

Approved: July 10, 2018

Board of Selectmen Meeting: June 4, 2018

Present: Gibbs, Freiman, Sullivan Woods, Morgan, Ulfelder

Also Present: Robinson, Jop

Warrants approved: 2018-046 - \$1,619,835.79
2018-047 - \$5,744,702.54

Minutes approved:

BOS Meeting: 5/7/18

BOS Meeting: 5/14/18

BOS Meeting: 5/21/18

Meeting Documents:

1. Agenda
2. BOS calendar
3. Motions
4. Executive Director's weekly report
5. Memo from Meghan Condon re: MWRA
6. MWRA Sewer Bond Selectmen's Vote
7. MWRA Bond
8. Redline Hunnewell-Morgan Palmer Conservation Restriction
9. Letter from John Hancock
10. PowerPoint Presentation: Wellesley Office Park
11. Draft BOS minutes: 5/7/18
12. Draft BOS minutes: 5/14/18
13. Draft BOS minutes: 5/21/18
14. State Auditor's Report – Wellesley Housing Authority
15. Monthly Budget Report
16. MA Department of Veteran's Services Letter
17. MassHousing Letter re: 136-140 Worcester Street
18. Registry of Deeds Invitation
19. Correspondence from Miguel Lessing re: COA
20. Volunteer Form
21. Citizens Letter: Enku Kebede-Francis
22. Water Management Act Court Decision
23. Correspondence on Commuter Parking at Linden Square

1. Call to Order and Citizen Speak

Ms. Gibbs, Chair, called the meeting to order at 7:01pm.

Ms. Gibbs thanked and congratulated the Celebrations Committee and the parade organizers for the past weekend and the series of events for the Wonderful Wellesley Weekend.

Ms. Sullivan Woods announced the World of Wellesley will be hosting the second annual Race Amity Day that was put into effect by Governor Baker last year. The event is cohosted with Needham and this year it will be held Sunday, June 10th at Warren Park.

Citizen Speak:

None.

2. Approve MWRA Bond

Ms. Robinson introduced the background of the 5-year bond. It is interest free from MWRA for DPW to undertake inflow and infiltration (I&I) work. The work is performed on sewer pipes to limit storm water being subject to sewage treatment. She noted that a grant is also associated with the bond from the MWRA for the work.

Mr. Cohen from DPW joined the Board to provide further detail on the work and the processes. Ms. Freiman asked Mr. Cohen to explain I&I. He explained that it is water that infiltrates sewer pipes; if water gets into the system the Town is paying to treat groundwater. The pipes are sealed to keep the rainwater/groundwater out. He stated the challenge to I&I work is that there are service connections that exist at properties where the Town has no control and are the homeowners' responsibility.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the sale of the \$179,454 Sewer Bond of the Town dated June 11, 2018, to Massachusetts Water Resources Authority (the "Authority") is hereby approved and the Town Treasurer or other appropriate Town official is authorized to execute on behalf of the Town a Loan Agreement and a Financial Assistance Agreement with the Authority with respect to the bond. The bond shall be payable without interest on May 15 of the years and in the principal amounts as follows:

<u>Year</u>	<u>Installment</u>
2019	\$35,890.80
2020	35,890.80
2021	35,890.80
2022	35,890.80
2023	35,890.80

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing vote.

3. Re-sign Hunnewell-Morgan Palmer Conservation Restriction

Ms. Jop reviewed the changes that were made since the Board approved the original conservation restriction and noted that the changes had been approved by the Natick Board of Selectmen.

Mr. Santomenna of the Trustees of Reservations joined the Board and provided a brief update on the State's comments on the conservation restriction that were required to be incorporated. He

explained that there had been no substantive changes made to the restriction but that the revisions related only to a processing issue.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the revised Conservation Restrictions for parcels 194-24 and 186-4 fronting Pond Road, which are partially located within the Town of Wellesley, owned by the Estate of Mary Palmer and the Trustees of Hunnewell Estates, to the Trustees of Reservations in perpetuity.

4. John Hancock-Wellesley Office Park Presentation

Ms. Gibbs invited Robert Maulden, Managing Director of Real Estate for John Hancock; Peter Tamm of Goulston and Storrs; David Hall of Hanover Company; and Paul Crowley of John Hancock to join the Board. Ms. Jop introduced the background of Wellesley Office Park under the ownership of John Hancock. The Town had been working with the group over the past few years regarding redevelopment of the site. Mr. Tamm recently approached the Town to discuss potential redevelopment and discussion of goals for the project for both the Town and John Hancock.

Mr. Tamm provided background of his work with John Hancock for redeveloping the site, including developing housing on the site. The team had presented this proposal to the Planning Board the previous week. The team would like input and direction from the Town before moving forward. Mr. Maulden introduced John Hancock's interest in redeveloping the site and objectives for the property and indicated that he believed John Hancock and the Town would be working to the same goals. He added that the plan is in its initial stages and they will begin moving forward working with the Town after additional conversations. He gave an overview of the location and layout of the site; it is 26 acres and the buildings were built between 1960-1980. There are a total of eight buildings with approximately 650,000 square feet of office space. They have identified three buildings they believe would remain as office space and five buildings that would be slated for redevelopment. He reviewed their initial design goals for the property including multifamily housing, a hotel and new office development. The design includes concentrated parking, and improving runoff and drainage at the site. One of the project goals is improving energy efficiency. Currently the location has a shuttle and they are looking to improve service as well as offering additional ride-sharing services.

Mr. Hall gave a brief overview of Hanover Company, which is a multifamily developer with a national platform. He noted some of the local projects and redeveloped sites including sites in Needham, Westwood, and Plymouth. He noted that typically about 10% of residents in these apartments are school-aged children and will not contribute to a large influx of children to the schools. He added that often the units attract people with varying schedules and do not contribute greatly to rush hour traffic. He noted that from his experience the shared parking garages with office space works well. He compared the current space to Charles River Landing in Needham and University Ave in Westwood.

Mr. Tamm addressed how the plan for this site could be approached over several years. He noted that installing parking garages and increasing height of the buildings would require working with the Town as part of the Town's Housing Production Plan. He added that amenities would be aimed at the residents and employees on the site rather than as a destination for the Town. Mr. Tamm believed this project could address out-of-date zoning restrictions on the site and also address the Town's affordable housing shortfall. If the Town adopts overlay zoning on this site, the Town could be eligible for direct payments from the State. He reviewed the State's 40R process; it is an alternative to 40B, and the Town would have

additional control over the project as well as the ability to help shape the overlay. He believed that this site meets the State's requirements for 40R. He reviewed the potential benefits for this type of redevelopment of the site and what the Town could gain from this project.

Ms. Jop addressed questions regarding feedback received from the Planning Board and noted the Planning Board is both supportive of the project and of moving forward on the proposal. She addressed the 40R process benefits for the Town. She added that there would need to be a meeting with Town staff, DHCD, and others to go over what the next steps would be. She added that this is currently in initial steps and the Town is in the information-gathering stage. The Town would need to learn how to best move forward with 40R.

Mr. Ulfelder asked when the team would know if the proposed housing would be condominiums or rental use, which would impact the Town's count toward affordable housing. Mr. Maulden stated that one of the housing sites in the office park would be all rental and another would be either condominiums or a hotel. Mr. Ulfelder asked for clarification regarding the site amenities being proposed as the location. He added that the project team would benefit from learning the current goals of the NRC as well as the sustainability goals of the Town.

The Board asked questions regarding the proposed redevelopment of the site, initial goals and proposed timeline for the project. Ms. Gibbs noted that housing is an important issue for the Town and believed this project could be an opportunity for the Town to create a model for mixed-use space development in the area. Mr. Morgan noted that it is likely that this project could be voted on at the next Annual Town Meeting. The Board continued to discuss the proposed project and inquired to the next likely steps. The Board showed support for the initial proposal for the redevelopment of the site and discussed speaking in the future about the next steps of the process.

5. STM Preparation

Ms. Robinson gave a brief update on the Special Town Meeting scheduled for the following night. An equipment trial was scheduled for the late afternoon before the meeting. Mr. Morgan added that there would be several presentations made that will include various voices from the community regarding the Hunnewell feasibility project.

6. Executive Director's Update

Ms. Robinson provided an update on the Town Hall project. Construction will begin over the next two weeks. The expected roof work will begin the first week in July. She added that several resumes had been selected from the pool of communications manager position candidates and the interview process will begin the week of June 18th. She noted the draft meeting minutes before the Board for approval.

Upon a motion by Ms. Freiman and seconded by Mr. Morgan, the Board voted (5-0) to approve the minutes of the May 7th, 14th and 21st meetings.

7. New Business and Correspondence

Mr. Ulfelder noted the correspondence regarding commuters parking at Linden Square and was happy to see the issue being investigated.

Mr. Morgan thanked Ms. Sullivan Woods for her work with the Celebrations Committee.

Ms. Jop gave a brief update on the responses received for the Tailby RFP noting the Town received six responses that had been posted online to the Selectmen's page. She briefly reviewed the next steps of the process.

The meeting was adjourned at 8:40pm