

**Approved: July 31, 2018**

**Board of Selectmen Meeting: July 17, 2018**

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

**Also Present: Robinson, Jop**

**Warrants approved: 2019-001 \$897,439.14**

**Minutes approved:**

**Meeting Documents:**

1. Agenda
2. BOS calendar
3. Motions
4. Executive Director's Weekly Report
5. Petition for grant of location from Eversource
6. Draft letter to MassHousing re: 136-140 Worcester Street Site Eligibility
7. Letter from MassHousing and application for Proposed 40B at 136-140 Worcester Street
8. White's Bakery Common Victualler License application
9. Memo re: Tailby & Railroad lot working group recommendation
10. Tailby & Railroad lot working group spreadsheet
11. Letter from Michael Carr re: Wellesley Place rents
12. Gifts to the Council on Aging
13. July Jubilation Poster
14. Letter from DPW
15. Commendation from Chief Pilecki

**1. Call to Order and Citizen Speak**

Mr. Morgan, Chairman, called the meeting to order at 7:00pm

Ms. Sullivan Woods provided a reminder of the July Jubilation held by the Wellesley Square Merchants Association; the event begins at 9:30am on Saturday July 21<sup>st</sup>. She encouraged the public to enjoy the experience and noted there will be free parking.

Mr. Morgan stated the Schaller Street Grant of Utility Easement would not be reviewed as the Town of Natick needed to vote first and had not done so.

**Citizen Speak:**

Ms. Mara Lanza on behalf of the Board of Library Trustees came before the Board. She said that the Trustees had their annual retreat and are working to improve communication with their partners including the Board of Selectmen. The Trustees had been disappointed that FMD cannot install the automated handler and the Library is in the process of selecting a vendor. The architect will take over and manage the RFP process. She noted the Fells Library branch location will be closed for the summer to be redesigned as an early learning library opening in the fall. The Trustees intend to move forward with the renovation of the main library and will rework their marketing and communication plan and look forward to

working with the Selectmen's Office when the marketing and communication position is filled.

## **2. Executive Director's Report**

Ms. Robinson reviewed the gift to the Council on Aging for the Board's acceptance.

She noted the MLP is working with the Town IT department to expand beyond the pilot process for providing internet service to commercial customers. Electronic permitting has continued to progress and will begin with Building department permits but the team is also working on some smaller simple permits including yard sales. She noted the parking at Town Hall is becoming tight with the construction work but overall is working well.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (4-0) to accept a donation of \$840 for the June senior lunch program with Express Gourmet.**

## **3. Discuss Response to MassHousing – 40B Application for 136-140 Worcester Street**

Ms. Jop reviewed the background of the application and the notice received from MassHousing allowing the Town to comment on the initial proposal for the 40B project at 136-140 Worcester Street. She reviewed the parcel location and the overall structure being proposed. The Town has raised concerns regarding the density of the site, the impact on traffic, as well as parking and storm water impacts given its location to wetlands. She noted additional concerns regarding the lack of open space and amenities on the site including no sidewalks and no access to public transportation. The Town had asked for an extension to respond to the application and must respond by July 31<sup>st</sup>.

Ms. Jop noted the developer has a history of violations with the Town including on this site. The Town has imposed over \$4,200 on fines to the developer. She added that the size and type of the structure and the construction execution concerns should be noted to MassHousing. She added that there are additional problems including the lack of parking for construction vehicles.

Ms. Sullivan Woods noted her impressions from on the site walk and expressed concerns regarding the proposed parking. Ms. Jop stated that the Fire Department has some concerns regarding access given the density of the location. Mr. Ulfelder added that he was pleased with the updates to the letter particularly regarding the numerous violations by the developer. He noted additional sections of the letter where he would prefer the Town use stronger language. The Board reviewed the letter and made additional editorial suggestions.

Ms. Rose Mary Donahue of 9 Maple Road came before the Board. She stated she has lived in Wellesley for over 25 years. She noted that traffic is a challenge in the area and stated there will be no alternative access to and from this site other than Route 9. She added that during the morning commute a backup occurs starting from the lights at Cedar Street and that the lane that would be used by this site to merge onto Route 9 is used by commuters attempting to get through traffic to the Sun Life site. She added that the closest school to the site is the Fiske School which she noted would be challenging to get to especially as there

are no pedestrian access points. She believed that traffic is the most difficult issue and would need to be addressed. She mentioned that the impact on green space cannot be understated and there would be removal of many trees which work to filter the particulates in the area. She believed that this area may qualify as a wildlife habitat and consideration should be given in the plans on how that would be addressed. She noted she has concerns over violations by the developer and she had reported the site owner for violations of snow removal and stacking in the past as it abuts wetlands. She asked for assurances going forward there will be no additional violations.

Mr. Morgan noted that the letter is due to MassHousing before the Board meets again. Ms. Jop would make additional edits to the letter and send an updated draft to the Board which could then be approved by the Chair.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (4-0) to approve the response from MassHousing as proposed regarding the development at 136-140 Worcester Street with the understanding there may be additional modifications which will be approved by the Chair.**

**4. Approve Common Victualler License – White’s Bakery**

Ms. Jop provided a brief review of the licensee and application. This will be the fourth location for White’s Bakery and the space will be located at the former TD Bank North at Playhouse Square. Given the change of use, a traffic study was required which has been reviewed and signed off by BETA without comment.

Mr. White of White’s Bakery came before the Board. He stated there will be a café bakery with no more than 12 seats to serve prepared foods. He hopes to have the store open in mid-September.

Mr. Ulfelder noted parking may be a challenge when the previous Bertucci’s space is filled but was welcoming to the bakery.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (4-0) to approve a Common Victualler License to White’s Bakery through December 31, 2018 and to name David White as Manager.**

**5. Discuss Working Group Recommendations – Development of the Tailby and Railroad Commuter Parking Lots**

Ms. Jop reviewed the working group’s process as they review the proposals. The group met three times to do this work, discussed the interview process, and discussed whether there might be a recommendation to issue a second RFP. At this point the group is asking the Board to continue with the existing RFP. The State’s 30B procurement laws pertaining to land leases have led Town Counsel to advise that this process is different than other processes the Town has worked on. The response to interviews would be seen as an oral addendum to the proposal and the Town should interview all six respondents to further the evaluation of the proposals. The ranking of the proposals would be based on the review of the RFP response, the interview, and the financial submittal; ranked 1-6. After the interview process questions could be addressed and a decision can be made if there should be a second RFP. She noted that all of the proposals are available online for public review. Ms.

Robinson noted that the questions raised from the working group will be helpful in the interview process.

Mr. Morgan stated that originally the Board had intended to conduct its interviews at the Selectmen's meeting on July 31<sup>st</sup> but this no longer seemed practical given the working group interviews being scheduled that day. He proposed meeting the following week to discuss the interviews and be ready to deliberate. Ms. Sullivan Woods stated that the working group would appreciate the Board's flexibility on freeing the date. The Board discussed the working group and appreciated their efforts. The Board agreed it made most sense for the working group to conduct the first round of interviews.

Mr. DeMarco representing the Wellesley Players came before the Board. He requested the Board pay special attention to the Trinity proposal because it includes a space for the arts including the 194-seat Black Box Theatre. He noted that the Wellesley Players have been in Town for over 80 years that the group had been priced out of venues over the past 10 years. He added the various arts groups that formed the Wellesley Arts Alliance, had tried to find solutions to the space problems.

Ms. Johnson of the Planning Board came before the Board and spoke to the working group process. She noted it would be helpful if Wellesley Media could record the interviews to allow residents to see the interviews. Mr. Morgan was in favor of the idea and suggested the interviews be held in the Great Hall.

Ms. Drew, the Executive Director of the Wellesley Theater Project, came before the Board. She stated the group is lucky to be part of the community but noted there are not enough performance venues or galleries. She stated that most of their performances are held outside of Wellesley and they believe the Trinity proposal with the theater space would be a great addition to the Town.

Mr. Morgan thanked the working group for their contributions and mentioned that one of the aspirations of the Unified Plan is to consider more cultural space. He encouraged residents to remain engaged in the Town with regards to culture and the arts and noted that there are open positions on the Cultural Council.

**6. Approve Proposed Rents for 978 Worcester Street**

Ms. Jop reviewed the background of the Board's role in approving the rent increases at the property. She noted the differences between this property and the Waterstone property recently approved by the Board. She added that the proposed rents are in line with the state allowances and the units include basic utilities. Mr. Morgan noted that with the allowances for utility increases the rents are the same as Waterstone. The Board discussed the increase and made inquiries regarding the approval process and requirements set by DHCD. The Board expressed concerns for the residents and the impact of the increase but recognized the need for its approval.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (4-0) to approve the proposed unit rental rates for 2018 at Wellesley Place, 978 Worcester Street:**

	<u>2018 Rate</u>
<b>Two bedroom units (5)</b>	<b>\$1,780.00</b>

**One bedroom units (4)**

**\$1,591.00**

**7. Approve FMD Administrative Procedures**

Mr. Ulfelder reviewed the Memorandum of Understanding between the Facilities Management Department and the School Building Committee. He noted the increased role of FMD on Town projects. The memorandum addresses the role of FMD in managing the Hunnewell project and possibly the Hardy and Upham projects. He added that the School Committee will vote to approve the memorandum at its next meeting.

The Board discussed the memorandum and possible edits. Mr. Morgan stated this document should be viewed narrowly in relation only to the Hunnewell feasibility study and some elements carried forward to the other projects.

**Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (4-0) to approve the memorandum on how the Hunnewell feasibility will be managed by FMD and SBC dated June 19, 2018.**

**8. New Business and Correspondence**

The Board reviewed the meeting calendar.

The meeting was adjourned at 8:39pm