may prohibit the use of such vehicles altogether on such ways; provided, however, that except in the case of a speed regulation no such special regulation shall be effective unless it shall have been published in one or more newspapers, if there be any, published in the town in which the way is situated, otherwise in one or more newspapers published in the county in which the town is situated; nor until after the department, and in the case of a speed regulation the department and the registrar, acting jointly, shall have certified in writing that such regulation is consistent with the public interests; provided, however, that nothing herein contained shall be construed as affecting the right of the metropolitan district commission or of the department of environmental management to make rules and regulations governing the use and operation of motor vehicles on lands, roadways and parkways under its care and control. No such rule or regulation shall prohibit the use of passenger or station wagon type motor vehicles whose gross weight is less than five thousand pounds and which are registered for commercial use on ways where noncommercial passenger type motor vehicles are permitted to operate. No such regulation shall be effective until there shall have been erected, upon the ways affected thereby and at such points as the department and the registrar, acting jointly, may designate, signs, conforming to standards adopted by the department, setting forth the speed or other restrictions established by the regulation, and then only during the time such signs are in place. Any sign, purporting to establish a speed limit, which has not been erected in accordance with the foregoing provisions may be removed by or under the direction of the department.

Any person, corporation, firm or trust owning a private parking area or owning land on or abutting a private way, or any person, corporation, firm or trust controlling such land or parking area, with the written consent of the owner, may apply in writing to the city council, the traffic commission of a city or town having a traffic commission, the transportation commission of the city of Boston or the board of selectmen in any town in which the private way or parking area lies, to make special regulations as to the speed of motor vehicles and as to the use of such vehicles upon the particular private way or parking area, and the city council with the approval of the mayor, the traffic commission of a city or town, the transportation commission of the city of Boston or the board of selectmen, as the case may be, may make such special regulations with respect to said private way or parking area to the same extent as to ways within their control and such special regulations shall not be subject to approval by the department or the registrar; provided, however, that any traffic signs, signals, markings or devices used to implement such special regulations shall conform in size, shape and color to the most current manual on uniform traffic control devices.

# Quarterly Traffic Update

December 11, 2017

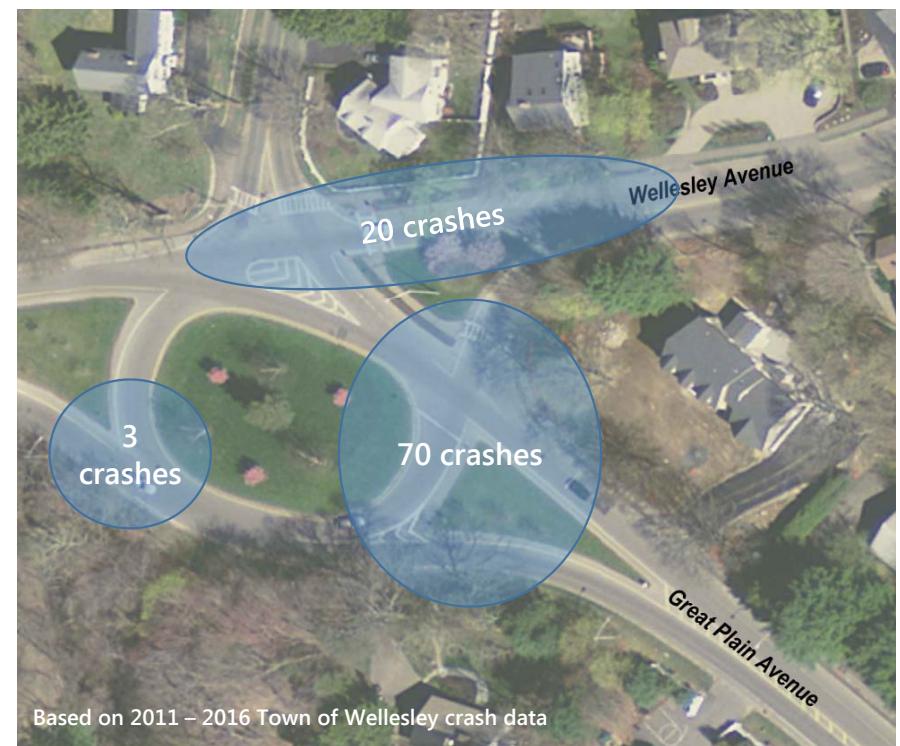
## Tonight's Updates

- Wellesley Ave/Great Plain Ave Conceptual Design Update

# Wellesley Ave/Great Plain Ave

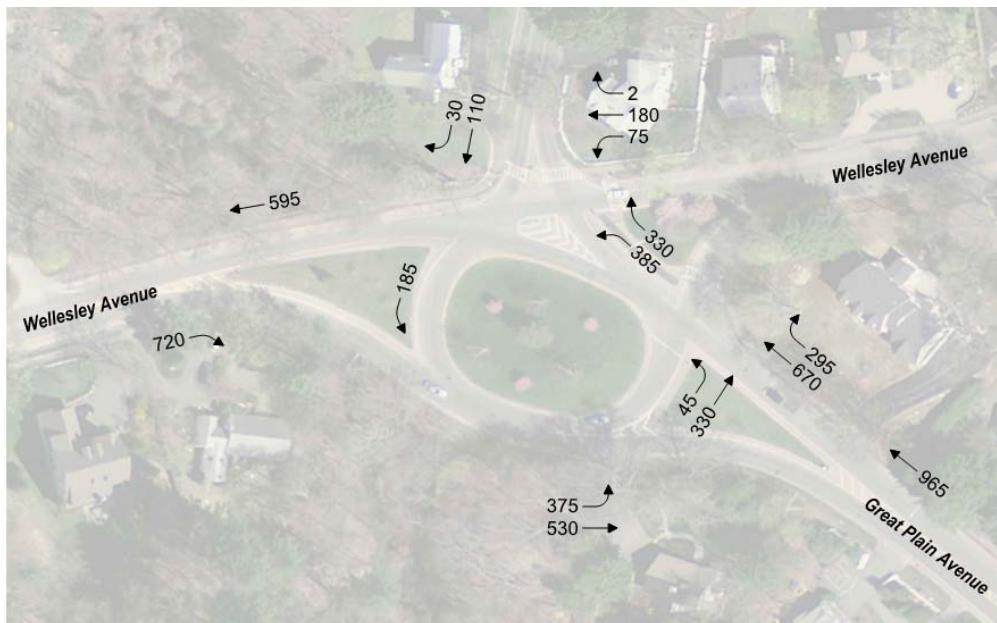
## Conceptual Design Update

- Project Need: Highlighted by Wellesley Police Department
  - Noted safety issues with over 15 crashes/year
  - Unconventional intersection geometry and control
- Existing Conditions Review: September & October 2017
  - Traffic volume and speed counts
  - Crash research
  - Operational observations and analysis
- Concept Development and Analysis : October & November 2017
  - Concept 1: Roundabout
  - Concept 2: Traffic Signal

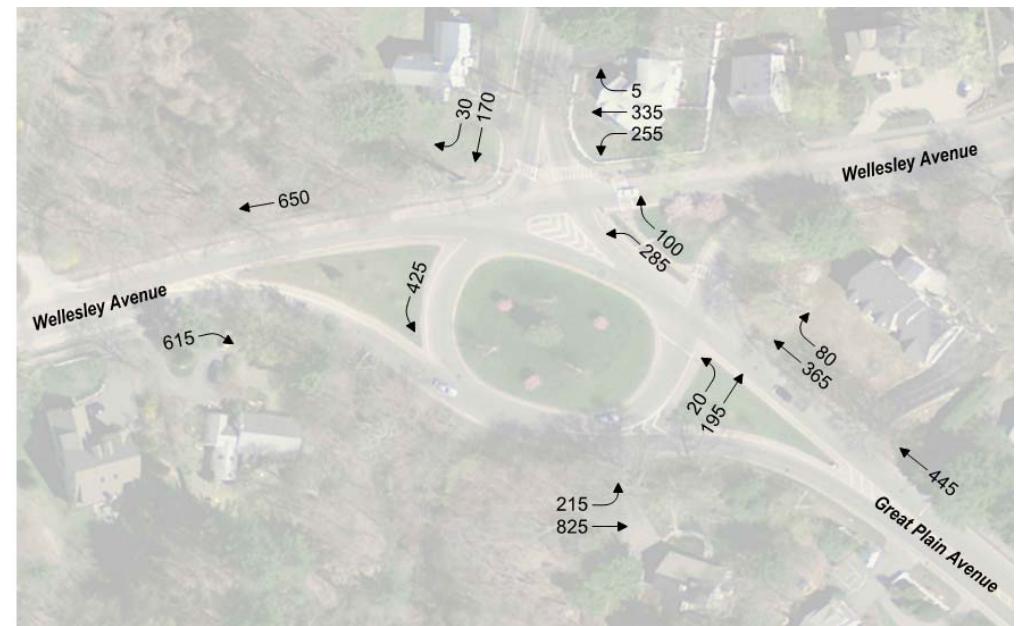


# Wellesley Ave/Great Plain Ave

## Existing Traffic Volumes



Weekday Morning Peak Hour  
8:00 – 9:00 AM

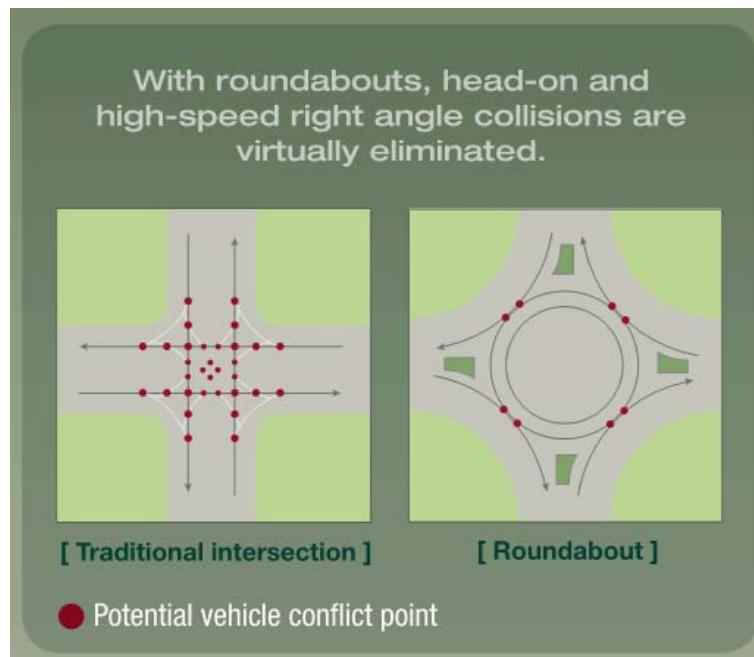


Weekday Evening Peak Hour  
4:30 – 5:30 PM

# Wellesley Ave/Great Plain Ave

## Concept 1: Roundabout

### Background



Source: Federal Highway Administration (FHWA)

# Wellesley Ave/Great Plain Ave

## Concept 1: Roundabout



- Retains much of existing traffic circle
- Works within existing right-of-way
- Reduces speeds and clarifies vehicle right-of-way both contributing to improved safety
- No equipment to install, power, or maintain
- Order-of-magnitude cost estimate: **in progress**

# Wellesley Ave/Great Plain Ave

## Concept 1: Roundabout



# Wellesley Ave/Great Plain Ave

## Concept 2: Traffic Signal



- Consolidates intersection to four-legged traffic signal
- Consolidates green space south of intersection
- Works within existing right-of-way
- Controlled movements lead to improved safety
- Order-of-magnitude cost estimate: **in progress**

# Wellesley Ave/Great Plain Ave

## Concept 2: Traffic Signal



# Wellesley Ave/Great Plain Ave

## Next Steps

- VHB to finalize memo
- Evaluate options considering Town priorities and funding availability
- Consider impacts to private driveways
- Consider if funding for any future improvements could be sought from MassDOT (safety, bicycle, pedestrian accommodations)

## **6. Naming of Rooms at Tolles Parsons Center**

Earlier this year the Board took action to name two rooms in the Tolles Parsons Center under the naming policy category “outstanding individuals”. Since then the New Era Fund has been working to seek gifts and donations, the results of which are outlined in their attached memo. They are seeking the Board’s approval to name three additional rooms, two outdoor benches and accept the major gifts.

The three major gifts totals \$170,000, some of which has been received and some is pledged over time. For these gifts, the recommendation is to name the rooms accordingly:

- Wellesley Bank Charitable Foundation Art Room
- The Lee Board Room
- The Andrew Pelczar Game Room

Besides these significant gifts, there are also generous gifts to name two outdoor benches for Ruth Von Kelsch, a gift from the Almira Simons Fund to purchase exercise machines for the fitness room, the New Era Fund itself for piano, second pool table and patio furniture. Their fundraising continues as outlined in their memo to the Board, and their thoughts behind the recommendations they have put forth.

**MOVE** that the board accepts a recommendation from the New Era Fund to name three rooms in the Tolles Parsons Center and accept the gifts associated with each as follows:

- Wellesley Bank Charitable Foundation Art Room - \$50,000
- The Lee Board Room - \$30,000
- The Andrew Pelczar Game Room - \$90,000

And further, to accept the following gifts and their purpose:

- \$5,000 for two outdoor benches in honor of Ruth Von Kelsch
- The Almira Simons fund gift for the purchase of exercise equipment
- Gifts from the New Era Fund which include:
  - An upright piano
  - A pool table
  - Outdoor patio furniture





Friends of the Wellesley Council on Aging

**Request by the New Era Fund to the Town of Wellesley Board of Selectmen for Permission to (1) Name Three Additional Rooms in the Tolles Parsons Center (TPC), (2) Name Two Benches outside the TPC, and (3) Accept Major Gifts**

**Background**

On June 5, 2017, the New Era Fund brought before the Board of Selectmen a Petition to name two rooms in the Tolles Parsons Center. The Petition to name the John and Dwin Schuler Multi-Purpose Room and the Mary Bowers Café was granted. That Petition in June was brought under the “Outstanding Individuals” category of the Naming of Public Assets section of the Town of Wellesley Bylaws (Article 5.5(d)(ii)). (The Petition also mentioned the intention to name the entry area the Founders’ Lobby. No funds have been raised to date for that space.)

Since the time of that June Petition funding has been offered to name three additional rooms in the TPC as follows:

1. The Wellesley Bank Charitable Foundation Art Room - \$50,000 has been pledged over 10 years with \$5,000 received to date.
2. The Lee Board Room - \$30,000 has been pledged by Wellesley resident Betty Lee Wang.
3. The Andrew Pelczar Game Room - \$90,000 has been pledged from the family which owned and operated Andrew’s Pharmacy for both the game room and for one of two pool tables in that room.

Unlike the prior Petition this current Petition to name these three additional rooms is brought under the “Major Gifts” section of the Bylaws (Article 5.5(d)(iii) which provides:

*“The Town may acknowledge certain major gifts (as defined in each Board’s policy) to the Town by individuals, organizations, or corporations by naming a public asset, in connection with that gift.”*

The three generous donors to these rooms wish to provide a legacy at the TPC to financially support the efforts of the Council on Aging.

The **Wellesley Bank and its Charitable Foundation** have contributed to events and programs in Town for many years.

**Betty Lee Wang** has served as the unofficial organizer of and translator/spokesperson for the Chinese community at the COA. Without being asked she reached out to her many friends; and the New Era Fund has received donations from a large number of them. And, significant contributions have been received from her daughter individually and from her daughter’s

local dental practice. Betty also is a teacher for her native Chinese speaking friends in the English as a Second Language Program at the COA.

**The Pelczar Family** has been a fixture in Wellesley through Andrew's Pharmacy on Weston Road. The very generous gift of \$90,000 was made in honor of Andrew Pelczar who founded Andrew's Pharmacy over 60 years ago.

No formal naming agreement has been entered in to with any of the three donors listed above. As with the Schuler Room and Bowers Café previously approved, it is anticipated that the name will remain on each of these rooms indefinitely, assuming the promised gift is completed.

Also \$5,000 has been received to name two benches at the TPC in honor of **Ruth Von Kelsch**, a longtime supporter of Wellesley and its seniors.

In addition to named rooms and benches, the TPC has received major gifts (1) from the **Almira Simons Fund** to purchase exercise machines for the Fitness Room, and (2) from the New Era Fund to purchase an upright piano, a second pool table for the Pelczar Game Room, and patio furniture. A number of smaller gifts of under \$500 in value have been made by the New Era Fund for other specific items.

The New Era Fund is mindful of the caution against over-naming public assets expressed by the Board in its Policy Statement dated November 3, 2008. This concern has been the subject of much discussion at the Council on Aging, the Board of the Council on Aging, and the New Era Fund. The benefits and burdens of naming public assets have been extensively weighed. The New Era Fund has been judicious in accepting donations for named public assets. Only a small percentage of the possible naming opportunities have been utilized. The opening of the beautiful new TPC building provides a unique opportunity for fundraising. By taking advantage of that opportunity the New Era Fund has raised significant gift donations through the naming of assets. Many donations both large and small have been received in honor of the Schuler's and Mary Bowers. These donations and the donations which are the subject of this Petition will, if accepted, ultimately benefit the Council on Aging and the seniors in Wellesley for years to come.

The New Era Fund, and the Council on Aging and its Board are acutely aware that the appearance of the plaques outside named rooms are a concern of this Board. The New Era Fund believes that the size and the design of the plaques recognizing these donations are appropriate and tasteful, and in line with the interior décor of the TPC. The COA Board have reviewed and approved the attached metal, 6x10 room plaque which will serve as the template for all named rooms.

The New Era Fund continues to solicit and receive gifts. Most recently a town-wide mailing to households with an individual age 45 or over was undertaken. Since the Grand Opening of the TPC on October 22, 2017 the New Era Fund has received a matching gifts grant from a generous group of Wellesley residents who wish to remain anonymous. The grant will match gifts between \$1,000 and \$10,000 up to a total of \$175,000 made between the date of the Grand Opening and March 31, 2018. As additional needs of the TPC are identified by the Board of the Council on Aging it is anticipated that further Petitions to this Board will be forthcoming to approve gifts to fund those needs.

The previous Petition provides information regarding the history and constitution of the New Era Fund. In addition, that Petition contains background regarding historical precedent in Town in connection with the naming of public assets. That discussion is not repeated herein but will be made available to the Board if needed.

### **Summary**

In conclusion, the New Era Fund, along with the Friends of the Wellesley Council on Aging which established the Fund, request (1) the approval of the proposed naming of the Wellesley Bank Charitable Foundation Art Room, the Lee Board Room, and the Andrew Pelczar Game Room, and (2) the acceptance of the assets purchased with major gifts as described in this Petition.

Respectfully submitted:

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David Himmelberger, Chair, New Era Fund

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Tony Parker, Co-Chair, New Era Fund

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Cynthia Sibold, Co-Chair, New Era Fund

# **Mary Bowers Cafe and Lounge**

**In recognition of her years  
"rallying the troops"  
on behalf of Wellesley Seniors**



**POLICY STATEMENT RE NAMING OF PUBLIC ASSETS**  
(ref. Town Bylaws, Article 5.5)

**Background.**

Bylaw Article 5.5, adopted by the 2008 Annual Town Meeting (hereinafter "the Bylaw"), adopted a Town-wide policy governing the naming of public assets. Among many other things, the bylaw provides that no board shall name any public asset unless the board shall have adopted a naming policy. The Board of Selectmen (the Board) has thus adopted the following Policy Statement regarding the naming of Public Assets.

**Policy statement**

The Board of Selectmen's policy on naming a Town asset under its jurisdiction is (1) to follow the general policy of the Town as set forth in Town Bylaw 5.5; and (2) in each particular case, to implement said town-wide policy in a transparent manner, understanding that a name given to a Town asset may have a long lasting effect, perhaps spanning many future generations of Town residents, whose perceptions and values may ebb and flow with the times. It is thus the policy of the Board of Selectmen to reserve the naming or renaming of public assets under its jurisdiction for circumstances that will best serve the interests of the Town and ensure a worthy and enduring legacy for the Town's physical assets.

**Receipt of naming proposals**

Any resident may propose that a Town asset be named by the Board. Any proposal for the naming of a Town asset under the Board's jurisdiction shall be forwarded to the Executive Director, who shall review it and prepare the matter for review by the Board. When ready, the Executive Director shall move the matter to the Board, and recommend to approve, not to approve, or to study further. Any naming proposal by another board of a major asset under that board's jurisdiction, which the Bylaw requires shall be subject to Town Meeting approval, shall be reviewed summarily, and unless questions are presented the Board shall place the matter on a Warrant for a Town Meeting.

Review analysis compliant with the requirements of the Bylaw.

In addition to the steps authorized in the bylaw, the following protocol shall apply.

1. Before undertaking to consider any naming proposal, the Bylaw itself shall be reviewed. This policy statement is supplemental to the Town-wide policy, not in substitution of it.
2. The Board shall determine whether the asset proposed for naming is, in the Bylaw's words, "a major physical asset" or "other" asset. The Board of Selectmen's policy is to view "buildings, recreational facilities, parks, water bodies, and conservation land" as major, but reserves the right to decide whether any other physical asset is major. The Bylaw requires that the naming of a major asset be presented to and approved by Town Meeting.
3. In deciding the appropriateness of a naming proposal, the Board shall keep in mind the following categories: (1) historic events, people and places; (2) outstanding individual; and (3) major gifts. These categories are more fully described in the Bylaw.
4. In studying any proposal, the Board will consider whether a naming agreement, or other documentation is appropriate. This is particularly apt if the proposal is for a time certain, and not, for example, meant to apply indefinitely into the future; or, if the naming is in consideration of a particular gift being proffered, whether there are terms which should be memorialized. If a gift is other than a gift without any conditions, the Board's policy is to memorialize the conditions, understanding that any gift to the Town is not completed without being accepted by the Town, and any gift accepted with conditions must be utilized in accordance with any conditions attached. The Town has the right to decline a proposed gift.
5. If the proposal is to rename an asset already named, special consideration shall be given to any existing agreement or documentation regarding the current name, and then generally to the appropriateness (or not) of a new name, taking into consideration the historical

significance of the existing name, any public input on changing it, any costs associated with the renaming, and any other factors which the Board deems wise to consider.

6. In naming or renaming an asset, the Board shall give consideration to equitable treatment of similar assets for similar situations. Some of the Town's history on this point was recounted in Town Counsel's October 19, 2007 letter to the Chair of the School Building Committee.

7. Where apt, including a proposal by any other board or committee to name a major asset, the Board shall consider when, and how, the proposal shall be placed on a Warrant for Town Meeting's consideration.

8. To ensure that the Board is fully aware of the public's interest in a proposal, a hearing shall be held, and a period of time for due reflection let pass, before the proposal comes on the Board's agenda for its vote.

#### Additional Factors to be Considered

1. A compilation of other assets named, or currently being considered for naming, by the Board and all other boards may be a useful tool in placing any proposal in context. The Board cautions against over-naming things.

2. Whether conditions beyond those proposed by any donor would be in the Town's interest.

3. The extent to which voting a current proposal could establish, or contradict, existing Town policy.

4. Whether the naming should be specifically protected forever, or be restricted as to time. The Board's ability, even Town Meeting's ability, to bind future action should be considered.

5. Whether Massachusetts law, or Town Bylaw or policy, might apply.
6. Unless the Board votes otherwise, a majority vote will apply. However, if the planned Motion to adopt a name for a Town asset has less than unanimous support among the Board's members, caution should be undertaken in bringing the proposal to a vote.
7. Whether Design Review Board should be consulted. See Town Bylaw Article 46.
8. Overall, the public interest is to be served.

In accordance with the Bylaw's requirements, this Policy Statement was

VOTED, subject to final action following the Board of Selectmen noticing and convening of a public hearing on the adoption of this policy, at its meeting held on November 3, 2008.

A fully noticed public hearing on the adoption of this policy was held on November 3, 2008. After hearing comments made, and after discussion, the Board of Selectmen voted to adopt the within Policy Statement at its meeting held on November 3, 2008. The Board of Selectmen filed the within Policy with the Town Clerk, and posted it on the Town website on December 17, 2008.

Gregory B. Mills

Gregory B. Mills, Chair

Barbara D. Searle

Barbara D. Searle, Vice Chair

Owen H. Dugan

Owen H. Dugan, Secretary.

Harriet S. Warshaw

Katherine L. Babson Jr.

Katherine L. Babson, Jr.



## **7. Executive Director's Update**

Included in your packet are two items that require approval at the meeting – two sets of regular meeting minutes, followed by acceptance of gifts for the COA.

### **Minutes:**

The minutes of the October 30<sup>th</sup> and November 7<sup>th</sup> meeting for approval.

**MOVE** to approve the regular session minutes of October 30<sup>th</sup> and November 7, 2017.



TOWN OF WELLESLEY



MASSACHUSETTS

**BOARD OF SELECTMEN**

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

ELLEN F. GIBBS, CHAIR  
JACK MORGAN, VICE CHAIR  
MARJORIE R. FREIMAN, SECRETARY  
BETH SULLIVAN WOODS  
THOMAS H. ULFELDER

FACSIMILE: (781) 239-1043  
TELEPHONE: (781) 431-1019 x2201  
[WWW.WELLESLEYMA.GOV](http://WWW.WELLESLEYMA.GOV)  
BLYTHE C. ROBINSON  
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

**MEMORANDUM**

DATE: December 8, 2017  
TO: Board of Selectmen  
FROM: Blythe C. Robinson, Executive Director  
SUBJECT: Weekly Report

---

Below are various activities of our office and various departments that I would like to bring to your attention.

- A heads up about the I-95 add a lane project – from 10:00 PM on Friday, December 8<sup>th</sup> to 9:00 PM on the 9<sup>th</sup> the ramp from I-95 southbound to westbound route 8 will be closed to shift all route 9 travel lanes to the new bridge. The lane split/shift on I-95 to the Route 9 area will be eliminated at the same time.
- The town reports were delivered on Monday, please let anyone know who has been waiting to get their copy. They've also been distributed to the Library, Town Clerk's Office, etc., and staff is working on getting it on the website.
- The Town's tax rate has been approved by the DOR. As you know, this allows us to proceed to the printing of the second half of the year tax bills and mailing prior to the end of the month.
- Town Counsel notified us this week that they have filed a motion regarding our water registration number to add Needham to our case and they expect the court to grant this. Interestingly, the DEP has withdrawn their motion to dismiss the case that they'd filed earlier this fall. We've been given no reason as to why, so we can only surmise that perhaps there is recognition that the case has more merit than previously considered. A joint case management schedule has been filed, and hopefully we can move expeditiously to resolve this.

- Thanks for including us on your emails letting us know that we'll have a good presence at the groundbreaking ceremony for the Wellesley Sports Center at 900 Worcester Street on Friday, December 15<sup>th</sup> at 1:00 PM.
- Two meetings are in the process of being set up that you might like to know about both will likely take place the week after next. First, we'll be getting the relevant parties together to discuss the floater custodian for TPC and see if we can formulate a solid plan. Secondly, with Terry transitioning out we need to work with the Town Clerk's Office to figure out what on-going support that office will need for elections. Terry has played a role in that for most of the time he's been with the town - testing ballots ahead, setting up technology on the day, picking up lunch and delivering it to all the polling places and tabulations of results at the end.
- Our Town Hall design team and FMD staff met with the Mass. Architectural Access Board (MAAB) this week to seek approvals for the variances we need for the Town Hall project. I understand that the meeting went well and no surprises came about. A hearing before the MAAB on the variances will be scheduled for early January.
- Also on this project, we received seven proposals in response to the RFP seeking architectural firms to undertake the feasibility/visioning project for the interior of Town Hall. The selection committee has begun that process and plans to come to consensus on a firm in mid-January.
- As you may recall from the budget manual, operating budgets were due on the 5<sup>th</sup> this week from all other boards except the Schools. As we put the FNM together the only one we haven't received is from Advisory and we've noted that to them. There are several not quite final, but we have drafts and should wrap it up quickly.

1 **Board of Selectmen Meeting: October 30, 2017**  
2 **Present: Gibbs, Morgan, Freiman, Ulfelder, Sullivan Woods**  
3 **Also Present: Robinson, Jop**  
4 **Minutes Approved: 12/11/17**

5  
6 **Warrants approved: 2018-016 in the amount of \$1,468,702.97**

7  
8 **Meeting Documents:**

- 9 1. Agenda
- 10 2. Agenda Background Memorandum
- 11 3. BOS Calendar
- 12 4. Map and overview of impact of authorizing free parking
- 13 5. Whole Foods Beer & Wine License Application
- 14 6. Proposal for Housing Production Plan – Barrett Planning Group LLC
- 15 7. Proposal for Housing Production Plan- ABACUS Architects & Planners
- 16 8. Development of Housing Production Plan Request for Proposals
- 17 9. Draft letter to MHP re 40B proposal 135 Great Plain Ave
- 18 10. Emails Re: 40 B abutters to 135 Great Plains Ave.
- 19 11. MassHousing Permit Site Approval Application re: 135 Great Plains Ave.
- 20 12. Comments on letter from PB and BOS
- 21 13. Choosing by Advantages report
- 22 14. Matrix Spreadsheet to evaluate HHU options
- 23 15. Email from Mr. Morgan Re: Licensing Alcohol in Town Building
- 24 16. Letter from Town Counsel to Rep. Alice Peisch- Public Records Law
- 25 17. Monthly parking revenue report- September, 2017
- 26 18. Memo re 2018 Boston Marathon entry award schedule
- 27 19. TEFRA Notice of public Hearing – Partners Healthcare Systems 11.7.17
- 28 20. Letter to National Grid RE: Endorsement of National Grid's MA 2018 Community Initiative
- 29 21. Memo: Commendation from Deputy Chief James O'Neil, Milton Police Dept.
- 30 22. Wellesley Historical Society "Steam Titans" Event postcard

31  
32 **1. Call to Order & Citizen's Speak**

33  
34 Ms. Gibbs, Chair, called the meeting to order 7:00 PM. She announced that this Thursday evening,  
35 November 2, 2017, the Annual Spelling Bee Fundraiser will be held at the Sprague School.

36  
37 She also announced that the MetroWest Regional Collaborative has launched an initiative known as the  
38 Landline Project designed to connect regional trail systems into one network through a focus on closing  
39 the gaps in trail systems including Wellesley.

40  
41 Citizen's Speak

42  
43 None.

44  
45 **2. Executive Director's Update**

46  
47 Ms. Robinson noted that the Town Report will be sent to the printer shortly, ensuring that the Town  
48 receives it back in time for the December deadline. Ms. Robinson thanked everyone for sending in draft  
49 warrant articles.

51 Ms. Freiman asked if the Marathon Applications will be going out soon. Ms. Robinson confirmed the  
52 application process will be starting a week earlier than in past years.

53  
54 Gifts

55  
56 Ms. Sullivan Woods discussed the Tree Lighting Gift. This is an anonymous gift valued at \$4,159 to light  
57 six trees. The trees are privately owned and have been approved by the owners.

58  
59 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to accept a gift  
60 of \$4,159 from an anonymous donor to be used for the 2018 holiday lighting program.**

61  
62 Free Holiday Parking

63  
64 Ms. Sullivan Woods noted that the Board of Selectmen has traditionally waved parking for the holiday  
65 season. Last year the parking waiver was extended into Wellesley Hills and Lower Falls. The merchants  
66 have asked for additional free parking. The proposal is to waive parking for the month of December  
67 versus a specific time period. Furthermore, the merchants believe that the adjoining communities validate  
68 parking for the entire month of December.

69  
70 Ms. Robinson noted the estimate of revenue impact is approximately \$16,000. The Board was in favor of  
71 supporting the various commercial districts.

72  
73 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to authorize  
74 two-hour free on-street parking in Wellesley Square, Wellesley Hills, and Wellesley Lower Falls for  
75 the entire month of December 2017. This free parking does not apply to 4-hour and 10-hour  
76 parking meters or commuter rail parking lots.**

77  
78 Approve Revised Holiday Schedule for Town Hall

79  
80 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to alter the  
81 holiday calendar for calendar year 2017 to close Town Hall on November 24th (day after  
82 Thanksgiving) in lieu of half-day holidays on December 22nd and 29th.**

83  
84 **3. Retail Sale of Beer and Wine License – Whole Foods**

85  
86 Ms. Gibbs invited representatives from Whole Foods to join the Board.

87  
88 Ms. Jop provided background noting that the Town currently has three wine and malt liquor licenses that  
89 are available to grocery stores and three available to specialty food stores. The license that Whole Foods  
90 is requesting would be the third and final wine & malt liquor license available for grocery stores for the  
91 Town. The application from Whole Foods has been reviewed. The applicant has met with the Police  
92 Department to go through procedures and layout, and the Police Chief has signed off on the application.  
93 The Building Department, Design Review Board, and the Board of Health have all also signed off. The  
94 representatives from Whole Foods introduced themselves; Mr. Michael Scott, Partner with Nutter  
95 McClellan Law Firm; Mr. Bob Donnelly, Whole Foods Executive Coordinator of Construction &  
96 Developer; Mr. Jim Hughes, VP of Strategic Support at Whole Foods; and Ms. Kim Pinelli, Store Team  
97 Leader & Manager of Record of Whole Foods' application.

98  
99 Mr. Scott noted that Whole Foods is allowed to operate seven stores in Massachusetts with a Section 15  
100 package store license. If approved, the Wellesley store would be Whole Foods' seventh store with a  
license. Whole Foods meets requirements of Wellesley regulations. The store is 46,000 square feet,

102 which is in excess of the requirement. The proposal is a beer and wine display area of 1,950 square feet.  
103 Mr. Scott noted that the way Whole Foods sells beer and wine is to pair it with food items. The plan  
104 would be for Whole Foods to focus on sustainable and organic practices and unique offerings to the  
105 community. They would sell alcohol from 8:00a.m. to 9:30p.m. Monday thru Saturday and 10:00am to  
106 9:00 p.m. on Sunday. They take seriously sales to under-age persons. The checkouts will not scan without  
107 putting in a date of birth for purchases. This is a concern given that there are three colleges in the area.  
108 He noted that each of the representatives are serve-safe trained and Whole Foods has an ID checking  
109 guide in the instance they are met with an out-of-state license. As part of the application, it was noted that  
110 Whole Foods will reduce the number of table seats to 44 seats indoor and 50 outdoors.  
111

112 Ms. Gibbs requested the representatives to walk the Board through the proposed alcohol display areas in  
113 the store. Mr. Scott noted the primary area will be where the café is currently located. The other areas  
114 are in the specialty food section and smaller kiosk areas throughout the store. There will not be a separate  
115 register in the café area. All customers would need to check out at the main check out area.  
116

117 Mr. Ulfelder asked if there is any concern regarding the exit doors to the street in the display area. The  
118 Whole Foods staff noted that those doors would become emergency exits. They would be locked and  
119 alarmed.  
120

121 Ms. Freiman asked if there would still be seats in the café area. The response was that no there will only  
122 be seats up front now. The teaching area is also going away.  
123

124 Ms. Sullivan Woods asked about the seating in the area where the beer and wine will now be. She wanted  
125 to confirm that the seating there is being moved to the front. They confirmed that additional seating is  
126 being added to the front, and that the coffee bar will be retained. The seats up front can be brought  
127 together for meetings as needed.  
128

129 Ms. Gibbs asked if the delivery of beer and wine was being considered. Mr. Scott noted that at this time  
130 they have not had any discussion with Amazon regarding plans for delivery of beer and wine. Ms. Jop  
131 noted that this application would be expiring in December 2017, and would then need to be renewed. The  
132 process for the application to be approved will take two-three weeks.  
133

134 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to authorize a  
135 license for retail sale of wines and malt beverages for off premises consumption to Whole Foods  
136 Market Group, Inc. for their Whole Foods Store located at 442 Washington Street until December  
137 31, 2017 and to name Kimberly Pinelli as manager.**  
138

#### 139 **4. Joint Meeting with Planning Board & Wellesley Housing Development Corp.**

140 The Board of Selectmen held a joint meeting with the Planning Board and the Wellesley Housing  
141 Development Corp. to review responses to the RFP for the development of a Town Housing Production  
142 Plan and the draft letter to MassHousing on the 135 Great Plain Avenue 40B site eligibility proposal. Ms.  
143 Gibbs invited the members of the two other boards to join the Board of Selectmen at the table. Michael  
144 Zehner, Planning Director, also joined the meeting.  
145

146 Attendees of the Joint Meeting included members from the Planning Board: Chair, Deborah Carpenter,  
147 Catherine Johnson and Jim Roberti; and members from the Wellesley Housing Development Corp.: Tim  
148 Barret, Chair Robert Kenney, Dona Kemp, and Susan Troy.  
149

150

151 The joint meeting convened and Robert Kenney, Wellesley Housing Development Corporation, called the  
152 Wellesley Housing Development Corporation meeting to order at 7:32p.m. Deborah Carpenter, Planning  
153 Board, called the Planning Board meeting to order at 7:35 p.m.

154  
155 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to convene a**  
156 **joint meeting with the Planning Board and Wellesley Housing Development Corporation.**

157  
158 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the boards voted (11-0) to elect Ms.**  
159 **Ellen Gibbs as Chair of the joint meeting.**

160  
161 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the boards voted (11-0) to elect Deb**  
162 **Carpenter as secretary of the joint meeting.**

163  
164 Housing Production Plan

165  
166 Mr. Zehner shared with the Boards the two responses received to the Request for Proposals (RFP). The  
167 Boards need to determine whether they would like to interview the consultants. The RFP requires that  
168 there be a determination on selecting a consultant by January 11, 2018. There are five criteria used to rate  
169 the RFP responses. Mr. Zehner asked the Boards for their initial thoughts on the responses and moving  
170 the process forward.

171  
172 Mr. Kenney noted that both proposals have addressed the RFP expectations. The WHDC has not had  
173 conversations with the Planning Board regarding the proposals. Mr. Kenney noted that the WHDC  
174 viewed one proposal higher as it pertained to education and outreach. The Housing Production Plan is a  
175 great tool, but it will create change, and that will be met with opposition. With that said, the WHDC  
176 suggested that Karen Sunnarborg's Consulting Proposal was much more in depth. It looked at how to  
177 convene within neighborhoods and what this plan means to the various neighborhoods. Her proposal and  
178 approach to the RFP was thorough, they had experience in Towns surrounding us, and she went further to  
179 identify collateral benefits. Mr. Kenney noted that the Town should be striving for a diversity in housing.

180  
181 Ms. Carpenter stated that the Planning Board will be discussing the responses on Monday, November 6,  
182 2017. The Planning Board is inclined to speak to both proponents. Both bring a great deal of experience  
183 and diversity of housing. There is tremendous value to interviewing the consultants. We are inclined to  
184 move as quickly as possible, perhaps the following week.

185  
186 Ms. Johnson agreed with the comments already stated, noting both proposals seem to be very adept and  
187 plugged into our community. Ms. Johnson noted that Karen Sunnarborg has done successful plans. What  
188 was impressive about the Barrett Group was that they have worked in both Brookline and Nantucket.  
189 Brookline was a difficult process, and Nantucket is a historic district, both cases showing the adaptability  
190 of the consultant.

191  
192 Mr. Barrett raised a question regarding some of the plans the consultants worked on for other Towns and  
193 whether there was a way to gauge how effective the plans had been in implementation. Mr. Zehner  
194 responded that it would be easy to find out if other Towns received certification under a Housing  
195 Production Plan for at least incremental compliance. He noted that the plan for Brookline was successful,  
196 has achieved certification, and the Town is now under a temporary safe harbor because of the  
197 certification. A follow up question to address was how involved the consultants are after the production  
198 plan is implemented.

199

200 Ms. Carpenter suggested that assuming the Boards interview both groups, would it make sense to put  
201 together a list of questions to ask both consultants. All three Boards should submit questions to staff to be  
202 included in the interview process.

203  
204 Ms. Freiman agreed that there are enough strengths in the proposals to warrant interviewing both  
205 consultants. She commented on the section of the proposal from Barrett Planning Group noting the  
206 benefits of lessons learned in Brookline, MA that citizens need to narrow field criteria. Ms. Freiman  
207 stated her concern about the response from Abacus Architects & Planners; is it comprised of a consultant  
208 and a design firm, if so, this leaves the work to one planning person. She questioned how central the  
209 design might be at the early stages, rather than the other details such as density. The design may change.  
210 A final comment from Ms. Freiman was regarding the interviews and that three full boards could be too  
211 many interviewers. She was willing to forego participation in the interviews should the Board Chairs  
212 assign folks to the interview.

213  
214 Mr. Ulfelder suggested that the Boards interview both consultants. He noted his concern of wanting the  
215 consultants to hear the Town's perspective during the interviews, rather than the Commonwealth's version  
216 of 40b. He would like to see economic diversity, but not at the expense of a neighborhood with a  
217 significant 40B project nearby. He noted that it is also important that we enable the consultants to work  
218 independently to identify the parcel of lands so that this is not influenced by what we know. We want  
219 them to be objective.

220  
221 Ms. Sullivan Woods is in agreement with interviewing both consultants and noted that we should move  
222 forward quickly. She suggested having full board participation at the interviews, noting that the Town  
223 needs to live with the outcome of the process. This should be a transparent process. The two proposals  
224 are strong proposals, but it is unclear what the Town will do as part of the process. Ms. Sullivan Woods  
225 questioned what the workload on Town staff will be and the requirements necessary to meet the deadline.

226  
227 Mr. Morgan agreed to interviewing both consultants and moving as quickly as possible. He noted it  
228 would be challenging to have active participation by all the boards. If mandated, this has to be a joint  
229 meeting of three boards, it will be challenging for quorums. He is concerned with the boards' schedules  
230 and consultants' schedules to get everyone together. He suggested to set up interviews and see who can be  
231 there first. Mr. Morgan does not favor a quorum of the three boards.

232  
233 Mr. Zehner suggested to solicit the boards' questions for the interviews. He suggested to first work with  
234 the consultants on their availability for interviews. Once a date is determined we can determine who from  
235 the boards can attend. The interviews will be taped for the board members that are not able to attend.  
236 The key is to determine when the boards will reconvene. At that time, there will be discussion of scoring  
237 and making a decision.

238  
239 After further discussion it was determined to reconvene at a joint meeting on November 20, 2017 to  
240 discuss and vote on the consultants. The Board members are asked to note in advance whether they are  
241 attending in order to comply with open meeting rules. The interviews will need to be scheduled before  
242 this date.

243  
244 Mr. Rudy Hohenberg, 43 Skyline Drive, came before the boards to comment at the impact on the  
245 community of new developments. He commented that he hopes there will be consideration of issues such  
246 as traffic, water pressure, sewer, storm water, and the like that could be impacted by new development.

247  
248 Wellesley Housing Development Corporation adjourned at 8:10 p.m.  
249  
250

251 135 Great Plain Avenue Site Eligibility Review

252

253 Ms. Jop provided background regarding the 135 Great Plain Avenue site eligibly review, noting that  
254 comments from the Town need to be received by November 15, 2017. She discussed the current concerns  
255 and then opened the meeting up to comments from the Selectmen, Planning Board and the public. The  
256 comments and edits will be incorporated into the letter to be finalized on November 7, 2017.

257

258 Ms. Carpenter, Planning Board, noted that by looking over the letters and emails there are several themes.  
259 One theme is traffic concerns from abutters, residents along Great Plain Avenue, and surrounding streets.  
260 Other concerns are density and lack of creative designs and layout. The expectation is the developer  
261 should come in with something imaginative.

262

263 Ms. Johnson, Planning Board, noted that every email struck a chord. This is a neighborhood that is static.  
264 The tri-plexes form a blockade walling off the new subdivision from the rest of the Town, preventing the  
265 subdivision from being incorporated into the neighborhood. There is nothing like this proposed project in  
266 the Town. If the developers varied the roof heights it would be beneficial. The developers could then  
267 make some of the models a smaller size that would create a better perception of the property. She further  
268 suggested to take off the end units to give a better setback and allow for better use of topography. Ms.  
269 Johnson was particularly concerned about traffic and pedestrian safety. She questioned how one would  
270 cross Great Plain Avenue and whether a crossing light would be needed. She suggested to get these types  
271 of concerns on the table early in the process to allow for a response from Northland Developers.

272

273 Mr. Jim Roberti, Planning Board, noted that this developer has a lot of experience in this area and the  
274 project is different in scope and in style than the other projects proposed in Town. They are proposing  
275 townhouse style versus high-rise units. If you look at what the developer does, this is their expertise. The  
276 architect hired does a lot of this type of work and has won awards. He noted that the architects, Union  
277 Station out of Providence, have produced 12 – 14 different styles of units. Mr. Roberti noted regarding  
278 drainage and wetlands, the developers have VHB on board that will benefit their proposal. Those  
279 calculations will be tested by the Zoning Board. He suggested the number of units be paired down by  
280 eight units to allow for creativity. He stated that the direct abutters should be involved in the discussion.  
281 He noted that Northland has been willing to work with the abutters in the past to ameliorate issues.

282

283 Mr. Morgan commented that the design does not appear to be the most creative plan. He noted that the  
284 design is not what Northland should want either. With respect to the state eligibility and dealing with  
285 Northland through the 40B process, it seems the Town should focus the traffic concerns on the ingress  
286 and egress from the proposed property. The Town needs to work quickly to try and improve the RDF,  
287 Great Plain Avenue rotary, and other projects regardless of this development happening. Of all the  
288 proposals the Town has received, Mr. Morgan has more optimism to negotiate with Northland than the  
289 others. Mr. Morgan would like negotiations to happen to improve the proposed plan.

290

291 Ms. Sullivan Woods noted that townhouse type of housing being proposed is the type of housing that is  
292 lacking in Wellesley. The proposal is for a lot of housing in a high traffic area. We know there are a lot of  
293 traffic problems and traffic is not getting better. We also know that the rotary has a very high crash rate.  
294 Ms. Sullivan Woods also noted that the Town of Needham has been narrowing their stretch of Route 135.  
295 It may be beneficial to check in with the Town of Needham. Also to note is that the neighbors are set back  
296 closer to the lot line. If the development is built as proposed, they would build to the lot line, which would  
297 be a radical change for the abutters.

298

299 Ms. Freiman noted that a lot of the boards' concerns are not concerns that can be expressed for  
300 MassHousing to take into account. The neighbors' experience is not a concern of the State. The back of  
301 the lot denoting the end of the lot and the abutting property is very close. The further back the property,

302 the steeper it gets as does the proximity to the wetlands. Ms. Freiman suggested that this matter be  
303 emphasized. Ms. Freiman also commented on traffic, noting safety issues including sight lines, turning  
304 and pedestrian activity. She commented that she liked the design, but would like it more varied and  
305 reduced in number of units. Ms. Freiman also noted her concern with the developers removing 1,000 trees  
306 would be a shame, however it is not a point that the State takes into consideration.  
307

308 Mr. Ulfelder commented that the unit to the east in the rear is on top of the neighbor. He agrees generally  
309 the density in this location is too high. He commented that this is a tough project, some projects are  
310 glaring in their lack of fit. The boards are very sympathetic to neighbor concerns of the various projects,  
311 however the Town needs to take the view that this is a tougher project to fight. He suggested that the  
312 Town should try and work with Northland to create a development that is more consistent with the  
313 neighbors. Mr. Morgan raised good points on the accident rate at the rotary. More cars will be an issue.  
314 There will be difficulty crossing the road.  
315

316 Ms. Gibbs stated that she agrees with all the suggestions. She referred back to Mr. Ulfelder's point that  
317 the Town finds the proposal somewhat workable with specific suggestions that would make it a viable  
318 project for the Town. She asked if we are doing what we can in the letter to address this is a viable  
319 project. She suggested to modify the tone of the letter. This project has potential and worth noting that  
320 there is opportunity.  
321

322 Mr. Zehner provided an overview of process for 40B as a refresher to all. The meeting was then open for  
323 public comment.  
324

325 Mr. Victoria Ostler, 115 Great Plain Avenue, came before the board to address her concerns. As an  
326 abutter she hopes the Town can find a positive solution. The 44 units in this more rural setting is doubling  
327 the number of housing units from Brook Street to the Needham line. The safety issues are paramount. She  
328 noted her concerns regarding residents pulling out of the development and noted that if someone is sitting  
329 in a project with 44 units there will be pressure to make quick decisions to pull out left onto the busy  
330 road. She hoped this would be a featured part of the letter.  
331

332 Mr. Charles Pierce, 32 Fuller Brook Road, came before the Board noting he is a back side abutter to the  
333 project. One concern he noted in the draft letter was the potential addition of tennis courts or basketball  
334 courts which will add to additional noise issues and potential lights. He further noted that those kinds of  
335 athletic facilities would contribute to the discussion of more tree removal. Mr. Peirce is concerned that the  
336 town is recommending this addition and asked that it be reconsidered.  
337

338 Ms. Elaine Gillim, 16 Fuller Brook Rd, came before the Board to address concerns of the rise of the water  
339 table for the homes on lower Fuller Brook Road due to this development. She noted that calculations are  
340 calculations, but wanted to address the current conditions. Their homes sit in a flood plain and is 20 feet  
341 lower than this development. She noted that the homes have all had flooded basements in the past.  
342 Currently the sump pumps at 14 Fuller Brook Road run 24 hours. They are concerned given the Fuller  
343 Brook is at the highest level in 23 years. Even before the removal of the trees, there is increased water  
344 flow from the pump house on the aqueduct. The pond in the rear of this site used to freeze. More water is  
345 being pumped and the water constantly flows. There are fallen trees, and there has been a beaver dam on  
346 135/Brook which contributes to their concerns. Look at the water level. Look at the puddles. The Fuller  
347 Brook is at an all-time high. The size of the subsurface detention area has not been increased, yet there are  
348 more impervious surfaces and this will leach the water into the pond. The pond is dammed – man made.  
349 There are no plans to touch or maintain the dam. The Town and developer must look at stormwater  
350 implications of this project.  
351

352 Mr. Duncan Perry, 18 Skyline Drive, came before the Board to address his concerns regarding safety. He  
353 commented the issue is not car traffic. This area is a major bike route and you see hundreds of bicyclists.  
354 We need to be careful, this area is dangerous because cars are trying to bypass construction and passing  
355 cars waiting to turn. Bikers and runners are in danger without having additional cars trying to pull out.  
356

357 Walter Miller, 8 Skyline Drive, came before the Board to address his concerns. He noted the precedent  
358 this project is setting in a residential area. He questioned whether this is something the Town is thinking  
359 of in terms of existing stock of housing units. He suggested to look at additional areas we can focus on for  
360 more high density 40B units in other areas.  
361

362 Nichole Bernier, 145 Great Plain Avenue, came before the Board to address her concerns. Most of her  
363 concerns have been addressed such as density and stormwater. She commented that the sewage for the  
364 project would be next to her well. What has not been addressed is the change in neighborhood character.  
365 When they bought this house the privacy has been special to her five children. With the past subdivision  
366 proposal they negotiated with Northland to increase setbacks to 50 feet. At the end of the summer it was  
367 20 feet.  
368

369 Fern Wirth, 21 Skyline Drive, came before the Board to address her concerns. She stated that currently it  
370 is difficult to take a left turn onto their street and noted that her son has nearly experienced accidents  
371 taking a left onto Skyline Drive from Great Plain Avenue. The proposed development will anticipate 100  
372 extra cars going in both directions, adding to an already busy street. The location dovetails into the RDF  
373 and Boston Sports Club that also produces traffic. She commented on the discussion of pedestrian traffic,  
374 noting that there are also children on bicycles. Ms. Wirth questioned how her kids would cross this street,  
375 noting it is difficult to cross now along with traffic from abutting towns then merging into the dovetail.  
376 She is wondering if a traffic study will be conducted by the developer or the Town.  
377

378 Mr. David Himmelberger, local counsel to Northland, came before the Board to comment on the project.  
379 He noted that he did appreciate the comments some of the Board members made expressing an optimism  
380 to work with the applicant. He feels that Northland shares that sense and he noted that of all the 40B  
381 applicants, Northland was the only applicant to go to the Planning Board prior to applying with the state.  
382 Mr. Himmelberger wanted to provide some context and perspective for the proposed project. The project  
383 is being brought forward under 40B, however it differs from the other projects as it is larger than a 12-  
384 acre site. If the density of the proposed project at Delanson Circle was being proposed at 135 Great Plain  
385 Avenue, it would be 835 units, not 44 units. If the density level from the proposal at 135 Great Plain Ave  
386 was proposed at Delanson it would be a reduction in the existing 8 units on site to 5 units. Mr.  
387 Himmelberger acknowledged that the proposed project is a significant change to the area. He noted the  
388 setbacks and stated that the current proposal is a 20-foot side yard setback, which is the current setback  
389 for a single family homes. He commented on the land preservation, noting that of the 12 acres, 40 –50 %  
390 of the land is being preserved. He stressed that the proposal is preliminary and many concerns will be  
391 addressed. Northland wants to work with the Town to make this the best project it can be.  
392

393 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (11-0) to dissolve  
394 the joint meeting of the Board of Selectmen and Planning Board.**  
395

396 **5. Update on Hardy, Hunnewell, and Upham Swing Space**  
397

398 Mr. Morgan provided an update on the overall status of swing space for the HHU project. He noted that  
399 the one potential viable option for swing space is an arrangement with St. Paul. After the School Building  
400 Committee (SBC) meeting scheduled for the following week, the School Building Committee may be  
401 coming to the Board of Selectmen to suggest using some of the appropriation money to do some further

402 study on St. Paul's. They have also learned that the Town of Needham will be utilizing the Hillside  
403 Memorial Building for their own swing space, so that building is not a viable option.

404  
405 Ms. Jane Andrews and Mr. Joubin Hassanein from the SBC Swing Space Subcommittee joined the  
406 Board. Ms. Andrews reviewed the swing space matrix. Mr. Hassanein noted the process is commonly  
407 termed choosing by advantage. The matrix is used to focus the selection process showing the important  
408 advantages rather than comparing criteria that are not apples to apples. Use these factors to highlight the  
409 advantages the various options have, and you then prioritize those advantages. The SBC had been  
410 identifying the options and the factors in evaluating the options. The next step would be to establish  
411 quantitative attributes for the options. Ms. Andrews noted that this is a tool for moving forward, but  
412 feasibility will need further investigation.

413  
414 Ms. Freiman commented that this tool is so simple and the idea of comparing just advantages will  
415 produce the best result. When looking at advantages versus disadvantages, the disadvantages are just  
416 clutter.

417  
418 Ms. Gibbs asked if the committee will look at the options in more than one way, such as providing a plan  
419 A, B, C for the same location. The response was absolutely and the St. Paul location has many variables  
420 associated with it.

421  
422 Ms. Sullivan Woods commented that she likes the matrix concept. She asked about the option to use  
423 Warren School as the school swing space. Mr. Morgan commented that Warren is still an option, however  
424 there are challenges related to it. Ms. Sullivan Woods also suggested adding a new criteria factor of long-  
425 term value added to the swing space.

426  
427 **6. Review FY 18 Work Plan**

428  
429 Ms. Robinson reviewed the Board's work plan status.

430  
431 Regarding reevaluation of the charge to the SEC, Mr. Ulfelder commented that he will address with the  
432 SEC. The Town has been so focused on the Green Communities application, that this has not been on  
433 anyone's mind.

434  
435 Ms. Robinson noted the budget process and given that the Board made a big change how the process was  
436 laid out, we may not have time to address this change further at this time. Ms. Freiman agreed and  
437 suggested that the Board evaluate how the process works as well as the sequencing work for a year before  
438 we go to a Town Bylaw.

439  
440 Ms. Freiman mentioned PILOT agreements and wondered if it was something the Board could look at  
441 this year or not. Ms. Gibbs noted that the PILOT agreements can be broken down in steps and to get a  
442 sense of a work plan for developing a policy/approach would be helpful. It was determined to discuss  
443 offline next steps to move forward on the PILOT agreements.

444  
445 **7. Discuss Licensing Alcohol in Town Building Proposal**

446  
447 Mr. Morgan discussed the outline of the potential process. He noted many towns have provisions to  
448 allow for the use of alcohol in Town buildings. As Mr. Harrington, Town Counsel, pointed out in his  
449 email in the Friday Night Mail material, to do it or not is a policy decision of the Town. Whatever the  
450 Town wants to do, as a matter of law, only the Board of Selectman can allow a license for alcohol. A  
451 bylaw cannot be established to allow another board to make decisions, even if the property is under  
452 control of someone else. Mr. Morgan further reviewed the anticipated process for vetting the proposal

453 with property owners, Chief Pilecki, and Town Counsel. Mr. Morgan and Ms. Sullivan Woods suggested  
454 the Board develop the policy to be in line with the special one-day licenses used by the colleges and other  
455 institutions.

456  
457 Ms. Freiman noted that if we are going to revise the bylaw we should have a policy ready to go. She  
458 suggested limiting the scope to buildings and not outdoor space. Ms. Jop noted that if the Board would  
459 like to move forward the staff will put together a policy to review.

460  
461 Ms. Robinson noted that adding insurance to the policy is critical given the liability issues.

462  
463 Mr. Ulfelder was interested in other towns policies and how they have worked. There was discussion  
464 regarding the policy in place in school buildings and it was noted to ask for the School Committee's  
465 opinion. Mr. Morgan is interested in the Town of Needham's policy given they are actively using the  
466 Town Hall as event space.

467  
468 Ms. Freiman also commented the need for prioritization of scheduling to be consider as well as custodian  
469 costs.

470  
471 Ms. Gibbs suggested to start on the regulations and move forward with this.

472  
473 **8. New Business/ Correspondence**

474  
475 **The meeting was adjourned at 9:55 p.m.**

1 **Board of Selectmen Meeting: November 7, 2017**  
2 **Present: Gibbs, Morgan, Freiman, Ulfelder, Sullivan Woods**  
3 **Also Present: Robinson, Jop**  
4 **Minutes Approved: 12/11/17**

5  
6 **Warrants approved: 2018-017 in the amount of \$7,796,816.65**

7  
8 **Meeting Documents:**

- 9 1. Agenda
- 10 2. Agenda Background Memorandum
- 11 3. BOS Calendar
- 12 4. Weekly Report
- 13 5. Human Resources survey for Competitive Salary
- 14 6. Final Fire Chief Employment Contract
- 15 7. Tracked Changes Fire Chief Employment Contract
- 16 8. Memo re: Firefighter Appointments
- 17 9. Library Interior Renovation PowerPoint Presentation
- 18 10. Library Space Utilization Study
- 19 11. Library Automated Materials Handling Assessment
- 20 12. WFL Library User Observation Study
- 21 13. Library Strategic Plan 2019 - 2023
- 22 14. Draft Model Designer Selection Procedures
- 23 15. Revised Letter to MassHousing re: 135 Great Plain Avenue
- 24 16. Tracked Changes Letter to MassHousing re: 135 Great Plain Avenue
- 25 17. Sweet Greens Application for Common Victualler License
- 26 18. Minutes from October 10 & 16, 2017
- 27 19. Memo re Donation for Halloween Parade
- 28 20. Draft Schedule for December 2, 2017 Budget Workshop
- 29 21. Updated Special Town Meeting Schedule for a February 5, 2018 STM
- 30 22. Draft List of Annual Town Meeting Articles
- 31 23. Communications Officer Job Description
- 32 24. Boston College Spring Course Study Description from Ed Chazen – Barton Road
- 33 25. World of Wellesley- Strategic Planning Session Invite
- 34 26. Advisory Calendar as of November 3, 2017

35  
36 **1. Call to Order & Citizen's Speak**

37  
38 Ms. Gibbs, Chair, called the meeting to order 7:00 PM. She announced that Town Hall will be closed on  
39 Friday November 10, 2017 in observance of Veteran's Day. Services will be held from 10:45am to  
40 11:30am in the Great Hall for Veteran's Day.

41  
42 **Citizen's Speak**

43  
44 None.

45  
46 **2. Appointment of Firefighters**

47  
48 Fire Chief Rick DeLorie and Assistant Fire Chief Jeff Peterson joined the Board. Chief DeLorie noted  
49 that three Firefighters are being appointed tonight and in a few weeks there will be two more  
50 recommended candidates for appointment. These appointments are replacing four staff members who  
51 retired as well as one who accepted a position in another community. Chief DeLorie introduced the

52 candidates providing background on each, noting that they will be on a one-year probation period.  
53 Background on the candidates Pablo Castille, Andrew Verbitzki, and Gerard Jones was included in the  
54 Friday night mail packet.

55  
56 Ms. Gibbs asked the candidates to state why they are interested in taking this next step. Mr. Castille  
57 responded that he is passionate about serving the community. Being hired in Wellesley got him back on  
58 track with his education and he would like to give back to his community. Mr. Jones noted that coming  
59 from the business world and public safety, he feels this is a community on which he can make a positive  
60 impact. Mr. Verbitzki stated that he has been in Fire and EMS for several years. He is currently a  
61 firefighter in Maynard and looking for a greater challenge. He is looking forward to what the Town has to  
62 offer.

63  
64 Mr. Morgan noted that this is an extraordinary group of candidates with diverse backgrounds and  
65 experience which will add to the community. He is happy to have all them join the Town. Ms. Gibbs  
66 seconded this and noted that they all add value to the department. Ms. Gibbs noted the firefighters had  
67 their family present and asked for them to be introduced.

68  
69 Ms. Freiman noted she loves to see the family and support, commenting it is nice for families to celebrate  
70 this achievement with them.

71  
72 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to appoint  
73 Pablo Castillo effective November 7, 2017, Andrew Verbitzki effective November 8, 2017, and  
74 Gerard Jones effective November 9, 2017 to the position of Firefighter with the Town of Wellesley  
75 contingent on graduation from the Firefighting Academy followed by one-year probationary period  
76 upon graduation.**

77  
78 **3. Review Revised Employment Contract for Fire Chief**

79  
80 Ms. Robinson noted that with the appointment of the Chief of Police this year and the recognition that the  
81 Deputy Chief position needs to be filled, it was appropriate to look at the compensation of the two highest  
82 ranking jobs in both public safety departments – police and fire. The salary of the police chief is much  
83 higher than the Fire Chief, and the likely salary of a Deputy Police Chief would create further imbalances.  
84 The Human Resources Director was requested to obtain data on the comparable salaries from other  
85 communities, which was included in the FNM packet. With regard to the Deputy Police Chief position,  
86 she explained that the position is not eligible for overtime, the salary range for the higher rank needs to be  
87 set to encourage applicants to apply. If this occurs, the Fire Chief's salary ought to be increased above  
88 the Deputy Police Chief and more in line with the Police Chief. Furthermore, there is a recent  
89 advertisement from Natick for a new Fire Chief, which was advertised for \$165,000. As seen at tonight's  
90 meeting, the Fire Department has turnover and they are looking to groom their new employees. It was  
91 important for us to move the Chief up so he felt committed to us for the next 3 –5 years.

92  
93 Ms. Gibbs noted that if the Town needed to search for a new Fire Chief the Town would be looking at a  
94 salary equal to or exceeding the proposed salary increase. She noted that the increase would be  
95 retroactive to July 1<sup>st</sup>. The budget has been discussed with the Fire Chief, as this was not a planned  
96 increase. Ms. Robinson noted that the Fire Department has had turnover of senior employees, so the  
97 department's ability to cover the budget might be easier. Barring any significant events such as snow  
98 storms, it appears as though the Fire Department budget will be able to absorb the additional costs.

99  
100 Mr. Ulfelder noted it is always difficult to vote a significant increase; however, he was inclined to support  
101 the increase.

102 Ms. Freiman stated if the Town wants to keep good people, they need to be able to move up the ladder.  
103 An internal transition is an intangible that cannot be measured.  
104

105 Mr. Morgan agreed and supported going ahead with the salary increase. Mr. Morgan suggested the Town  
106 has outdated regulations governing our Fire Department that would make it difficult to recruit a new  
107 Chief. Mr. Morgan believes the Town should look to the 2019 ATM as a target time to review where  
108 comparable communities are as well as how the Fire Department is organized.  
109

110 Ms. Sullivan Woods also supported the increase. She suggested continued work with Human Resources  
111 to evaluate the other comparable positions and determine whether our staff are adequately paid. Ms.  
112 Sullivan Woods further noted to look at the budget process to ensure money is budgeted for salary  
113 increases during mid-year.  
114

115 Ms. Robinson noted she did speak to Human Resources and regarding the Police and Fire Salaries, in  
116 order to stay competitive, the salaries are above the top of the range. This shows that there is an issue  
117 with the current range. Ms. Robinson would like to see Human Resources conduct a study to determine  
118 whether the Hay System is appropriate and to have a plan to make adjustments over time.  
119

120 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve a  
121 revision to the contract between the Town of Wellesley and Chief Richard A. DeLorie to increase  
122 the compensation for this position to \$165,000 in FY18.**  
123

124 **4. Review Feasibility Study Results- Library Interior Renovation**  
125

126 Ms. Gibbs invited members of the Board of Library Trustees to join the Board; Marla Robinson, Ann-  
127 Mara Lanza, Ann Howley, Maura Murphy, and Diane Savage as well as the Library Director, Jamie  
128 Jurgensen. Also in attendance; Joe McDonough, Director, and Steve Gagosian from the Facilities  
129 Management Department (FMD), and Stewart Roberts, Architect.  
130

131 Ms. Robinson, Library Trustees Chair, gave a brief introduction.  
132

133 Mr. Gagosian reviewed the designer selection procurement process. He discussed the main areas of study.  
134 The Stewart Roberts firm was chosen to conduct the study. The study was started at the end of April or  
135 beginning of May. The budget was generated through construction estimates from the architect as well as  
136 FMD input on other costs for executing the projects.  
137

138 Ms. Jurgensen reviewed the mission of the library. She discussed how technology has impacted the  
139 library services. She also reviewed the trends in library spaces.  
140

141 Mr. Roberts reviewed his firm's plan for the Wellesley Library. The Natick and Acton libraries were  
142 built at a similar time as Wellesley. These libraries have also been through the programmatic changes  
143 proposed. He noted how people use the building has evolved and new needs for connecting to technology  
144 should be addressed. He noted the desire to designing to LEED standards.  
145

146 Mr. Roberts reviewed the presentation on the proposal. He noted that they looked at this project as a  
147 number of smaller projects. The first budget was \$4.4 million. They took a second look at the costs and  
148 came up with a new budget of \$2.8 million. They eliminated some projects based on cost versus benefit.  
149

150 Mr. Gagosian noted that the PBC's estimated costs with contingency is \$3.4 million, which includes over  
151 \$400,000 in five-year FMD cash capital and \$350,000 in library cash capital. The PBC costs equal

152 approximately \$600,000 which includes an Owner's Project Manager (OPM), phasing, and additional  
153 minor reviews. OPM is shown as an addition and a deduct as it is in-house with FMD.

154  
155 Mr. Gagosian reviewed the proposed timeline leading up to Annual Town Meeting. The design funds  
156 will be requested for 2018 Annual Town Meeting and the construction funds will be sought at the 2019  
157 Annual Town Meeting.

158  
159 The Board reviewed the issues with cash capital and discussed the impact to the design of the Library.  
160

161 Mr. Morgan asked what the estimated design fund appropriation request would be for 2018. Mr. Gagosian  
162 noted it would be in the \$240,000-260,000 range. Mr. Morgan noted that he agrees with improving the  
163 library to serve us better over the years.

164  
165 Ms. Sullivan Woods feels this is a really exciting project that is needed. She questioned the material  
166 handler timing. Mr. Gagosian noted that the material handler is more of a one-off project that is not  
167 integral in the overall planning. The estimated current cost is approximately \$225,000 as part of the  
168 project.

169  
170 Ms. Freiman questioned how technology advancements over the next 20 years will be addressed. The  
171 designs being presented are for the technology advancements that have happened in the past. The  
172 architect noted that the design is flexible to account for future changes such as the furniture on wheels and  
173 connectivity as much as possible. Ms. Freiman noted that the Unified Plan will also inform her decision.  
174 She is hesitant to put this project before having the town-wide picture put together.

175  
176 Mr. Ulfelder agreed that the proposal is wonderful work. As the project unfolds, he suggested looking at  
177 how the Sustainable Energy Committee would support aspects of it. The visioning is informative and  
178 noted that reasonable efforts are being made to stay above the curve. Mr. Ulfelder agreed with Ms.  
179 Freiman and Mr. Morgan that we are taking a different approach to cash capital this year, to reduce it and  
180 to try and project forward. He noted that the Town has a lot of competition on competing resources.

181  
182 Ms. Gibbs noted that this is an important step in a longer process for the library renovation. She noted  
183 that there is a need to work through Town priorities and affordability over the next five years to determine  
184 where this project will fit in.

185  
186 Ms. Marla Robinson stated that the Library Trustees would be happy to arrange for the Board of  
187 Selectman to take tours of the library as well as comparable renovated libraries to visit. She noted that the  
188 Library Trustees are also working with the Library foundation to raise funds. The library was one of the  
189 first buildings in Town to raise the money for the furnishings, carpeting, and other similar items. The  
190 library originally cost \$14 million, but raised up to half of the funds from grants and private fundraising.  
191 The Library Trustees are trying to be proactive in making changes to maintain the building. They  
192 understand there are a lot of competing needs for the resources of the Town.

193  
194 **5. Review Model Designer Selection Documents**  
195

196 Mr. Steve Gagosian and Mr. Joe McDonough joined the Board to discuss the documents.

197  
198 It is important for the Town to have an approved set of procedures. Mr. McDonough noted that the Town  
199 is by law required to have these procedures. The Town has been selecting designers and consultants from  
200 Chapter 7, this is the model the town uses. The question of having town-wide procedures came up during  
201 the HHU discussions and it was determined it makes sense for there to be town-wide procedures adopted.

202 Mr. Gagosian noted that he looked at the procedures template and revised them according to how  
203 Wellesley operates.  
204  
205 Mr. Morgan noted that this need was derived from the work that was performed by the SBC and included  
206 architects and construction executives.  
207  
208 Mr. Gagosian noted that he is in the process of developing internal manuals for supporting PBC, as well  
209 as documents for architects, OPM, and Contractors.  
210  
211 The Board had a few questions on the document; overall they all thought it was ready to be approved.  
212  
213 Mr. McDonough discussed the two thresholds needed to require following Chapter 7. The thresholds are  
214 1) Design fee of \$10,000 or more and 2) Construction costs of over \$100,000. If you do not meet both of  
215 the thresholds, the Town can hire anyone they would like.  
216  
217 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the  
218 proposed model designer selection procedures for the Town of Wellesley.**  
219

220 **6. Review Letter to Mass Housing 135 Great Plain Avenue 40B Application**  
221  
222 Ms. Jop noted the revised letter to Mass Housing that is included in the Friday Night Mail. She also  
223 noted a letter received from Northland acknowledging seeing the draft letter from the Town. The Board  
224 can delegate authority to Ms. Gibbs to verify all comments are incorporated or the final review of the  
225 letter can be placed on the agenda for the next meeting. The letter needs to be into MassHousing by  
226 November 15, 2017.  
227  
228 Mr. Morgan commented on the edits to the traffic section, noting they are in line with what Northland  
229 stated in their letter.  
230  
231 Ms. Freiman thanked the staff for making the changes. She is more than happy to authorize Ms. Gibbs to  
232 sign off and finalize the letter.  
233  
234 Mr. Ulfelder agreed that we should wait until the Planning Board meeting and for last-minute comments.  
235 He noted that this is one of the toughest 40B projects to consider. To any neighborhood affected there is  
236 an unknown level of concern on how the project will operate in their neighborhood. Northland has  
237 experience to put forward a more viable project initially. When the Board talked last time, it was noted  
238 that this project presented an opportunity to develop a more cooperative approach with the developer. Mr.  
239 Ulfelder noted that he would be ok with Ms. Gibbs signing off on the final letter.  
240  
241 Ms. Jop noted that Northland is the only developer that has reached out to acknowledge the Town's  
242 comments and they are willing to address issues.  
243  
244 Mr. Tom Ahern, 135 Great Plain Ave, came before the board noting he was happy to read the letter. He  
245 has spoken to several neighbors and is appreciative of the seriousness of the comments. The letter seemed  
246 to hit on most of the touch points. While it is a far different project, by no means have I encountered  
247 anyone opposed to the 40B project next to their homes. He notes that he welcomes the 40B project for the  
248 Town. Mr. Ahern asked for consideration of some problematic issues. One was the Town's preference for  
249 a lower density project there. The second was to highlight the impact on the wetlands that could be  
250 considerable. Mr. Ahern had a personal request that the sewer ejector be placed in a different location  
251 other than 50-60 feet away from his home's well. No families should have to have the sewer right next to  
252 their well. Mr. Ahern discussed the significant issues around additional cars coming and going onto Great

253 Plain Ave. He gave an example of how much time he was in and out of his house for one day, noting that  
254 there are two drivers in his family and you would then multiply the time by an additional 44 units.  
255

256 Ms. Sullivan Woods questioned the rules around sewer locations and whether further investigation would  
257 be done. Ms. Jop noted that it would be looked at as the process moves along.  
258

259 Mr. Morgan and Ms. Sullivan Woods noted that they are supportive of authorizing Ms. Gibbs to sign the  
260 final letter once the additional comments are incorporated.  
261

262 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the  
263 response from the Town to the Massachusetts Housing Partnership as proposed regarding the  
264 development at 135 Great Plain Avenue incorporating appropriate comments received at the  
265 Planning Board Meeting on November 8, 2017 and those from project abutters and authorizing  
266 Chair Ellen Gibbs to sign the letter on behalf of the Board.**  
267

268 **7. Common Victualler License – Sweet Greens**

269  
270 Mr. Paul Gibbs and Mr. Jason Hopkins from Sweet Greens joined the Board. Mr. Gibbs noted that Sweet  
271 Greens is a fast casual restaurant. They sell only salads. There is a Combi oven that cooks some meat  
272 such as chicken and shrimp, however there is no kitchen ventilation. The concept is a healthy farm to  
273 table meal. The hours of operation will initially be 11:00 am-10:00 pm. The application requested the  
274 hours of 7:00 am to 11:00 pm, to allow for extended hours if patrons request the establishment be open  
275 later. Also, Sweet Greens may add breakfast in the future.  
276

277 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) authorize a  
278 Common Victualler license to Sweetgreen Boston, LLC for their restaurant located at 180 Linden  
279 Street until December 31, 2017.**  
280

281 **8. Executive Director's Update**

282  
283 Ms. Robinson provided an update on the communications plan. She noted the Board will review the plan  
284 the following Monday night, November 13, 2017 and is excited about the possibilities. Ms. Robinson also  
285 noted that the Marathon applications are up on the Town website. She noted that there are two police  
286 officers who are interested in running. Ms. Robinson noted that the Special Town Meeting will be  
287 February 5, 2018. It was noted that if the Town of Wellesley is not accepted into the MSBA program the  
288 Special Town meeting will be held.  
289

290 Minutes  
291

292 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the  
293 minutes of the October 10 and October 16, 2017 Selectmen's meetings.**  
294

295 Gifts

296 **Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to accept a gift  
297 of \$500 from Berkshire Hathaway Home Services that has been donated to the Recreation  
298 Department to support the Wellesley Hills Halloween parade that was held on October 28, 2017.**  
299

300 **9. New Business/ Correspondence**

301  
302 Mr. Ulfelder thanked Mr. Morgan on all his work on the Dr. Murray memorial.  
303 **The meeting was adjourned at 9:07 p.m.**

Acceptance of Gifts – As outlined in the attached spreadsheet, there are a number of gifts to the COA that total \$2,604.45, of which only one requires the Board's approval as it exceeds \$500. There is also a non-monetary gift of professional photography services for the COA. While all the details are included, only those over the threshold in the gift policy are included in the motion below.

**MOVE** that the board accepts the following donations to the Council on Aging:

|                           |            |                                   |
|---------------------------|------------|-----------------------------------|
| Friends of Wellesley COA: | \$1,272.00 | October Senior Lunch Program      |
| Beth Shedd:               | \$ 525.00  | Professional photography services |



**The following gifts have been made to the Wellesley Council on Aging and must be accepted by the Board of Selectmen:**

**GIFTS TO THE GENERAL COA GIFT ACCOUNT (29054150-483000)**

Updated 12/8/2017

| <b>Donation from:</b>                 | <b>Amount(s) / comments regarding gift</b>  |
|---------------------------------------|---|
| Friends of Wellesley Council on Aging | \$1,272.00 – Donation specific to October Senior Lunch Program                      |
| Friends of Wellesley Council on Aging | \$250.00 – Donation specific to dolly for moving piano in Tolles Parsons Center     |
| Friends of Wellesley Council on Aging | \$499.00 – Donation specific to yoga equipment                                      |
| Friends of Wellesley Council on Aging | \$308.45 – Donation specific to new fitness equipment (balls, bands, pilates rings) |
| Carol LeBlanc                         | \$25.00 – Donation in memory of Thomas Ryan   |
| Barbara & Scot Spencer                | \$250.00 – Donation in memory of Thomas Ryan  |
|                                       |   |
|                                       | <b>Total Gifts Received = \$2,604.45</b>  |

**Total Donations Listed for General Gift Account = \$2,604.45**

**The following donations were made to the Wellesley Council on Aging and must be accepted by the Board of Selectmen:**

Updated 11/09/17

The following non-monetary donations were made to the COA:

| Name       | Value of Donation | Description of Goods Donated   |
|------------|-------------------|--|
| Beth Shedd | \$525.00          | Professional Photos taken of the new Tolles Parsons Center during first week of tours (10/2/17-10/5/17) and grand opening celebration (10/22/17) |

**Total value of non-monetary goods donated to COA = \$525.00**

|  |   |
|--|---|
| <b>Administrative<br/>Policy and<br/>Procedure</b> | <b>Board of Selectmen<br/>GIFT POLICY<br/>Approved April 12, 2017</b> |
|--|---|

**PURPOSE:**

To comply with Bylaw Article 5.6, a Town-wide policy governing the acceptance of gifts adopted by the 2009 Annual Town Meeting (hereinafter "the Bylaw"). This policy expands upon the Bylaw regarding the Board of Selectmen's consideration and acceptance of gifts.

**POLICY:**

The Board of Selectmen's policy on acceptance of gifts under its jurisdiction is:

- (1) to follow the general policy of the Town as set forth in the Bylaw; and
- (2) in each particular case, to implement the town-wide policy in a transparent manner, understanding that acceptance of a gift may affect future generations of Town residents.

It is thus the policy of the Board of Selectmen to reserve the acceptance of gifts under its jurisdiction for circumstances that will best serve the interests of the Town.

**APPLICABILITY**

The Board of Selectmen has the authority to accept gifts of money and tangible property on behalf of the Town of Wellesley. All gifts of real property, whether restricted or unrestricted, require the acceptance of Town Meeting upon the recommendation of the Board of Selectmen. Such gifts shall be reviewed according to criteria regarding appropriateness contained both within the Bylaw and stated below, and if the Board considers that a gift is appropriate, the Board shall place the matter on a Warrant for Town Meeting consideration.

**GIFT ACCEPTANCE PROCEDURE:**

1. Any proposal for acceptance of a gift under the Board's jurisdiction shall be forwarded to the Executive Director, who shall review it and prepare the matter for review by the Board.
2. Before undertaking to consider any acceptance of gift, the Bylaw itself shall be reviewed.
3. *For gifts valued at \$500 or less, the Executive Director's Office shall determine whether the gift is appropriate to the mission and needs of the Town. If the Executive Director's Office determines that the gift is appropriate, the Executive Director's Office may accept and administer the gift on behalf of the Board.*
4. In deciding the appropriateness of a gift, the Executive Director's Office and/or the Board shall consider the following:
  - a. whether the gift is restricted or unrestricted;
  - b. whether the gift is irrevocable;
  - c. any future financial impact to the Town potentially resulting from the gift, including ongoing operations, maintenance or capital costs; and
  - d. whether the terms of the gift permit the Town to apply the gift to a related purpose should the original intent become impracticable.

These categories are more fully described in the Bylaw.

|  |   |
|--|---|
| <b>Administrative<br/>Policy and<br/>Procedure</b> | <b>Board of Selectmen<br/>GIFT POLICY<br/>Approved April 12, 2017</b> |
|--|---|

**Additional Factors to be Considered:**

1. Whether any conditions beyond those proposed by any donor would be in the Town's interest;
2. The extent to which accepting a proffered gift could establish, or contradict, existing Town policy; and
3. Whether Massachusetts law, or Town Bylaw or policy might apply, including the requirements of Town Bylaw Article 5.5 and the Board of Selectmen's policy on Naming Rights.

**FORMAL PROCEDURES**

1. To ensure that the Board is fully aware of the public's interest in a proposal, a public hearing may be held.
2. Unless the Board votes otherwise, the Board's decision will be made by majority vote.
3. The Bylaw's Accounting and Reporting requirement shall be faithfully complied with.

**DEFINITION**

None.

**REGULATORY / STATUTORY REFERENCES:**

This policy is subject to the requirements set forth in Town of Wellesley, Article 5.6, Acceptance of Gifts.

**APPROVED BY:**

*Board of Selectmen, Chair: Marjorie R. Freiman*

*Board of Selectmen: Ellen F. Gibbs*

*Board of Selectmen: Jack Morgan*

*Board of Selectmen: Thomas H. Ulfelder*

*Board of Selectmen: Beth Sullivan Woods*

*Marjorie R. Freiman*  
*Ellen F. Gibbs*  
*Jack Morgan*  
*Thomas H. Ulfelder*  
*Beth Sullivan Woods*

**Original date:** .....August 6, 2009

**Revised dates:** .....April 12, 2017

## **8. Discuss Boston Marathon Charity and Bib Entries**

As in prior years, the B.A.A. will provide the Town of Wellesley with 22 entries that can be awarded by the Board to charities or town employees to be able to run the Boston Marathon in April of 2018. Included in your packet is a spreadsheet updated by Terry Connolly that shows the various charities that have requested an entry be awarded to them, and what they have received from the Town historically. We've added some notes as to the mission of the charity, and in some cases that they've applied in the past but not been given a bib.

We've also added a sheet showing the list of names of persons who have requested a bib but are not associated with any charity. These are ones you may consider for the War Memorial Scholarship fund. Please note that the first two persons on that list applied last year and are cousins of Meghan. If you would like additional names we could either include persons you know of, or ask all Town employees if they would like to run for charity and consider any as well.

Thus the decisions to be made Monday night are:

- a. Which charities to award 18 bibs to – we've recommended 16, leaving two for the Board to add. Of course should you want to alter the recommendation that is fine.
- b. Award two bibs for the War Memorial Scholarship from either this list or another method.

**MOVE** to award invitational entries for the 2018 Boston Marathon to the charities as recommended by Deputy Director Connolly as well as two more bibs to \_\_\_\_\_ and \_\_\_\_\_.

**MOVE** to award invitational entries for the 2018 Boston Marathon to run for the War Memorial Scholarship to \_\_\_\_\_ and \_\_\_\_\_.



## 2018 Boston Marathon Charity Applications

## Application 2017 Entries 2018 Awards

|  | Page # | Awarded | Proposed | Notes   |
|--|--------|---------|----------|---|
| 1 Wellesley Education Foundation                                 | 1      | 2       | 1        |   |
| 2 Newton Wellesley Weston Committee for Community Living         | 5      | 1       | 1        | Supports services 10 Cross Street             |
| 3 Wellesley Community Children's Center                          | 7      | 0       | 1        | Benefits school age children                  |
| 4 Friends of Wellesley Council on Aging                          | 8      | 1       | 1        | Benefits Seniors                              |
| 5 Wellesley Community Center                                     | 10     | 0       | 0        | not directly benefitting wellesley            |
| 6 World of Wellesley, Inc.                                       | 11     | 1       | 1        | Diversity in Wellesley is goal                |
| 7 One for Health Foundation                                      | 13     | 0       | 0        | Help children adopt healthy lifestyle         |
| 8 Wellesley Scholarship Foundation                               | 15     | 4       | 2        |   |
| 9 The Wellesley Turkey Trot Foundation, Inc.                     | 16     | 0       | 0        | Organize Thanksgiving Day 5k run/walk         |
| 10 Wellesley A Better Chance                                     | 18     | 2       | 1        |   |
| 11 Community Investors   | 20     | 1       | 1        | Benefits middle and high school students      |
| 12 Massachusetts Association for the Blind and Visually Impaired | 38     | 0       | 0        | national organization                         |
| 13 Wellesley Food Pantry Inc.                                    | 53     | 0       | 1        | Supplies food to residents in need            |
| 14 Wellesley Free Library Foundation, Inc.                       | 55     | 0       | 0        | Benefits Library programs                     |
| 15 Adolescent Wellness, Inc.                                     | 58     | 1       | 1        | grades 4-12 coping and problem solving skills |
| 16 Wellesley Friendly Aid Association                            | 59     | 1       | 1        | supports low income wellesley residents       |
| 17 Elizabeth Seton Residence                                     | 61     | 1       | 0        | supports their elderly residents              |
| 18 Wildflower Camp Foundation                                    | 63     | 0       | 1        | supports children who have lost parent        |
| 19 Samaritans, Inc.  | 67     | 0       | 0        | national organization                         |
| 20 Friends of Wellesley METCO                                    | 70     | 4       | 2        |   |
| 21 Wellesley Theatre Project                                     | 81     | 0       | 1        | last awards 2016 & 2014                       |
| 22 Razia's Ray of Hope Foundation                                | 83     | 0       | 0        | not directly benefitting wellesley            |
| 23 JDRF formerly Juvenile Diabetes Research Foundation           | 84     | 0       | 0        | national organization                         |
| 24 War Memorial Scholarship<br>(No application)                  |        | 2       | 2        |   |
| Mass Bay Community College Foundation<br>(No application)        |        | 1       | 0        |   |
| Wellesley Police   |        | 0       | 2        |   |
|  | 22     | 20      |          |   |

23 charities applying for 18 invitational entries

4 charities were offered 1/2 of last years invitations

7 offered same amount of invitations

3 offered 1 invitation this year 0 last year and consistently applied for invitations

**Individuals who expressed interest in fundraising in exchange for invitational entry**

| Name*          | History         | Notes   |
|----------------|-----------------|---|
| Tim Lyver      | Applied In 2017 | Family Relationship w/a staff member            |
| Chris Lyver    | Applied In 2017 | Family Relationship w/a staff member            |
| Raj Vasan      | New Appl.       | Requested a bib - not associated with a charity |
| Michelle Milos | New Appl.       | Requested a bib - not associated with a charity |
| Ken Racicot    | New Appl.       | Requested a bib - not associated with a charity |
| Marie Mullen   | New Appl.       | Requested a bib - not associated with a charity |
| Dave Steward   | New Appl.       | Requested a bib - not associated with a charity |

\*We offered to send their names to any awarded charities looking for runners

## **9. New Business & Correspondence**

Other Documents: The Board will find documents the staff is not seeking action on, but is for informational purposes only. Please find the following:

- ❖ October/November Veterans District Report
- ❖ Letter from Mr. Cave 148 Weston Road 40B project
- ❖ Notice of Public Hearing National Grid Rate Increase
- ❖ SEC Local Food Rescue Program to Donate Thousands of Meals
- ❖ Letter RE: Morses Pond Parking Lot



**Report Date: 10-01-2017 through 11-30-2017**

### ENGAGE

- Oct and November were busy months. I have rolled both months in to this report with each event with dates and details on page 2.
- Pictures were sent for events in previous emails.

### ADVOCATE

- All 4 towns will be working with the Veterans Dept to host Movie Dates 1 day a week for the entire month of November. Times of movie will differ each week to try and access different Veterans and their families.

### SERVE

- Number of constituents contacted was not tracked in Oct and Nov as I missed some days so it would not be accurate. I can say it would be high as we had lots going on these 2 months.

### CHALLENGES, CHANGES & OTHER

- Time to focus on getting younger Vets involved in the Memorial and Veteran's Day ceremonies!!

### METRICS WELLESLEY

| Priority                         | Metric & Target   | This Month  | Δ | Last Year |
|----------------------------------|---|-------------|---|-----------|
| Engagements                      | Total Constituent Contacts  |             | - | N/A       |
| Chapter 115 Financial Assistance | # Active Cases  | 3           | - | N/A       |
|                                  | \$ Financial assistance provided (FY to Date)   | \$ 5,319.00 | - | N/A       |
|                                  | # New Applications  | 0           | - | N/A       |
|                                  |   |             |   |           |
|                                  |   |             |   |           |
| VA Assistance & Misc             | Health Care Enrollment<br>VA Pensions / Compensation / A&A (open cases)<br>Housing Assistance (Assisted Living, Hospice, ETC) | 6           |   |           |

### METRICS NEEDHAM

| Priority                         | Metric & Target   | This Month                 | Δ | Last Year |
|----------------------------------|---|----------------------------|---|-----------|
| Engagements                      | Total Constituent Contacts  |                            | - | N/A       |
| Chapter 115 Financial Assistance | # Active Cases  | 4                          | - | N/A       |
|                                  | \$ Financial assistance provided (FY to Date)   | \$ 8,714.67                | - | N/A       |
|                                  | # New Applications  | 0                          | - | N/A       |
|                                  |   |                            |   |           |
|                                  |   |                            |   |           |
| VA Assistance & Misc             | Health Care Enrollment<br>VA Pensions / Compensation / A&A (open cases)<br>Housing Assistance (Assisted Living, Hospice, ETC) | 2 (more completed at Fair) |   |           |

## METRICS WAYLAND

| Priority                         | Metric & Target   | This Month  | Δ | Last Year |
|----------------------------------|---|-------------|---|-----------|
| Engagements                      | Total Constituent Contacts  |             | - | N/A       |
| Chapter 115 Financial Assistance | # Active Cases  | 1           | - | N/A       |
|                                  | \$ Financial assistance provided (FY to Date)   | \$ 2,131.00 | - | N/A       |
|                                  | # New Applications  | 0           | - | N/A       |
|                                  |   |             |   |           |
|                                  |   |             |   |           |
| VA Assistance & Misc             | Health Care Enrollment<br>VA Pensions / Compensation / A&A (open cases)<br>Housing Assistance (Assisted Living, Hospice, ETC) | 2           |   |           |

## METRICS WESTON

| Priority                         | Metric & Target   | This Month | Δ | Last Year |
|----------------------------------|---|------------|---|-----------|
| Engagements                      | Total Constituent Contacts  |            | - | N/A       |
| Chapter 115 Financial Assistance | # Active Cases  | 0          | - | N/A       |
|                                  | \$ Financial assistance provided (FY to Date)   | \$ 0       | - | N/A       |
|                                  | # New Applications  | 0          | - | N/A       |
|                                  |   |            |   |           |
|                                  |   |            |   |           |
| VA Assistance & Misc             | Health Care Enrollment<br>VA Pensions / Compensation / A&A (open cases)<br>Housing Assistance (Assisted Living, Hospice, ETC) | 4          |   |           |

## UPCOMING EVENTS & ANNOUNCEMENTS

|                            |  |
|----------------------------|--|
| Oct 12 <sup>th</sup> 2017  | All male Veterans Panel at Wellesley Library to discuss their time in service and adjustment to civilian life. 1830-2100. We were lucky enough to have a Veteran from the Korean War, 2 from Vietnam, 1 from Afghanistan and 1 from Iraq. All Veterans are Wellesley Residents except the young man from Iraq....he attends Mass Bay CC. 15 audience members.  |
| Oct 19 <sup>th</sup> 2017  | All female Veterans Panel at Wellesley Library to discuss their time in service and adjustment to civilian life. 1830-2100. This panel hosted 4Officers and 1 enlisted. 2 of the women are Wellesley residents, 2 sit with me on the Gov's Board and the other is my counterpart for Boston. All women are accomplished at being the 1 <sup>st</sup> in their field at their time in service. 15 audience members to include 2 young women from Wellesley College. |
| Oct 21 <sup>st</sup> 2017  | 2 <sup>nd</sup> Annual Veterans Fair in Needham Town Hall in conjunction with the Spooky Walk. This event yielded 5 VA claims processed by VA regional on site and 2 VA Healthcare enrollments. Even though it was a stop on the spooky walk it was not as busy as hoping...however, still better than last year!!   |
| Oct 23 <sup>rd</sup> -26th | Annual Veterans TRNG Conference in Leominster, MA  |

|  |   |
|--|---|
| Nov 8 <sup>th</sup>  | Tenacre Elementary in Wellesley will be hosting a musical performance for Veterans plus writing letters to Veterans in Wellesley to Thank them for their Service. 1000-1200.2 <sup>nd</sup> year doing this. Only 2 veterans from the town showed up and I put them on the spot to be the guest speakers and answer all of the questions from the kids. Good time was had by all.                               |
| Nov 9 <sup>th</sup> 2017   | St. Joseph's in Needham has asked that myself and another Veteran come speak to the kids about the military. Grades 1-5. The students will be writing letters to Veterans in the town of Needham to say Thank You for their service. The Veteran that will be speaking with me is a Needham resident and Needham Police Officer as well as a Post 9/11 Army Vet who also graduated St Joseph's. (How Perfect ☺) |
| Nov 10 <sup>th</sup> 2017  | Pinning Ceremony for Veterans at Avery Manor in Needham.  |
| Nov 11 <sup>th</sup> , 2017  | Spent Veteran's Day in Wellesley. FD and PD came out for color guard. One of the FD's kids said our Pledge of Allegiance. Poems were read and our guest speaker was LTC McGoldrick who is also Boston Police Lieutenant Commanding the Special Operations Support Group which includes the Explosive Ordnance, HAZAMT, Canine and Harbor Patrol Units.  |
| Nov 15 <sup>th</sup> , 2017  | Pinning Ceremony at St. Demetrious Church in Weston. They put together such an awesome event and all they asked me to do was come in uniform and place pins on the collars of the Veterans. 1 Veteran is a newly retired LTC and another is a female Coast Guard Officer still serving.   |
| Nov 6 <sup>th</sup> , 13 <sup>th</sup>                                       | Veterans Movie at Parsons Center<br><br><b>*All Movie Times in each town had between 2 to 5 people in attendance.</b>   |
| Nov 2 <sup>nd</sup> , 9 <sup>th</sup> , 16 <sup>th</sup>                     | Veterans Movie at Needham Center at the Heights.  |
| Nov 1 <sup>st</sup> , 8 <sup>th</sup> , 15 <sup>th</sup> , 29 <sup>th</sup>  | Veterans Movie Weston Council on Aging  |
| Nov 8 <sup>th</sup> , 14 <sup>th</sup> , 21 <sup>st</sup> , 28 <sup>th</sup> | Veterans Movie Wayland Town Hall  |



**Michael Robert Cave  
144 Weston Road  
Wellesley, MA 02482  
(781) 237-4741  
[mcave@gmail.com](mailto:mcave@gmail.com)**

**December 06, 2017**

**To: Planning Board, Town of Wellesley, MA**

**From: Michael R. Cave, Ph.D.**

**Subject: Concerns regarding proposed 40-B development at 148 Weston Rd., Wellesley, MA**

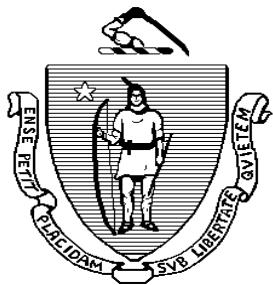
**This memorandum will outline concerns regarding the above-captioned proposal:**

- 1. Traffic congestion:** The intersections of Weston Rd. with Linden Street and Weston Rd. with Central St. (Route 135) are over capacity with the result that traffic regularly backs up for a considerable distance beyond 148 Weston Rd. in a Northerly direction between the hours of 8:00-9:00 a.m. and again in the evening between the hours of 3:00 p.m. and 7:00 p.m. This congestion is further exacerbated by the pedestrian crossing light installed some years ago at Linden Street and Weston Rd. During these hours entrance and egress both vehicular and pedestrian at the residences located on the Southbound side of Weston Rd. is problematic, creating a hazardous condition both for current and potential future residents of any development located in that area. This situation potentially affects all residents of Wellesley who use Weston Rd. along with non-residents who use this route to avoid congestion on Route 9. Numerous vehicular accidents have occurred over the years on Weston Rd. between its intersection with Turner Rd. and Route 135 as a direct result of this congestion.
- 2. Loss of privacy:** This affects the direct abutters and nearby residents: The proposed 55 rental units will result in a total loss of privacy as the teeming mass of inhabitants gaze downward from their multi-storied warrens into the no longer private living space of the abutters.
- 3. Light and noise pollution:** The placement of 55 rental units at 148 Weston Rd. would transform the neighborhood into an urban jungle of lights, signs, traffic, slamming of car and apartment doors, the noise of altercations among the residents, comings and goings at all hours by persons who have little or no investment in preserving the quiet character of the Town.
- 4. Loss of property value:** No potential purchaser or renter contemplating purchase or rental of the house at 144 Weston Rd. or nearby residences would pay the current market or rental value as these currently are appraised when faced with the unsightly and intrusive buildings proposed for the site directly adjacent-literally in the back yard of 144 Weston Rd. The

**loss of market value at 144 Weston Rd. would constitute an illegal and unwarranted confiscation of assets of the owners.**

- 5. Loss of view:** Similarly, the views currently enjoyed by the abutters will be forever lost, replaced by the distasteful sight of the proposed barrack-like housing projects.
- 6. Disruption of wildlife:** The now vacant lot at 148 Weston Rd. had been the habitat of numerous species of birds and animals. These will now be driven from the affected area.
- 7. Urbanization of Wellesley:** This proposed development, along with the others proposed under 40-B, and the attendant influx of more urban apparatus such as a high density transient population, increased crime, domestic violence, traffic lights, stop signs, sidewalks, etc. will forever transform the character of the Town, making it no longer a desirable place to live.

**Proposed Resolution:** The Town could invoke its powers of eminent domain to completely remove this threat to the public interest. Likewise, if it is determined that such a development is desirable, a land swap between some fraction (.83 of an acre) of the “North 40” parcel acquired by the two several years ago is also possible. With ingress and egress moved away from Weston Rd. some degree of mitigation of the factors cited in this memorandum would result.



# The Commonwealth of Massachusetts

## DEPARTMENT OF PUBLIC UTILITIES

### NOTICE OF FILING, PUBLIC HEARINGS, AND PROCEDURAL CONFERENCE

D.P.U. 17-170

December 5, 2017

Petition of Boston Gas Company and Colonial Gas Company, each doing business as National Grid, pursuant to G.L. c. 164, § 94 and 220 CMR 5.00, for Approval of General Increases in Base Distribution Rates for Gas Service.

---

On November 15, 2017, Boston Gas Company (“Boston Gas”) and Colonial Gas Company (“Colonial Gas”), each doing business as National Grid (“National Grid” or “Companies”), filed a petition with the Department of Public Utilities (“Department”) for an increase in gas base distribution rates. The Department has docketed this matter as D.P.U. 17-170, and has suspended the effective date of the proposed rate increase until October 1, 2018, to investigate the propriety of the Companies’ request. The Companies represent that they will implement any change in rates beginning November 1, 2018.

The Companies seek approval for base distribution revenue increases of \$178,905,053 for Boston Gas and \$32,112,986 for Colonial Gas. The Companies also propose to eliminate the amounts recovered through the targeted infrastructure recovery program and reduce the amounts recovered through the gas system enhancement plan and instead recover them through distribution rates. Based on this proposal, the overall revenue increases sought are \$68,188,370 for Boston Gas, which represents an increase of 13.0 percent on a total bill basis, and \$19,213,443 for Colonial Gas, which represents an increase of 17.0 percent on a total bill basis. National Grid states that if its petition is approved as requested, the proposed revenue increases will have the following effects:

#### For Boston Gas Customers:

- a typical residential non-heating customer using 90 therms per year will experience an annual bill increase of \$33.94, or 15 percent;
- a typical residential heating customer using 744 therms per year will experience an annual bill increase of \$80.17, or seven percent; and
- Commercial and industrial (“C&I”) customers will experience annual increases in the range of two percent to 23 percent, depending on the amount of their usage.

D.P.U. 17-170

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**For Colonial Gas Customers:**

- a typical residential non-heating customer using 78 therms per year will experience an annual bill increase of \$25.75, or 13 percent;
- a typical residential heating customer using 678 therms per year will experience an annual bill increase of \$63.90, or seven percent; and
- C&I customers will experience annual increases in the range of four percent to 17 percent, depending on the amount of their usage.

The Attorney General of the Commonwealth of Massachusetts (“Attorney General”) has filed a notice to intervene in this matter pursuant to G.L. c. 12, § 11E. Further, pursuant to G.L. c. 12, § 11E(b), the Attorney General has filed a notice of retention of experts and consultants to assist in her investigation of the Companies’ filing, and has requested Department approval to spend up to \$250,000 in this regard. Pursuant to G.L. c. 12, § 11E(b), the costs incurred by the Attorney General relative to her retention of experts and consultants may be recovered in the Companies’ rates.

The Department has scheduled the following public hearings to receive comment on National Grid’s filing:

**Acton, MA**  
**Monday, January 29, 2018, at 7:00 p.m.**  
**Acton Town Hall**  
**Faulkner Room, Room 204**  
**472 Main Street**  
**Acton, MA 01720**

**Lynn, MA**  
**Tuesday, January 30, 2018, at 6:00 p.m.**  
**Lynn City Hall**  
**City Council Chambers**  
**3 City Hall Square**  
**Lynn, MA 01901**

**Haverhill, MA**  
**Wednesday, January 31, 2018, at 6:00 p.m.**  
**Haverhill City Hall**  
**Room 301**  
**4 Summer Street**  
**Haverhill, MA 01830**

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**Barnstable, MA****Monday, February 5, 2018, at 7:00 p.m.****Barnstable High School****Senior Cafeteria****744 W Main Street****Hyannis, MA 02601****Quincy, MA****Tuesday, February 6, 2018, at 6:00 p.m.****Quincy City Hall****City Council Chambers****1305 Hancock Street****Quincy, MA 02169****Boston, MA****Wednesday, February 7, 2018, at 7:00 p.m.****Department of Public Utilities****One South Station****Second Floor****Boston, MA 02110****Lowell, MA****Thursday, February 8, 2018, at 7:00 p.m.****Lowell City Hall****City Council Chambers****375 Merrimack Street****Lowell, MA 01852**

A procedural conference in this matter will be held at the Department's office on Tuesday, December 19, 2017, at 2:00 p.m.

Persons interested in commenting on National Grid's filing may appear at any of the public hearings or may file written comments by the close of business (5:00 p.m.) on Thursday, February 8, 2018.

Any person who desires to participate in the evidentiary phase of this proceeding must file a written petition for leave to intervene or to participate in the proceeding no later than the close of business (5:00 p.m.) on Monday, December 18, 2017. A petition filed late may be disallowed as untimely, unless good cause is shown for waiver under 220 CMR 1.01(4). To be allowed, a petition under 220 CMR 1.03(1) must satisfy the standing requirements of G.L. c. 30A, § 10.

Any person who seeks to intervene in this matter and also desires to comment on the Attorney General's notice of retention of experts and consultants must file the comments no later than the close of business (5:00 p.m.) on Monday, December 18, 2017.

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Written comments, petitions for leave to intervene or to participate, and comments on the Attorney General's notice of retention of experts and consultants should be addressed to: Mark D. Marini, Secretary, Department of Public Utilities, One South Station, Boston, MA 02110. Receipt by the Department, not mailing, constitutes filing.

Further, in addition to paper filings with the Department, all documents also should be submitted to the Department in electronic format using one of the following methods: (1) by e-mail attachment to [dpu.efiling@state.ma.us](mailto:dpu.efiling@state.ma.us) and the Hearing Officer, [carol.pieper@state.ma.us](mailto:carol.pieper@state.ma.us); or (2) on CD-ROM. The text of the e-mail or CD-ROM must specify: (1) the docket number of the proceeding (D.P.U. 17-170); (2) the name of the person or company submitting the filing; and (3) a brief descriptive title of the document. The electronic filing should also include the name, title, and telephone number of a person to contact in the event of questions about the filing. All documents submitted in electronic format will be posted on the Department's website: website at <http://web1.env.state.ma.us/DPU/FileRoom/dockets/bynumber> (enter "17-170").

A copy of National Grid's filing is available for inspection during regular business hours at the following public libraries: Acton Memorial Library, 486 Main Street, Acton, MA; Newton Free Library, 330 Homer Street, Newton Center, MA; Leominster Public Library, 30 West Street, Leominster, MA; East Brookfield Public Library, 122 Connie Mack Drive, East Brookfield, MA; Lynn Public Library, 5 North Common Street, Lynn, MA; Salem Public Library, 370 Essex Street, Salem, MA; Boston Public Library, 700 Boylston Street, Boston, MA; Thomas Crane Public Library, 40 Washington Street, Quincy, MA; Pollard Memorial Library, 401 Merrimack Street, Lowell, MA; Sturgis Library, 3090 Main Street, Barnstable, MA; and Haverhill Public Library, 99 Main Street, Haverhill, MA.

National Grid's filing also is available on the Department's website. A copy of National Grid's filing also is available at the offices of National Grid, 40 Sylvan Road, Waltham, MA 02451, and the Department's offices, One South Station, 5<sup>th</sup> Floor, Boston, MA 02110. To request materials in accessible formats (braille, large print, electronic files, audio format), contact the Department's ADA coordinator at [DPUADACoordinator@state.ma.us](mailto:DPUADACoordinator@state.ma.us) or (617) 305-3642. Any person desiring further information regarding National Grid's petition should contact the Companies' counsel, Daniel P. Venora, Esq., Keegan Werlin, 265 Franklin Street, Boston, MA 02110, telephone (617) 951-1400.

A copy of the Attorney General's notice of retention of experts and consultants is available for inspection during regular business hours at the Attorney General's offices, One Ashburton Place, Boston, MA 02110, and at the Department's offices, One South Station, 5<sup>th</sup> Floor, Boston, MA 02110. The Attorney General's notice of retention of experts and consultants also is available on the Department's website. Any person desiring further information regarding the Attorney General's notice of retention of experts and consultants should contact Joseph W. Rogers, Assistant Attorney General, at (617) 727-2200.

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Any person desiring further information regarding this notice should contact Carol Pieper, Hearing Officer, Department of Public Utilities, at (617) 305-3500.

Reasonable accommodations at public or evidentiary hearings for people with disabilities are available upon request. Include a description of the accommodation you will need, including as much detail as you can. Also include a way the Department can contact you if we need more information. Please provide as much advance notice as possible. Last minute requests will be accepted, but may not be able to be accommodated. Contact the Department's ADA coordinator at [DPUADACoordinator@state.ma.us](mailto:DPUADACoordinator@state.ma.us) or (617) 305-3642.



TOWN OF WELLESLEY



MASSACHUSETTS

## SUSTAINABLE ENERGY COMMITTEE

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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Michael D'Ortenzio, Jr.  
Katy Gibson  
Steven Gusmini  
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### FOR IMMEDIATE RELEASE

#### Local Food Rescue Program to Donate Thousands of Meals

December 7, 2017 (Wellesley, MA) - A number of schools and colleges in Wellesley and the Metro-West area will donate an estimated 20,000 meals this year to an organization in Cambridge that takes wholesome, edible surplus and leftover food and passes it on to people in need.

Wellesley's 3R Working Group - which consists of representatives from the Department of Public Works, the Sustainable Energy Committee, and the Natural Resources Commission - has been working with the Environmental Protection Agency/New England and the Cambridge-based non-profit Food For Free to develop a collaborative food rescue initiative. The food service vendors dedicated to its implementation include Whitsons Culinary Group, Rebecca's Café, Sodexo, Chartwells, and AVI Foodsystems. The initiative delivers on the goals of the EPA's *Food Recovery Challenge Program* focusing on local K-12 schools, colleges and universities.

The collaborative food rescue program participants include Wellesley Public Schools, Babson College, Bentley University, Olin College of Engineering and Wellesley College. To date, over 4,000 pounds of food have been donated since September from Bentley, Olin and Wellesley Middle School; the program was rolled out in the other schools in recent weeks. With this critical mass of participating schools and colleges in place, other local organizations with serviceable leftover food will be encouraged to join.

Food For Free – a food rescue organization that distributed over 2 million pounds of food last year ([www.foodforfree.org](http://www.foodforfree.org)) - is repackaging this rescued food into single-serve meals. Recipients may include people living in shelters, in temporary housing such as motels, in housing without full kitchens, and those receiving Meals on Wheels.

"Translating this dream into a reality has been a complicated challenge as there were few precedents of such a comprehensive and collaborative initiative," said Ellen Korpi, Vice Chair of the Town's Sustainable Energy Committee. "It took the support and guidance of the Wellesley's school administration, food services vendor, and the health department to bring this project to fruition."

"In order to make it worth our sending a truck to this area, we needed a minimum volume per pick up," explained Sasha Purpura, Executive Director of Food For Free. "Because these institutions collaborated and came to us as a group, we were able to view this as a single collection, making them a viable food donation partner."

"The commitment and teamwork of the food services organizations is key to the success of such an initiative," said Alison Cross, 3R Working Group member and author of the program's standard operation procedures. "They are responsible for moving the surplus food through the process of collection, storage and preparation for pick-up, while protecting the integrity and safety of the food."

Wasted food is a growing problem in this country and an untapped opportunity. In 2014 alone, more than 38 million tons of food waste was generated and the EPA estimates that food makes up the single largest category of waste material in landfills, constituting a fifth of discarded municipal solid waste. Much of this wasted food is wholesome and edible and could be serving the one in six, or 52 million American households, that were "food insecure" in 2013, according to the US Department of Agriculture. "Food insecurity," which describes a household's inability to provide enough food for every person to live an active, healthy life, is one way to measure hunger. In Massachusetts today, it is estimated that one in ten people are food insecure.

One of the side benefits that stem from food waste donation programs, according to the EPA, is that organizations that donate food see new opportunities for reducing leftovers. The donation process creates an informational feedback loop for waste generators that inevitably reduces both their wasted food, and their food waste removal costs.

As the 3R Working Group recruited local colleges for this program, conversations with MassBay Community College, located in Wellesley, revealed that 52% of the students surveyed there, indicated they were food insecure. Food For Free is now working with MassBay to develop a program for these students to receive food from the Food For Free Family Meals program.

For more information, go to <https://wellesleyma.gov/811/4282/Waste-Wise-Wellesley> or contact Marybeth Martello, Administrator, Wellesley Sustainable Energy Committee at [mmartello@wellesleyma.gov](mailto:mmartello@wellesleyma.gov), 781-431-1019 x2229.

-END-

27 Washington St. Unit 334  
Wellesley Hills, MA 02481  
December 5, 2017

The Board of Selectman  
Town Hall  
525 Washington St.  
Wellesley, MA 02482

Subject: Morses Pond Parking Lot

Members of the Board of Selectman,

I suspect you've heard this before but, I would like to request that you start the process for changing the surface of the parking lot at Morses Pond from dirt to hard top, or gravel as a substitute. After spending time at the beach I feel that my first step on my way home should be the car wash. If I should leave a car window open to relieve the build up of heat from baking in the sun, what a mess inside. I can't help but think this eventually will be done. Do it now! Think of all the extra votes it'll produce for you. Thanks for your consideration and for keeping Wellesley a great place to live.

My best,  
Harold T. Bessing