



SELECT BOARD

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

MARJORIE R. FREIMAN, CHAIR
 THOMAS H. ULFELDER, Vice Chair
 COLETTE E. AUFRANC, Secretary
 ELIZABETH SULLIVAN WOODS
 KENNETH C. LARGESS III

FACSIMILE: (781) 239-1043
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WWW.WELLESLEYMA.GOV
 MEGHAN C. JOP
 EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

SELECT BOARD MEETING AGENDA

HYBRID MEETING

6:30 pm Tuesday, January 6, 2026

Juliani Room, Town Hall

525 Washington Street

<https://www.wellesleymedia.org/live-streaming.html>

View on TV on Comcast 8/Verizon 40

1. 6:30 Call to Order – Open Session
2. 6:31 Citizen Speak
3. 6:35 Consent Agenda
 - Appoint Election Workers
4. 6:40 Executive Director's Report
5. 6:45 Policy Subcommittee Update
 - Discuss and Vote Appointment Policy Amendments
6. 7:15 Annual Town Meeting Preparation
 - Review Draft Warrant
7. 7:30 Administrative Matters
 - Discuss and Vote Minutes
8. 7:40 Chairs Report
9. 7:45 Executive Session M.G.L. c. 30A, § 21(a)(3), to discuss strategy with respect to potential litigation with the Commonwealth regarding the disposition of surplus MassBay Community College land.

2026 Annual Town Meeting Budget Documents for Fiscal Year 2026 can be found at:

www.wellesleyma.gov/2026budgetbook

This page will be updated throughout the budget season

Next Select Board Meeting:

January 13, 2026
 January 20, 2026

[Please see the Select Board Public Comment Policy](#)

CITIZEN SPEAK PROTOCOL

Residents seeking to provide public comment on topics identified on the Board's agenda shall email sel@wellesleyma.gov prior to the meeting (if participating remotely) and you will be added to the list of speakers. Residents shall verbally identify themselves by name and address prior to commenting. All comments shall be addressed to or through the chair or acting chair of the Board. Each comment period shall not exceed 15 minutes and each speaker shall not exceed three minutes, unless otherwise determined by the Chair.

SELECT BOARD MEETING CALENDAR

▣ = Town Hall Closed (Holiday)

❖ = Budget Milestone from FY27 Calendar

Date	SB Event / Notes	Other Event/Notes
January 13, 2026	Select Board Meeting Budget Roll-up Review ❖ Traffic Update - 2 stop signs, No Parking Police Quarterly Update with Fire? Sign Warrant Consent - Election Staff Appointments	
January 19, 2026	MLK Day - Town Hall Closed	
January 20, 2026	Select Board Meeting Town Clerk Salary Discuss on Municipal Lien Certificate Fee Increase PSI - 592 Washington Street BPW joint meeting on Feasibility Study Exec. Session	
January 27, 2026	Select Board Meeting Weston/Linden Takings?	SC Votes Budget ❖
February 4, 2026		Draft TWFP Presentation to Advisory
February 10, 2026	Select Board Meeting	
February 11, 2026		
February 16, 2026	▣ Presidents' Day – Town Hall Closed (School Vacation Week)	Draft TWFP Presentation and ATM Articles to Advisory ❖ Advisory Public Hearing (tentative) ❖
February 24, 2026	Select Board Meeting Follow up with BPW Feasibility	
February 25, 2026		Annual Town Election ❖
March 3, 2026		
March 10, 2026	Select Board Meeting	
March 24, 2026	Select Board Meeting	
March 30, 2026		Annual Town Meeting Begins (Monday) ❖
March 31, 2026		Annual Town Meeting (Tuesday) ❖
April 6, 2026		Annual Town Meeting (Monday) ❖
April 7, 2026		Annual Town Meeting (Tuesday) ❖
April 13, 2026		Annual Town Meeting (Monday) ❖
April 14, 2026		Annual Town Meeting (Tuesday) ❖
April 20, 2026	▣ Patriots Day – Town Hall Closed (School Vacation Week)	
April 27, 2026		Annual Town Meeting (Monday) ❖ If needed
April 28, 2026	Select Board Meeting	Annual Town Meeting (Monday) ❖ If needed
May 5, 2026	Select Board Meeting	
May 19, 2026	Select Board Meeting	
May 25, 2026	▣ Memorial Day – Town Hall Closed	
June 2, 2026	Select Board Meeting	
June 16, 2026	Select Board Meeting	
June 30, 2026	Select Board Retreat	

TOWN OF WELLESLEY



MASSACHUSETTS

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MEGHAN C. JOP
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

The Select Board will be meeting January 6, 2026, at 6:30 pm in the Juliani Room at Town Hall. This meeting will be a hybrid meeting with some participants joining via Zoom.

1. **6:30 Call to Order – Open Session**
2. **6:31 Citizen Speak**
3. **6:35 Executive Director's Update**
4. **6:40 Consent Agenda**

Please find materials regarding the consent agenda item. Requests for removal from the consent agenda should be sent to the Executive Director or Chair by Monday. Should items not be removed from the Consent Agenda, here is a motion for acceptance:

MOTION

MOVE to approve the Consent Agenda items.

- **Appoint Election Workers**

Please find a memo from Town Clerk KC Kato requesting appointment of supplemental individuals to assist with the Annual Town Election.

MOTION

MOVE to approve the list of additional Election Staff Appointments as detailed in the memo from Town Clerk KC Kato dated 12/31/25.



TOWN OF WELLESLEY

MASSACHUSETTS

KC KATO
525 WASHINGTON STREET
WELLESLEY, MA 02482

TELEPHONE: (781) 431-1019x2252
FACSIMILE: (781) 237-5037
E-MAIL: KCKATO@wellesleyma.gov

To: The Select Board and Meghan Jop
From: KC Kato
Date: December 31, 2025
Re: Election Staff Supplemental Appointments

Thank you for Election Staff appointments done in July for FY26. Due to community outreach, I have several residents who have expressed interest in supporting elections. I request a supplemental appointment to add new volunteers to support the Annual Town Election. One challenge with our March Annual Town Election is that many of our election staff are retirees who may spend some of the winter away. Below is the list of additional Election Staff appointee recommendations.

Liz Cua
Brian Finn
Katey Goehringer
Christine Peloquin
Anne Peterson
Amy David
Elke Cardella
Debbie Cutler-Ortiz
Dawna Dewire
Cindy Lowe

Please let me know if you have any questions.

Thank you for your consideration.

5. 6:45 Policy Subcommittee Update

• Discuss and Vote Appointment Policy Amendments

Please find a memo regarding previous discussions on the Appointments Policy along with excerpts from the minutes and a redlined version of proposed changes from the Policy Subcommittee.

MOTION

MOVE to approve the proposed amendments to the Appointments Policy.

Memo

To: The Select Board
From: Policy Sub Committee (PSC)
Subject: Appointment Policy – proposed revisions
Date: December 2, 2025

This memo summarizes proposed revisions to the existing Appointments policy following the Select Board's discussions on April 7 and 14, May 6, and August 26 of 2025.

In recent discussions (see minutes excerpts for April and May below, Board members have draft minutes of August 26th in hand) the Select Board has indicated revisions or more clarity is needed on a couple of aspects in the Appointments Policy – specifically the interview process, reappointments and serving in more than one role. One member expresses discomfort with the Select Board proposing a different slate of nominees than the underlying board, while at the same time strenuously advocating for the Select Board having a stronger hand in the appointment process. The Appointments policy has been referred back to the PSC for revision and a redlined version is attached. Also attached are comments received from the last circulation to the Select Board in the 10.28.25 packet. Proposed revisions for the Board's consideration can be summarized as follows:

1. Underlying Board Methodology for Interview and Nomination Process

The Select Board cannot dictate an underlying board's actions but has an interest in understanding the interview process adopted by the underlying board with an eye to understanding if board governance best practices are adopted.

2. Select Board's role in interviews and determination of slate for appointment

There was discord identified in the concept that the Select Board has ultimate authority in appointments but discomfort in disagreement with a slate of recommendations from the Underlying Board. To address this a few revisions are proposed:

- The introductory statement regarding the Select Board's responsibility has been enhanced.
- an option to have the interview and recommendation process be led by the Select Board as opposed to the underlying board.
- Softening the language around "strongly considering" the Underlying Board's recommendations.
- Seeking board feedback as to whether interested Select Board members should join the Underlying Board's process and simplify the policy and procedure.

3. Clarifying reappointments

There was a lack of clarity identified regarding members currently serving on an Underlying Board and ensuring they completed Volunteer Forms and were part of the standard evaluation and appointment process.

4. Serving in more than one role

There was confusion as to whether serving in more than one role was effectively disqualifying or not. Revised language is proposed for consideration.

Minutes Excerpts:

Excerpt from Minutes of May 6th 2025 discussions:

Vote Appointment Policy Amendment

The Board discussed proposed changes to the Appointment Policy, specifically focusing on the methodology by which underlying boards make their recommendations to the Select Board. A significant portion of the discussion was whether recommendations from these boards should necessitate a full board vote before being forwarded to the Select Board. This consideration arose from instances where Chairs of certain boards had previously forwarded appointees without the full knowledge or agreement of their entire board, prompting a discussion on ensuring a fair and standardized nomination process across all appointed boards. Concerns were raised by one member regarding the Select Board's extent of authority in dictating the processes of other boards, particularly in terms of enforcing the procedural steps these boards take to arrive at their nominations. The underlying question was whether it was within the Select Board's purview to mandate specific actions from other boards, or whether they could only request compliance with a suggested process that aligns with best practices for governance. Additionally, there was a call for greater clarity in the language surrounding diversity considerations within the policy. The Board discussed the importance of making sure the policy captures the intention to consider diverse perspectives in appointments without compromising the merit-based evaluation of candidates. There was a member who also concerns about the timing of the changes, given that the policy is only one year old, the appointment process was underway, and changes had not been discussed with other boards.

Given these complex considerations and the potential implications for the policy's implementation, the Board collectively decided that additional analysis was necessary. They agreed to send the policy back to the Policy Subcommittee for further review. This review would include consultations with Town Counsel to clarify the legal bounds of the Select Board's authority and to ensure that any changes to the policy would be both legally sound and practically enforceable. The subcommittee was tasked with integrating feedback from the current discussion into a refined policy proposal that would be reassessed by the Board at a later meeting.

Excerpts from April 14, 2025 Minutes

Appointment Policy Amendment

Ms. Freiman alerted the Board to minor changes she proposed in two sections that reflected the Board's last conversation regarding the Appointment Policy. The first change would allow the underlying board, committee, or commission to interview the applicant "following its own nominating process." The second change would require the chair of the underlying board, committee, or commission to make recommendations to the Select Board for appointment (or reappointment) after the underlying entity votes on the candidate(s). Ms. Sullivan Woods expressed her opposition to the change as she felt that appointments fall under the sole jurisdiction of the Select Board and the changes would give the underlying board, committee, or commission too much authority. Ms. Aufranc disagreed and stated that the Select Board benefits from the underlying entity's input because they are best positioned to indicate what they need to best serve their purposes, but that overall, the Select Board has the ultimate decision-making responsibility in the Appointments process. Moreover, the underlying board makes the recommendation for appointment to the Select Board, but the Select Board makes the ultimate decisions regarding the appointments. The vote on the policy was deferred to a later meeting.

Excerpt from April 7, 2025 Minutes

5. Executive Director's Report

Ms. Jop updated the Board on the upcoming appointments process for boards, committees and commissions that fall under the Select Board's jurisdiction. She indicated that Ms. Cathryn Meagher, Support Services Manager, would reach out to department heads to identify appointees whose terms were set to expire. Ms. Aufranc asked the Board to pay attention to the screening process set out in the Appointment Policy, and indicated that Board liaisons should have initial conversations with their assigned boards and committees in the coming weeks. The Board discussed having the underlying board/commission/committee approve whatever process they identified for interviewing applicants and making recommendations to the Select Board. Members briefly indicated some concerns with the underlying board process and noted that the Appointment Policy could be clarified to address concerns raised.

BACKGROUND:

The Select Board is responsible for the appointment of members of the public to a variety of underlying boards according to the Town Bylaws. In making such appointments, the Select Board considers the following factors:

1. The needs of the Underlying Board as identified by the Select Board and the Underlying Board;
2. The evaluation of applicants' specialized skills, knowledge, and experience as identified through Volunteer Information Forms, resumes, interviews, and other sources; and
3. Recommendations from the Underlying Board.

The Select Board acknowledges the Anti-Racism and Anti-Bias Resolution adopted by Town Meeting on April 11, 2023, and affirms its relevance as background to this Appointments Policy.

PURPOSE:

The purpose of this Appointments Policy is to set forth the Select Board's policies and procedures for making appointments to Underlying Boards and give guidance to the Underlying Boards during the process. Furthermore, the Appointments Policy is intended to support the specialized work of Underlying Boards and encourage citizen participation in town government.

POLICY:

The Select Board shall make appointments in a ~~fair~~consistent and transparent manner, ~~consistent in~~accordance with the Town's Bylaws and the Anti-Racism and Anti-Bias Resolution. Appointments will be based on merit, qualifications, and experience, and guided by the following principles:

1. **Qualifications and Experience:** The Select Board will prioritize candidates who offer specialized skills, knowledge, or experience that will be helpful to the work of the Underlying Board.
2. **Diversity:** In keeping with the Anti-Racism and Anti-Bias Resolution, the Select Board values diversity of background, lived experience, and perspective as factors that strengthen the work of Underlying Boards. All candidates shall be evaluated on merit, experience, and qualifications, with diversity understood as one element of those qualifications.
3. **Broad Community Engagement:** To encourage broad participation and avoid potential conflicts of interest, the Select Board shall take notice of other elected and appointed positions candidates currently hold. The Select Board recognizes that holding another appointed position ~~can be beneficial, is not per se disqualifying~~, may be specifically identified as a requirement, or may be deemed to have synergistic value in simultaneous service.
4. **Reappointments:** Recognizing that the needs of each Underlying Board may evolve over time, and that the composition of the Select Board may change annually, members of an Underlying Board whose terms are expiring and who seek reappointment shall be considered in the same manner as prospective new candidates for that Underlying Board.
5. **Interview Process:** The Select Board cannot dictate an Underlying Board's actions but has an interest in understanding the interview process, particularly whether or not the full Underlying Board was involved in the interview and nomination process, ~~and if~~ not:

**Administrative
Policy and
Procedure**

**Select Board
APPOINTMENTS POLICY**

Approved:

- Did the Underlying Board clearly delegate that authority to a sub-committee or individual?
 - Did the sub-committee or individual bring back recommendations to the full Underlying Board for discussion and ratification?
 - Did the full Underlying Board see all material information, including volunteer information forms, resumes, and other documents?
 - Was the full Underlying Board presented with a rationale for those applicants recommended and those who were not recommended?
6. **No Political Patronage:** Appointments shall be free from political patronage and favoritism. Candidates will be judged on merits, experience, and qualifications.
 7. **Term:** The Select Board shall endeavor to make its annual appointments in June, with terms running from July 1 through June 30. Vacancies may be filled at any time, with terms expiring June 30 unless otherwise determined by the Select Board at its sole discretion. Terms shall not exceed three years, unless specifically permitted by Massachusetts General Laws.
 8. **Select Board Vote:** As a practical courtesy, action on appointments shall be taken with the full Select Board in attendance whenever practicable. Appointments shall be made by majority vote of the Board unless otherwise provided by law.

APPLICABILITY

The Select Board has the authority to appoint all Underlying Boards outlined under Article 19.7 of the General Bylaws, and jointly with the Planning Board under Article 45.1. From time to time, the Select Board may appoint persons to ad hoc or special committees, as the need arises.

APPOINTMENT PROCEDURE AND TIMELINE:

1. **List of Current Appointments (ongoing):** The Select Board Office will maintain an up-to-date register of all appointments, which shall include appointee names, vacancies, terms of appointment, contact information, and other information relevant to the applicable Underlying Board position.
2. **Initial Outreach to Underlying Board Chair (ideally by early March):** By early March, the Select Board chair (or designee) and/or liaison shall consult with the chair of each Underlying Board to identify needed qualifications and determine whether current members seeking reappointment meet those needs as defined by the Underlying Board.
3. **Notification of Members With Expiring Terms (ideally by mid-March):** Chairs of Underlying Boards will be instructed to notify members whose terms are expiring whether they will be considered for reappointment (and, if not, thank them for their service), and confirm outcomes—with the Select Board chair and/or liaison that conversations have taken place and the relevant information has been conveyed.
4. **Advertising (ideally by early April):** A list of vacancies will be posted on the Town website and other media, with application instructions, desired qualifications, and other relevant information. Select Board members, at their discretion, may solicit applications.
5. **Application Process (by late April):** Unless otherwise determined by the Select Board chair and liaison, applicants (including existing members of the Underlying Board who are

Administrative Policy and Procedure

Select Board APPOINTMENTS POLICY

Approved:

seeking reappointment) shall complete a Town application and shall be encouraged to provide a résumé or similar document to the Select Board Office.

~~6. Screening Process (ideally by early May): The Select Board Office will forward applications to the Underlying Board chair and/or department head. The underlying chair shall seek feedback on the applicants from the Select Board chair and liaison.~~

6. Interviews (ideally by late May):

- a. The Select Board will determine the interview process for appointments to Underlying Boards.
- b. ~~If individual members wish to conduct interviews on an individual basis, the member should raise the issue with the full Select Board for discussion. Any individual Select Board member may request additional information on a candidate via staff, the results of which will be shared with the full Select Board.~~
- c. In its sole discretion, the Select Board may decide that interviews will be ~~conducted exclusively~~ by the Select Board, or that the Select Board will supplement interviews conducted by the Underlying Board with additional interviews of its own. ~~If interviews are led by the Select Board, the Underlying Board will be advised ideally by mid-May, and the underlying Board Chair or their nominee(s) will be invited to join the interviews. The Select Board chair or liaison will communicate the method to the chair of the Underlying Board (ideally by mid-May, along with feedback from the screening process). The Select Board chair may, at their discretion, invite the chair of the Underlying Board to participate in any interview conducted by the Select Board.~~
- d. If interviews are conducted by the Underlying Board, the Select Board requests that an outline of the interview process be shared with the Select Board ~~when recommendations are made for appointment~~ to ensure a clear understanding of the process, including how the Underlying Board (or a subset thereof) is involved and how outcomes are communicated.

a-e. The chair of the Underlying Board may invite the Select Board chair and/or liaison to participate in the Underlying Board's interview process.

7. Evaluations and Recommendations (ideally by early June): If the Underlying Board conducts interviews, the Select Board Office will request recommended candidates for appointment or reappointment from the Underlying Board chair. Recommendations for appointment or reappointment shall include ~~(+)~~

- a. each recommended candidate's contact information (telephone number and email address), qualifications and/or experience, and
- b. ~~(ii) a description~~ ~~be of~~ how the recommended candidate meets the needs of the Underlying Board.

b. The evaluation and recommendation will be considered by the Select Board along with the other factors described in this Appointments Policy.

7.8. Attend a Select Board Meeting (ideally by mid-June): The Select Board may request that the chair of an Underlying Board that is recommending appointments attend a Select Board meeting to discuss those appointments prior to the Select Board taking action.

Commented [CA1]: Discuss - alternatively interested SB members can join the underlying board interview process and provide feedback for the full SB. Simplify the policy?

**Administrative
Policy and
Procedure**

**Select Board
APPOINTMENTS POLICY
Approved:**

8.9. Timing of Appointments: The Select Board will endeavor to make appointments prior to July 1st of each year or with a reasonable amount of time following notice of a vacancy on an Underlying Board.

9.10. Updated Appointments Listing (ideally by late-July): Once appointments are made, the register of appointments will be updated by the Select Board Office, and the Select Board Office will provide each appointee with a letter of appointment. The Town Clerk will be provided with a list of persons who are resigning their appointment, and those who have been appointed. The Town Clerk will make arrangements for swearing in of appointees.

DEFINITION

1. **Underlying Board:** all boards, committees, commissions, and similar bodies appointed by the Select Board.
2. **Volunteer Information Forms:**

REGULATORY / STATUTORY REFERENCES:

This policy is subject to the requirements set forth in Town of Wellesley, Article 19.7, and Article 45.1.

APPROVED BY THE SELECT BOARD ON:

Original date: September 11, 2017

Ellen F. Gibbs (Chair), Jack Morgan, Marjorie R. Freiman, Thomas H. Ulfelder, Beth Sullivan Woods.

Revised dates: March 12, 2024

Thomas H. Ulfelder (chair), Colette E. Aufranc, Beth Sullivan Woods, Lise M. Olney, Marjorie R. Freiman.

Revised dates: xx, [_____], 2025

Marjorie R. Freiman (chair), Thomas H. Ulfelder, Colette E. Aufranc, Beth Sullivan Woods, Kenneth C. Largess III.

[The Select Board reserves the right to amend this policy at will.](#)

6. 7:15 Annual Town Meeting Preparation

• Review Draft Warrant

Please find the list of articles for the Annual Town Meeting along with an initial draft of the Warrant currently being reviewed by Town Counsel. Any edits will be forwarded to the Board for subsequent review. It is anticipated the Board would sign the final version of the Warrant on January 13, 2026.

2026 DRAFT Annual Town Meeting Warrant Articles

	Description	Sponsor
1	Choose Moderator & Receive Reports	SB
2	Town-Wide Financial Plan & Five Year Capital Budget Program	SB
Appropriations - Operating and Outlay		
3	Consent Agenda - Simple Majority	SB
4	Amend Job Classification Plan	HR
5	Amend Salary Plan - Pay Schedule	HR
6	Set Salary of Elected Official	SB
7	FY26 Budget Supplemental Appropriations (Legal, HR/Finance)	SB
8	Omnibus Municipal Budget, School Budget, and Capital (FY27)	SB
9	Revolving Funds: Set Amounts for FY27	SB
10	Stabilization Funds (IOD, SPED Reserve, Baler Stabilization - Funds from RDF Revolving)	SB
11	Water Program with Appropriation from PFAS Settlement Funds	BPW
12	Sewer Program	BPW
13	Stormwater Program	BPW
14	Wellesley Media Contribution	SB
Appropriations - Special Capital Projects		
15	Community Preservation Fund Appropriations	CPC
16	WHS Hunnewell Field Irrigation Improvements	BPW
17	Playground Reconstruction	BPW
18	Great Plain Avenue Road Construction	BPW
19	Weston/Linden Intersection Design	BPW/SB
20	DPW Campus/Municipal Service Building Feasibility Study	BPW
21	Comprehensive Plan Funding	PB
Authorizations		
22	Authorize Increase in Retirement COLA Base	RB
23	Add/Modify Personnel Policies	HRB
24	Authorize Water Fund and/or Sewer Fund Bond Authorization (MWRA)	BPW
25	Authorize Water Fund Loan - Water Treatment PFAS - Design and Construction	BPW
26	Authorize Water Fund Loan - MWRA Connection Design	BPW
27	Authorize Use of Uber/Lyft Funds	SB
28	Easement with MBTA for ADA Accessible Ramps	SB
29	Establish Special Purpose Municipal Stabilization Fund - Acquiring Land	NRC
30	Land Swap DPW/NRC/MWRA - Article 97	NRC/DPW
Amend Town/General Bylaws		
31	Amend HR Board Requirement for Policies to ATM	HRB
Amend Zoning Bylaw		
32	Amend the Flood Plain or Watershed Protection District Bylaw	PB
33	Amend the Residential Incentive Overlay District	PB
Citizen Petitions		
General		
34	Rescind or Transfer Debt; Appropriate Premiums	SB
35	Settle Claims	SB
36	Disposal of Property	SB
37	Appoint Fire Engineers	SB
	C= Consent Agenda Recommendation	

TOWN OF WELLESLEY



**WARRANT
for the
ANNUAL TOWN MEETING**

ELECTION
MARCH 3, 2026

ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)
February 25, 2026, at 7:30 P.M.

PLANNING BOARD PUBLIC ZONING HEARING (ZONING BYLAW AMENDMENTS)
February XX, 2026

Commonwealth of Massachusetts
Norfolk, ss.

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

GREETINGS:

In the name of the Commonwealth aforesaid, you are hereby required to notify the qualified voters of said Town of Wellesley to meet in their respective voting places on March 3, 2026:

The voters of Precinct A, in Upham Elementary School, 35 Wynnewood Road;

The voters of Precinct B, in Isaac Sprague School, 401 School Street;

The voters of Precinct C, in Upham Elementary School, 35 Wynnewood Road;

The voters of Precinct D, in Warren Building, 90 Washington Street;

The voters of Precinct E, in Warren Building, 90 Washington Street;

The voters of Precinct F, in Dana Hall School, Shipley Center, 142 Grove Street;

The voters of Precinct G, in Dana Hall School, Shipley Center, 142 Grove Street;

The voters of Precinct H, in Tolles Parsons Center, 500 Washington Street

at 7:00 A.M., at which time the polls in said precincts will be opened and remain open continuously until 8:00 P.M. on said day when they will be closed, during which time

aforesaid qualified voters of said Town may vote their ballots at the polling locations where the Election Officers, duly appointed and sworn for said precincts of said Town of Wellesley, in said meetings so assembled for the following:

To cast their votes in the Town Election for the election of candidates for the following offices:

<u>OFFICE</u>	<u>VACANCIES</u>	<u>TERM</u>
Select Board	Two	Three Years
Board of Assessors	One	Three Years
Board of Health	One	Three Years
Housing Authority	One	Four Years
Housing Authority	One	Two Years
Moderator	One	One Year
Natural Resources Commission	Two	Three Years
Trustees of the Wellesley Free Library	Two	Three Years
Planning Board	One	Five Years
Board of Public Works	One	Three Years
Board of Public Works	One	Two Years
Recreation Commission	One	Three Years
School Committee	Two	Three Years

and for **TOWN MEETING MEMBERS**, under the provisions of Chapter 202 of the Acts of 1932, as amended.

You are further required to notify the qualified Town Meeting Members of said Town of Wellesley to meet in the

**Wellesley High School Auditorium
50 Rice Street
Monday March 31, 2026**

at 7:00 P.M., at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with Chapter 202 of the Acts of 1932, as amended, and subject to referendum as provided therein:

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

(Select Board)

ARTICLE 2. To receive the Reports of the Select Board on the Town-Wide Financial Plan and Five-Year Capital Budget Program in accordance with Sections 19.5.2 and 19.16 of the General Bylaws, or to take any other action in relation thereto.

(Select Board)

APPROPRIATIONS – OPERATING AND OUTLAY

ARTICLE 3. To see if the Town will vote to act on certain articles set forth in this warrant by a single vote, pursuant to a consent agenda, or to take any other action in relation thereto.

(Select Board)

ARTICLE 4. To see if the Town will vote, in accordance with Section 31.7 of the General Bylaws, to amend Appendix Schedule A of Section 31.1 of the General Bylaws, which is the Town's Classification Plan, entitled "Job Classification by Groups," by establishing new job classifications, reclassifying current positions, and/or deleting existing classifications, copies of which Plan are available for inspection at the Human Resources Department, or to take any other action in relation thereto.

(Human Resources Board)

ARTICLE 5. To see if the Town will vote, in accordance with Sections 31.6 and Section 31.7 of the General Bylaws, to amend the Salary Plan, entitled "Salary Plan – Pay Schedule," copies of which are available for inspection at the Human Resources Department, and to authorize the Town to raise and appropriate, transfer from available funds, or borrow a sum of money for the purposes of complying with said Salary Plan, as so amended, or to take any other action in relation thereto.

(Human Resources Board)

ARTICLE 6. To see if the Town will vote to fix the salary and compensation of the Town Clerk, as provided by G.L. c. 41 § 108, or to take any other action in relation thereto.

(Select Board)

ARTICLE 7. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to supplement or reduce appropriations approved by the 2025 Annual Town Meeting, or to take any other action in relation thereto.

(Select Board)

ARTICLE 8. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money for the following:

- 1) The operation and expenses of certain Town departments, including capital outlay, maturing debt and interest, and the provision of a Reserve Fund;

- 2) Extraordinary maintenance, special capital projects, and other capital outlay items for the several Town departments;
- 3) Such purposes as may be voted contingent upon passage by the voters of referendum questions as authorized by Section 21C(g) of Chapter 59 of the General Laws;

and further to authorize the Board of Assessors to use any monies paid to the Town from the Wellesley Municipal Light Plant as an estimated receipt when computing the Fiscal Year 2026 Tax Rate, or to take any other action in relation thereto.

(Select Board)

ARTICLE 9. To see if the Town will vote to take the following actions:

Pursuant to G.L. c .44, §53E ½, to set the limit on the total amount that may be spent from each revolving fund for Fiscal Year 2026 as follows:

- a. Street Opening Maintenance Fund: \$225,000.00
- b. DPW Field Use Fund: \$200,000.00
- c. Turf Field Fund: \$150,000.00
- d. Tree Bank Fund: \$75,000.00
- e. Baler, Compactors, and other RDF Equipment Repair Fund: \$50,000.00
- f. Council on Aging Social and Cultural Programs Fund: \$140,000.00
- g. Teen Center Program Revenues Fund: \$100,000.00
- h. Library Room Rental Fund: \$35,000.00
- i. Lost/Damaged Library Materials Replacement Fund: \$20,000.00
- j. Brookside Community Gardens Fund: \$4,000.00
- k. Weston Road Gardens Fund: \$10,000.00
- l. Library Copier Fees Fund: \$20,000.00
- m. Cultural Council Revenues Fund: \$6,500.00

or to take any other action in relation thereto.

(Select Board)

ARTICLE 10. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to the following Reserve and Stabilization Funds:

- Special Injury Leave Indemnity Fund established under Article 9 of the 2017 Annual Town Meeting;
- Special Education Reserve Fund established by the vote taken under Article 10 at the 2017 Annual Town Meeting to pay, without further appropriation, for unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation; and
- Baler Stabilization Fund established by the vote taken under Article 10 at the 2016 Annual Town Meeting for replacement of the Recycling and Disposal Facility (RDF) Baler, RDF Compactors, and other RDF equipment;

or to take any other action in relation thereto.

(Select Board)

ARTICLE 11. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Water Program; or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 12. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Sewer Program; or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 13. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Stormwater Program; or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 14. To see if the Town will transfer from the PEG Access and Cable Related Fund a sum of money to be expended under the direction of the Wellesley Media Corporation for purposes of operating and managing the Town's public, educational, and government access cable television services; or to take any other action in relation thereto.

(Select Board)

APPROPRIATIONS – SPECIAL CAPITAL PROJECTS

ARTICLE 15. To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2027 Community Preservation Budget, to appropriate or reserve for future appropriation, from Fiscal Year 2027 Community Preservation Fund annual revenues and reserves, sums of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for the Fiscal Year beginning July 1, 2026, to make debt service payments, to undertake community preservation projects as recommended by the Community Preservation Committee, and which recommendations may involve the transfer or borrowing of funds and expenditures, and to amend prior fiscal year Community Preservation Act appropriations and authorizations; or to take any other action in relation thereto.

(Community Preservation Committee)

ARTICLE 16. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for engineering services, bid documents, construction, reconstruction, rehabilitation, and repair and improvements of the High School Hunnewell Field Irrigation System, including all costs incidental and related thereto; and for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 17. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for engineering services, bid documents, construction, reconstruction, remodeling, rehabilitation, of playgrounds including all costs incidental and related thereto; and for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 18. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for engineering services, bid documents, construction, reconstruction, rehabilitation, and repair of Great Plain Avenue, including street, sidewalk and drainage repairs and improvements, and including all costs incidental and related thereto; and for the purpose of meeting such appropriation, to authorize the Town

Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 19. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for engineering services, bid documents, construction, reconstruction, rehabilitation, and repair of the intersection of Weston Road and Linden Street, including street, sidewalk and drainage repairs and improvements, and including all costs incidental and related thereto; and for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 20. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the **Facilities Management Department**, for architectural designs, engineering services, bid documents, and bidding support for the construction, reconstruction, replacement, and retrofitting, of the Department of Public Works Park, Highway and Fleet Maintenance Building located at 30 Municipal Way and a new Municipal Service Building including all costs incidental and related thereto; and for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

ARTICLE 21. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Planning Board, for the purpose of preparing and completing a Comprehensive Plan for the Town, including but not limited to community engagement, data collection and analysis, technical studies, consultant services, and preparation of final reports and recommendations; and for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor; or to take any other action in relation thereto.

(Planning Board)

AUTHORIZATIONS

ARTICLE 22. To see if the Town will authorize the Contributory Retirement Board to increase the maximum base on which the cost-of-living increase is calculated for retirees and beneficiaries of the Wellesley Contributory Retirement System by \$1,000 (ONE THOUSAND DOLLARS) each July 1 for the next 4 years resulting in a base change from \$21,000 (TWENTY ONE THOUSAND DOLLARS) to \$22,000 (TWENTY TWO THOUSAND DOLLARS) effective July 1, 2026, from \$22,000 (TWENTY TWO THOUSAND DOLLARS) to \$23,000 (TWENTY THREE THOUSAND DOLLARS) effective July 1, 2027, from \$23,000 (TWENTY THREE THOUSAND DOLLARS) to \$24,000 (TWENTY FOUR THOUSAND DOLLARS) effective July 1, 2028, and from \$24,000 (TWENTY FOUR THOUSAND DOLLARS) to \$25,000 (TWENTY FIVE THOUSAND DOLLARS) effective July 1, 2029, or take any other action in relation thereto.

(Contributory Retirement Board)

ARTICLE 23. To see if the Town will vote to add, modify, or delete certain personnel policies and procedures for Town employees not covered by collective bargaining agreements, or authorize the Human Resources Board to do the same, in accordance with Article 30.10 of the Town Bylaws Personnel Policies Nonunion Employees; or to take any other action in relation thereto.

(Human Resources Board)

ARTICLE 24. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works for water and sewer line rehabilitation, and for any equipment or services connected therewith; or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 25. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for water system improvements including design, construction, engineering, procurement, permitting, inspection, and contract administration for the installation of additional water treatment, and for any other equipment or services connected therewith; or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 26. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the direction of the Board of Public Works, for water system improvements including design, construction, engineering, procurement, permitting, inspection, and contract administration for additional connections to the Massachusetts Water Resources Authority water supply, and for any other equipment or services connected therewith; or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 27. To see if the Town will vote to appropriate the sum of money received from the Commonwealth Transportation Infrastructure Fund (“Fund”) pursuant to St. 2016, c. 187, § 8(c)(i) for calendar year 2020, 2021, 2022, 2023, and 2024 to address the impact of transportation network services on municipal roads, bridges, and other transportation network services in the Town including the complete streets program established in Section 1 of Chapter 90 of the General Laws and other programs that support alternative modes of transportation; or to take any other action in relation thereto.

(Select Board)

ARTICLE 28. To see if the Town will vote to authorize the Select Board to grant permanent and/or temporary easements to the Massachusetts Bay Transportation Authority (MBTA) on portions of the Town-owned land known as the “Tailby Commuter Parking Lot” and the “Railroad Parking Lot”, for the purpose of constructing, installing, and maintaining Americans with Disabilities Act (ADA) compliant ramps and related accessibility improvements, on such terms and conditions as the Select Board may determine, or to take any other action in relation thereto.

(Select Board)

ARTICLE 29. To see if the Town will vote to create a special purpose municipal stabilization fund establishing a reserve for acquiring interests in land for general municipal or other purposes in accordance with Section 5B of Chapter 40 of the General Laws; to dedicate all, or a percentage not less than 25 percent, of a particular fee, charge or other receipt to said fund; and to raise and appropriate, transfer, or otherwise provide, a sum of money into such stabilization fund; or take any other action in relation thereto.

(Natural Resources Commission)

ARTICLE 30. To see if the Town will vote to authorize the transfer of care, custody, management, and control of certain parcel(s) of land currently owned by the Town and under the jurisdiction of the Natural Resources Commission, which are designated as protected open space pursuant to Article 97 of the Amendments to the Massachusetts Constitution, to the Board of Public Works and/or the Massachusetts Water Resources Authority; and further to authorize the transfer of care, custody, management, and control of certain parcel(s) of land currently owned by the Town and under the jurisdiction of the Board of Public Works to the Natural Resources Commission, such parcel(s) to be permanently protected for open space purposes pursuant to Article 97; all as part of a land swap intended to preserve and enhance public open space; said transfers to be subject to such terms and conditions as may be approved by the Select Board, including the execution of any necessary instruments; or to take any other action relative thereto.

(Natural Resources Commission/ Board of Public Works)

AMEND GENERAL BYLAW

ARTICLE 31. To see if the Town will vote to amend Article 30 of the Town's Bylaws to assign to the Human Resources Board responsibility for Town personnel policies and procedures by: Repealing and replacing Section 30.10 in its entirety for purposes of transferring responsibility for the adoption, amendment, and repeal of personnel policies and procedures from Town Meeting to the Human Resources Board. A redlined copy of Article 30 reflecting such amendment shall be made available on the Town's website for inspection. Or to take any other action in relation thereto.

(Human Resources Board)

AMEND ZONING BYLAW

ARTICLE 32. To see if the Town will vote to amend Section 3.7.E.5.f.i of the Zoning Bylaw, relating to the Flood Plain or Watershed Protection Districts, with the insertions indicated with **bolded text**, as follows:

- i. In **A**, A1-30, AH, AE Zones, V1-30, VE, and V Zones, all Recreational Vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.

or take any other action in relation thereto.

(Planning Board)

ARTICLE 33. To see if the Town will vote to amend Section 3.2 of the Zoning Bylaw, relating to the Residential Incentive Overlay (RIO) zoning district, to identify in Section 3.2.B the land that may be included in the RIO by future zoning map changes as defined by its underlying base zoning classification, and to provide that an applicant for the special permit required by Section 3.2.O must execute a development agreement with the Select Board prior to making application to the Planning Board; or take any other action in relation thereto.

(Planning Board)

GENERAL

ARTICLE 34. To see if the Town will vote to rescind authorized and unissued loans, to authorize the transfer of unused proceeds from previously issued loans to one or more eligible appropriations, and/or to amend existing borrowing authorizations on unissued debt in order to allow the use of premiums for project costs and to reduce the amount of the borrowing so authorized in accordance with Section 20 of Chapter 44 of the Massachusetts General Laws, as amended by Section 67 of Chapter 218 of the Acts of 2016; or to take any other action in relation thereto.

(Select Board)

ARTICLE 35. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Select Board, for the purpose of paying expenses related to the settlement of claims, actions, and proceedings against the Town; or to take any other action in relation thereto.

(Select Board)

ARTICLE 36. To see if the Town will vote to authorize the Select Board, on behalf of the Town, to dispose of tangible Town property having a value in excess of \$50,000.00 (FIFTY THOUSAND DOLLARS), on such terms as it may deem advisable; or to take any other action in relation thereto.

(Select Board)

ARTICLE 37. To see if the Town will vote to authorize the Select Board to appoint one or more of its members as a fire engineer; or to take any other action in relation thereto.

(Select Board)

And you are directed to serve this warrant by posting attested copies in not less than two conspicuous places in the Town, i.e., the Town Hall and Police Station, and by causing this warrant to be posted to the Town of Wellesley website (www.wellesleyma.gov) at least seven days before the date on which the meeting is to be held.

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

Given under our hands this 13th of January 2026.

Marjorie R. Freiman, Chair

Thomas H. Ulfelder, Vice Chair

Colette E. Aufranc, Secretary

Elizabeth Sullivan Woods

Kenneth C. Largess III

A true copy, _____
Attest: Constable, Town of Wellesley

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA January ___, 2026

I have this date caused the within Warrant to be served by posting two copies in two conspicuous places in the Town, i.e., the Town Hall and Police Station, and causing the Warrant and said request to be posted to the Town of Wellesley website.

Constable, Town of Wellesley

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA

On _____, 2026, I caused a true copy of the Warrant for the Annual Town Meeting to be posted to the Town of Wellesley's website in accordance with Section 8.3 of the Town's General Bylaws.

Stephanie Hawkinson, Public Information Officer
Town of Wellesley

_____, 2026

7. 7:30 Administrative Matters

• Discuss and Vote Minutes

Please find in your packet a draft of the minutes for the November 18, 2025, November 25, 2025, December 2, 2025, and December 11, 2025, meetings.

MOTION

MOVE to approve the minutes of November 18, 2025, November 25, 2025, December 2, 2025, and December 11, 2025, meetings as amended.

1 Approved:

2
3 **Select Board Meeting:** November 18, 2025
4 **Present:** Marjorie Freiman, Thomas Ulfelder, Colette Aufranc, Beth Sullivan Woods, Kenneth
5 Largess
6 **Also Present:** Executive Director Meghan Jop, Assistant Executive Director Corey Testa

7
8 **Meeting Documents:**

- 9 1. Agenda
10 2. Select Board Calendar
11 3. Meeting Overview
12 4. Volunteer Form for Affordable Housing Trust – Maura Renzella
13 5. Letter to the Select Board, dated November 7, 2025, from Marc Zawel Chair, Cultural
14 Council, recommending appointment of Jack Gilboy to the Wellesley Cultural Council
15 6. Jack Gilboy Resume
16 7. Letter to the Select Board, dated November 7, 2025, from Marc Zawel recommending
17 appointment of Kari Adelaide Razdow to the Wellesley Cultural Council
18 8. Volunteer Form for the Wellesley Cultural Council – Kari Adelaide Razdow
19 9. Email to Cathryn Meagher dated November 14, 2025 Re: One Day License for the
20 Wellesley Historical Society
21 10. One Day License application for the Wellesley Historical Society, 323 Washington Street,
22 event on December 10, 2025
23 11. Facilities Management Department FY27 Submitted Cash Capital Budget dated
24 10/23/2025
25 12. FY27 FMD Capital Budget Annual Select Board Presentation dated November 18, 2025
26 13. Application for Project of Significant Impact for Residence Hall Swing Space, Wellesley
27 College dated September 29, 2025
28 14. Memo to Eric Arbeene, Planning Director from Ian McMakin, Deputy Fire Chief dated
29 10/9/2025 Re: Wellesley College, Residential Hall Swing Space PSI-25-03
30 15. Memo to Eric Arbeene, Planning Director from George Saraceno, Assistant Town
31 Engineer dated 11/13/2025 Re: Project of Significant Impact (PSI) 25-03 Residential Hall
32 Swing Space, Wellesley College
33 16. Draft Select Board Memo to Planning Board dated 11/19/2025 Re: Wellesley College
34 Residence Hall Swing Space PSI-25-03
35 17. Memo to Board Chairs, Department Heads, From Select Board, Select Board Policy
36 Subcommittee dated 11/4/25, Proposed Town-Wide Capital Planning Committee and
37 Process
38 18. Memo to Select Board from Policy Subcommittee dated 9/25/25 re: Town Wide Capital
39 Planning Process
40 19. Draft Minutes
41 a. October 7, 2025
42 b. October 21, 2025
43 20. Liaison Updates - Aufranc
44 21. Other Correspondence
45 a. Police Commendations
46 22. Additional Documents

47 a. Wellesley College Temporary Residence Hall Traffic Peer Review from Tighe and
48 Bond dated November 17, 2025
49

50 **1. Call to Order**

51 Ms. Freiman called the Select Board meeting to order at 6:30 PM in the Juliani Room at Town
52 Hall. Ms. Freiman announced that the meeting was being broadcast live on Comcast Channel 8
53 and Verizon Channel 40 and would be available for later viewing on wellesleymedia.org.

54

55 **2. Citizen Speak**

56 **Joel Hohenberg**, Skyline Drive, expressed concerns about the state's classification of the 40
57 Oakland Street parcel as surplus land. He described the parcel's historical recreational use dating
58 back to 1881, noting it makes up 75% of the trail loop at Centennial Park. Mr. Hohenberg argued
59 that Wellesley should serve as plaintiff to argue the land is Article 97 conservation land rather than
60 surplus land suited for development.

61 **Predrag Radivojac**, Cunningham Road, a professor at Northeastern University, spoke against
62 selling the land, describing it as a community gathering place. He suggested the Mass Bay
63 Community College proposal to sell the land was financially questionable when compared to
64 potential private partnerships that could generate sufficient revenue.

65 **Leslie Hanrahan**, Putney Road, urged the Board to request that Representative Peisch and Senator
66 Creem submit an amendment to the BRIGHT Act to remove the 40-acre forest from the surplus
67 land inventory list. She referenced Governor Healey's statements about the importance of
68 protecting natural environments and argued that the state's proposal to build 180 housing units
69 would set a negative precedent.

70 **Raina McManus**, Mulherin Lane, read a statement from Friends of Brookside criticizing the
71 state's intention to build 180 units at the MassBay site and challenging the assumptions of the
72 upcoming visioning study, which presumes the land is surplus property and that the Town cannot
73 preserve the entire forest.

74

75 **3. Executive Director's Report**

76 Executive Director Meghan Jop provided the following updates:

- 77
 - 78 • The visioning workshop for the MassBay property will be held on December 8th from
6:30-9:30 PM at the High School.
 - 79 • Select Board office hours will be held on Thursday, November 20th from 12:00-1:30 PM.
 - 80 • Free holiday parking at two-hour meters across Town will begin on Monday, November
81 24th.

- 82 • The Holiday Stroll will be held on Sunday, December 7th.
83 • The Town has sent out a communication survey to all residential properties, which is open
84 until December 1st.
85 • The Town has received a \$500,000 grant from Congresswoman Clark toward a tree canopy
86 study in collaboration with the Natural Resources Commission and Charles River
87 Watershed Association.
88 • MassDOT has addressed sidewalk access and safety concerns along Route 9 at Oakland
89 and ADA compliance issues along Route 16.

90 • Formatted: No bullets or numbering

91 4. **Consent Agenda**

92 The Board reviewed two items in the Consent Agenda including:

- 93 • Vote Appointments to Wellesley Affordable Housing Trust and Cultural Council
94 • Vote One Day License for Wellesley Historical Society

95
96 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted -(5-0) to
97 approve the consent agenda.**

98
99 **Aufranc – Aye**
100 **Freiman – Aye**
101 **Largess – Aye**
102 **Sullivan Woods – Aye**
103 **Ulfelder - Aye**

104 5. **FY27 Facilities Capital Plan Presentation**

105 *Facilities Director Joe McDonough joined the Board.*

106
107 Mr. Joe McDonough, Director of the Facilities Management Department (FMD), presented the
108 FY27 capital budget, which totals \$1,451,000 and is expected to increase by approximately
109 \$126,000 due to updated cost estimates.

110
111 Mr. McDonough gave an extensive overview of the Town's building portfolio, detailing ongoing
112 projects and future capital needs. Over the past 15 years, the Town has invested \$26 million in
113 cash capital projects. There is a noticeable shift from addressing deferred maintenance issues to
114 adopting a strategy focused on planned system replacements. The FY27 budget includes
115 significant projects, such as the parking lot replacement and LED lighting at the Library, carpeting
116 at the Fire Headquarters, and numerous fire alarm and smoke detector replacements at various
117 schools.

119 Looking ahead, major capital projects include the DPW Park and Highway building with a
120 placeholder cost of \$101 million, a \$60 million placeholder for Fire Headquarters and Central
121 Station, an \$8 million placeholder for Morses Pond, and \$40.5 million allocated for the PAWS
122 preschool. Mr. McDonough detailed that FMD has achieved approximately \$10.2 million in
123 savings over eight years by offering in-house owner's project management services.

125 Mr. McDonough also provided a 50-year perspective on capital projects, highlighting the
126 continuous cycle of major capital needs over time. Board members commended the detailed and
127 thorough presentation, as well as the professional management of Town facilities. They also
128 engaged in discussions on energy efficiency projects, including recommissioning efforts that have
129 already resulted in \$720,000 in savings and noteworthy reductions in carbon emissions.

131 **6. Discuss and Vote PSI-25-03 Wellesley College Temporary Residence Halls Traffic
132 Recommendation**

133 *Town's Traffic Engineer Alan Cloutier from Tighe and Bond joined the meeting along with
134 representatives from Wellesley College including Justin Mosca (VHB), Mike Santos, Alvin
135 Hung, Kate Dulmaine, Dan Roderick, Rod Shaffert, and Adina Fuller.*

136 Ms. Jop explained that Wellesley College is planning to install temporary residence halls to
137 provide swing space while renovating their dormitories to address ADA accessibility and heating
138 system improvements. The project would demolish a 13,000 square foot structure and bring in
139 temporary trailers for 8-10 years. Since there would be no change in the student population, the
140 project would not trigger additional traffic mitigation requirements. Ms. Jop presented the peer
141 review from Alan Cloutier of Tighe and Bond and a draft recommendation letter to the Planning
142 Board indicating the project has no transportation impacts. The Board agreed the project has no
143 offsite traffic, pedestrian and bicycle impacts.

145 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to
146 approve the transportation evaluation by VHB dated September 19, 2025, as being
147 professionally prepared and providing sufficient evidence that the traffic conditions
148 resulting from the proposed temporary residence halls will meet the Town's project of
149 significant impact standards for traffic, pedestrian and bicycle safety.**

151 Aufranc – Aye
152 Freiman – Aye
153 Largess – Aye
154 Sullivan Woods – Aye
155 Ulfelder – Aye

157 7. **Discuss and Vote – Vote 17 Request to Select Board for Non-Binding Ballot Question on**
158 **Annual Town Election**
159 *Town Counsel Eric Reustle joined the Board.*

160 The Board considered a request from the proponents of Article 17, presented at Special Town
161 Meeting, to introduce a non-binding question on the March 2026 Town Election ballot. Town
162 Counsel Eric Reustle clarified that, if approved, the non-binding question would enable the Select
163 Board to petition the General Court, contingent on the Board's discretion following the election.
164 During the discussion, several concerns were raised by Board members. These included
165 apprehensions that the approach seemed to bypass the usual Annual Town Meeting process and
166 reservations about the rushed timeline, which might not afford adequate time for voter education.
167 Board members also suggested that the proponents could opt to gather signatures as an alternative
168 means to bring the matter to the Annual Town Meeting, thereby adhering to the standard statutory
169 procedure.

170

171 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted- against (0-5) adding a non-binding ballot question to the Annual Town Election to see if the Town will**
172 **vote to authorize the Select Board to petition the General Court subject to approval of a non-**
173 **binding public opinion advisory question at a Town Election to enact legislation in**
174 **substantially the form that was shared at Special Town Meeting, and further to authorize**
175 **the Select Board to approve amendments to set legislation before its enactment by the**
176 **General Court that are within the scope of the general objectives of the motion presented at**
177 **Special Town Meeting 2025.**

179 **Aufranc – No**180 **Freiman – No**181 **Largess – No**182 **Sullivan Woods – No**183 **Ulfelder – No**

184

185 **The motion failed.**

186

188 8. **Policy Subcommittee Update**189 • **Discuss Town-Wide Capital Planning Committee**

190 Ms. Aufranc noted the board had previously discussed the draft plan on September 20, 2025 and
191 October 28 2025, and provided an update on the draft framework for the proposed Town-Wide
192 Capital Planning Committee, and intended next steps for presentation to different Town boards.
193 This proposal aims to create a more structured and predictable process for evaluating and planning
194 capital projects in the Town.

195

196 A key part of the discussion focused on the unresolved issue of the committee's membership
197 composition. Ms. Aufranc highlighted that her extensive review of nearly 100 peer towns revealed
198 that no municipalities had been identified included the Natural Resources Commission (NRC) as
199 members. She further noted ~~Library~~ Trustees were only occasionally included as formal members
200 of such committees.

201

202 During the discussion, Board members expressed differing views on committee membership. Ms.
203 Aufranc suggested a possible compromise of adding the NRC Director and Library Director as ex-
204 officio, non-voting members. This would allow these entities to be kept informed and provide
205 input without necessitating full membership with voting rights on the committee. Some Board
206 members advocated for all land-owning boards and entities in the Town, such as the NRC and
207 Library, to be represented as voting members emphasizing the importance of their participation
208 due to their responsibility for various Town assets.

209

210 Ms. Freiman proposed a middle ground, suggesting that NRC and Library representatives could
211 function as ex-officio members. This would ensure they are integrated into discussions and
212 updated on plans without adjusting the balance of voting power that currently prioritizes entities
213 handling the majority of large-scale Town projects.

214

215 Throughout the conversations, it was clear that the Board recognized the need for collaboration
216 and input from multiple Town departments and entities but differed in their approach to structuring
217 the committee in a manner that balances representation and manages committee size and focus.
218 Also noted was the broad role of the committee beyond financial oversight, involving coordination
219 over personnel, phasing, and logistical aspects of project management.

220

221 The Policy Subcommittee, including Ms. Aufranc, plans to meet on Thursday, November 20th to
222 further refine the document before distributing it to other boards for feedback. They anticipate
223 comments will help shape a final draft that effectively outlines the committee's role and structure,
224 establishing a process that ensures informed and coordinated capital planning decisions moving
225 forward.

226

227 9. **2026 Annual Town Meeting**
228 • **Open Warrant**

229 The Board discussed opening the Warrant for the 2026 Annual Town Meeting.

230
231 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to call**
232 **the 2026 Annual Town Meeting and to set the following dates:**

- **Open the Warrant on Tuesday, November 18, 2025;**
- **Close the Warrant on Wednesday, December 23, 2025, at 4:00 PM;**
- **Motions due to the Select Board office, 525 Washington Street, by Friday, February 6, 2026, by 4:00 PM;**
- **Start of Annual Town Meeting, Monday, March 30, 2026, 7:00 PM at Wellesley High School Auditorium; and**
- **The date for the 2026 Annual Town Election, Tuesday, March 3, 2026.**

240
241 **Aufranc – Aye**

242 **Freiman – Aye**

243 **Largess – Aye**

244 **Sullivan Woods – Aye**

245 **Ulfelder – Aye**

246

247 **10. Administrative Matters**

- **Discuss and Vote Minutes**

249 The Board reviewed the minutes of the October 7, 2025, and October 21, 2025, meetings.

250 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted unanimously**
251 **(5-0) to approve the minutes of October 7 and October 21, 2025, as amended.**

252
253 **Aufranc – Aye**

254 **Freiman – Aye**

255 **Largess – Aye**

256 **Sullivan Woods – Aye**

257 **Ulfelder – Aye**

258

259 **11. Chair's Report**

260 Ms. Freiman provided an update on the Mass Bay Community College property:

- Representative Peisch and Senator Creem circulated a letter on November 13, 2025, indicating they heard residents' priority is preserving forested areas and that if the Town enters an agreement, they would not build on "the vast majority of the forest" and would cap development at 180 units.
- The release of the RFP will be timed to allow input from the Town's visioning session
- **The parking study results for the Mass Bay parking lot are expected by the end of the week.**
When that document is shared with the Town it will be posted on the project webpage.

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• **Solar Update on Hardy and Hunnewell Schools**

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Mr. Ulfelder provided an update on the ongoing efforts to install solar panels at both Hardy and Hunnewell Schools, a component included in the original design and funding plan, which allocated \$1 million towards solar installations. The intent was to have solar on both Hardy and Hunnewell Schools. As the school projects progress towards construction, the Permanent Building Committee (PBC) became concerned about unprecedented market condition escalation and the adequacy of the project reserves. While additional funding could have been requested at Town Meeting, the Municipal Light Plant (MLP) proposed that they take on responsibility for both solar projects. The approach the MLP pursued was not successful and the installation of the solar panels stalled about nine months ago. Multiple town departments are now collaborating to ensure successful implementation of the rooftop solar:

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1. **Collaboration Across Departments:** Discussions are currently active between the Municipal Light Plant (MLP), Select Board, Facilities Management Department, and School Committee. These talks focus on securing funding and determining the division of responsibilities necessary to bring the solar panel projects to fruition.
2. **MLP Board's Conditional Contribution:** The MLP Board has expressed willingness to contribute \$2.5 million in WE CARE funds to facilitate the project. However, this financial support is contingent upon the success of additional grant applications and the realization of available tax credits, which are being pursued concurrently.
3. **Role of the Permanent Building Committee (PBC):** The PBC has shown interest in overseeing these solar projects. Their strategy involves managing the installations as change orders under the existing construction contracts associated with the school buildings, which may optimize and streamline the process.
4. **Final Decision by the School Committee:** Ultimately, the decision to advance the solar panel installations rests with the School Committee. Their approval is crucial, as they evaluate the project's fiscal viability and alignment with the School's broader sustainability goals. This decision will take into consideration the secured funding, pending grants, and tax credits, alongside the proposed management plans by the PBC.

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These integrated efforts seek not only to achieve the immediate goal of enhancing the sustainability initiatives for Hardy and Hunnewell Schools but also to ensure that the project aligns with Wellesley's long-term environmental objectives and financial sustainability. The School Committee will need to weigh the benefits of proceeding without certain grant approvals against possible delays if waiting for funding confirmations. Their decision is also expected to reflect the importance of initiating this project in a timely manner to meet the Town's renewable energy targets.

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306 Board members asked questions about the remaining funds available to the school building
307 projects, remaining potential costs, remaining MSBA reimbursements, and whether Town Meeting
308 action would be required to apply those funds to the solar project. Mr. Ulfelder noted FMD staff
309 were evaluating remaining funds and that based on initial conversations with Town Counsel he
310 believed further Town Meeting action would not be necessary but that would continue to be vetted.
311 Ms. Jop noted MSBA reimbursements will continue over the next few years.

312

313 Board members discussed the complexity of the project funding and particular the interplay of
314 grant funding, tax credits, WE CARE funds, cash flow when the project is advanced by PBC, and
315 the significant staff time that has been dedicated to addressing these matters.

316

317 **12. Adjournment**

318 The meeting was adjourned at 9:30 p.m.

319

320 The next meeting was scheduled for November 25, 2025, at 6:30 p.m. via Zoom.

1 Approved:

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3 **Select Board Meeting:** November 25, 2025

4 **Present:** Marjorie Freiman, Thomas Ulfelder, Colette Aufranc, Beth Sullivan Woods, Kenneth
5 Largess

6 **Also Present:** Executive Director Meghan Jop, Assistant Executive Director Corey Testa

7

8 **Meeting Documents:**

- 9 1. Agenda
- 10 2. MassBay Visioning Workshop Announcement
- 11 3. Select Board Calendar
- 12 4. Meeting Overview
- 13 5. Memo from Meghan Jop to Select Board dated November 21, 2025, Re: 2025-2026
14 Waterstone Affordable Rents
- 15 6. Letter to Waterstone Residents dated November 18, 2025, Re: 2025-2026 Affordable Rents
- 16 7. Regulatory Agreement Waterstone at Wellesley dated August 3, 2012
- 17 8. Compliance Reports for 2025 Assisted and Independent Affordable Units at Waterstone
18 dated August 21, 2025, and August 15, 2025
- 19 9. Grant of Conservation Restriction – 50 Pond Road with exhibits
- 20 10. Draft Charge for General Bylaw Review Committee
- 21 11. Draft Minutes
 - 22 a. October 16, 2025
 - 23 b. October 28, 2025
- 24 12. Town Lighting Event 2025 Details
- 25 13. Other Correspondence
 - 26 a. Animal Control Report
 - 27 b. Quarterly Cash Report
 - 28 c. Quarterly Investment Policy Compliance Report
- 29 14. Additional Documents
 - 30 a. Documentation Supporting Creating of Town Bylaw Review Committee,
31 Wellesley Select Board 2025
 - 32 b. Liaison Update from Kenny Largess Re: RIO Task Force dated 11/24/25

33

34 1. **Call to Order**

35 Ms. Freiman called the Select Board meeting to order at 6:30 PM via the Zoom platform. Ms.
36 Freiman announced that the meeting was being broadcast live on Comcast Channel 8 and Verizon
37 Channel 40 and would be available for later viewing on wellesleymedia.org.

38

39 2. **Citizen Speak**

40 **Laura Robert**, Greenlawn Avenue, addressed the Board about the MassBay land disposition,
41 urging the Select Board to legally challenge the state's decision to sell the forested land at 40
42 Oakland Street. Ms. Robert stated the process lacked transparency, and that the forest is not

43 "surplus" but a valuable conservation and recreation resource, stressing Wellesley's tradition of
44 environmental stewardship and warning of a precedent that could weaken forest protection
45 statewide.

46 **Wendy Beck VonPeccoz**, Oakland Circle, supported the need to protect the forested acreage while
47 acknowledging that building housing on already degraded areas would be acceptable. She noted
48 the state appears to be working at cross-purposes by trying to increase housing while also
49 promoting biodiversity. Ms. Beck VonPeccoz emphasized the ecological importance of the forest
50 as habitat for wildlife, stating that fragmenting forested areas disrupts natural ecosystems and
51 displaces animals that need connected wildlife corridors.

52

53 **3. Executive Director's Report**

54 Executive Director Meghan Jop provided the following updates:

- 55 • The town-wide visioning workshop for the MassBay parcel scheduled for Monday,
56 December 8th from 6:30 to 9:30 PM, encouraging early arrival at 6:00 PM to facilitate
57 check-in.
- 58 • Two public hearings scheduled for Tuesday, December 2nd: the annual tax classification
59 hearing to determine whether the Town would maintain its historical single tax rate or
60 implement a split rate for residential and commercial properties, and the Comcast license
61 renewal hearing where the terms of a successor contract negotiated with special counsel
62 Bill August would be presented.
- 63 • Town Hall would be closed on Thanksgiving Day, and would reopen on Friday. She
64 noted that Thanksgiving is the peak day for home cooking fires nationally and
65 encouraged residents to review fire prevention tips published by the fire department in
66 the November issue of *The W!*

67 **4. Discuss and Vote 2025-2026 Waterstone at Wellesley Affordable Rental Rates**

68 *Beth Anderson of Epoch Senior Living joined the meeting.*

70 Ms. Anderson from Epic Senior Living presented the proposed 2025-2026 affordable rental rates
71 for Waterstone at Wellesley. Ms. Anderson provided an overview of the facility, noting that it has
72 been managed since 2012 and includes 82 independent living units (22 affordable) and 52 assisted
73 living units (7 affordable).

74

75 Ms. Anderson explained the income limits for eligibility, stating that maximum income for a one-
76 bedroom independent living unit is \$105,000, for a two-bedroom is \$119,000, and for assisted
77 living is \$105,000. Upon recertification, residents may have incomes up to 140% of the area
78 median income. She detailed minimum income requirements designed to ensure residents pay
79 approximately 40% of income toward housing in independent living, with assisted living allowing
80 for a higher percentage due to included services.

81

82 For 2025-2026, Waterstone requested a 5% increase for current residents, which is less than the
83 maximum allowed by HUD guidelines. Current resident rents would increase from \$2,285 to
84 \$2,399 for one-bedroom units (HUD would allow up to \$2,646), and from \$2,545 to \$2,672 for
85 two-bedroom units. For new residents, rates would be slightly higher. Market rate units would see
86 a 6.5% increase.

87

88 Board members acknowledged the difficulty of raising affordable housing rates but appreciated
89 Waterstone's consistent approach of moderating potential increases below maximum allowable
90 levels. The Board recognized the impact of inflation on both residents and operational costs,
91 particularly related to staffing challenges.

92

93 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled -(5-0) to
94 approve the 2025-2026 rates as follows:**

- 95 • Existing residents (before 2024), independent living, 1 bed unit \$2,399;
- 96 • Existing residents, independent living, 2 bed unit, \$2,672;
- 97 • Existing residents, assisted living, 1 bed unit, \$6,431;
- 98 • 2024 residents and new residents, independent living, 1 bed unit, \$2,625;
- 99 • 2024 residents and new residents, independent living, 2 bed unit, \$2,940; and
- 100 • 2024 residents and new residents, assisted living, 1 bed unit, \$6,530.

101 **Aufranc – Aye**

102 **Freiman – Aye**

103 **Largess – Aye**

104 **Sullivan Woods – Aye**

105 **Ulfelder – Aye**

106

107

108 **5. Discuss and Vote Conservation Restriction for 50 Pond Road**

109 This agenda item was not taken up.

110

111 **6. Discuss Town Bylaw Review Committee**

112 Ms. Freiman presented her research on bylaw review committees in similar communities and a
113 draft charge for the proposed Town Bylaw Review Committee (Committee). The primary aim
114 was to review Town bylaws for internal inconsistencies, outdated language, or statutory
115 conflicts, with a goal to ensure consistency and compliance with applicable law. Ms. Freiman
116 asked Board members for feedback particularly on whether the committee should be standing or
117 periodic, committee membership, structure and timing.

118

119 The Board discussed various aspects of the proposed Committee's structure and function. There
120 was strong support for the Committee, with those in favor noting that previous policy review
121 work had revealed inconsistencies in bylaws that needed addressing. It was suggested that the
122 Committee should exist for more than a year, to deal with a wide range of issues from basic
123 cleanups to more complex questions. There was agreement on the need for a comprehensive
124 initial review followed by periodic ongoing reviews, emphasizing strategic involvement from
125 Town Counsel to manage costs. However, concerns were raised about potential overlaps with
126 Town Counsel's role, possible redundancy with Advisory Committee duties, and the
127 Committee's weight toward Select Board membership. It was suggested to include members
128 with legal expertise and municipal government experience.

129

130 The need for such a committee was supported, noting that boards often lack the bandwidth for
131 bylaw review amid other responsibilities. The Committee was viewed as a means to identify and
132 ensure legal compliance in bylaw changes, with multiple checks and balances through Town
133 Counsel review, Advisory Committee input, and pending approval at Town Meeting.

134 Clarification was provided that although Town Counsel does notify legal changes, they may not
135 be as abreast with evolving Town practices related to bylaws. It was noted that the Committee
136 should consult with relevant boards and committees instead of working in isolation.

137 Following extensive discussion, the Chair stated that further information on how other Bylaw
138 committees organize their work plans would be gathered, with a revised proposal to be presented
139 for future consideration.

140

141 7. **Administrative Matters**

142

- 143 • Discuss and Vote Minutes

144 The Board reviewed the minutes of October 16 and October 28, 2025. Mr. Testa presented the
145 proposed amendments.

146

147 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was polled -5-0 to
148 approve the minutes of October 16 and October 28, 2025, as amended.**

149

150 **Aufranc – Aye**

151 **Freiman – Aye**

152 **Largess – Aye**

153 **Sullivan Woods – Aye**

154 **Ulfelder – Aye**

155

156

- Discuss and Vote December Cultural Lighting Events

157 The Board briefly reviewed a summary of planned December cultural lighting events. Ms. Jop
158 provided an update on the menorah, which was replaced last year, and the crescent, which has
159 been temporarily repaired and will be completely refurbished after this holiday season. The
160 Board reached consensus to approve the outline for these cultural events without a formal vote,
161 noting that the extensive policy work done the previous year made an annual vote unnecessary.

162

163 **8. Chair's Report**

164 The Chair had no report as scheduled meetings with Advisory, Planning, the Moderator, and
165 School Committee had not yet occurred this week.

166

167 **9. Executive Session M.G.L. c. 30A, § 21(a)(3) to discuss strategy with respect to potential**
168 **litigation with the Commonwealth regarding the disposition of surplus MassBay**
169 **Community College land.**

170 Ms. Freiman requested a motion to convene in executive session to discuss strategy with respect
171 to potential litigation with the Commonwealth regarding the disposition of surplus MassBay
172 Community College land as she declared having the discussion in open session would be
173 detrimental to the Town's bargaining position.

174

175 **At 7:42 pm, upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board was**
176 **polled (5-0) to enter executive session under Mass General Law chapter 30a subsection 21a,**
177 **exception number 3 to discuss strategy with respect to potential litigation with the**
178 **Commonwealth regarding the disposition of surplus MassBay Community College land and**
179 **to invite the Executive Director, Meghan Jop, and the Assistant Executive Director, Corey**
180 **Testa, to join as the Chair has declared that having such discussions in open session would**
181 **have a detrimental effect on the town's bargaining position. Following the adjournment of**
182 **executive session, the Board will return to open session for the sole purpose of adjourning**
183 **the meeting.**

184

185 **Aufranc – Aye**

186 **Freiman – Aye**

187 **Largess – Aye**

188 **Sullivan Woods – Aye**

189 **Ulfelder – Aye**

190

191 The Board exited executive session at 8:49 pm.

192

193 **10. Adjournment**

194 The meeting was adjourned at 8:49 p.m.

195

196 The next meeting was scheduled for December 2, 2025, at 6:30 p.m. in Juliani Room, Town Hall.

1 Approved:

2

3 **Select Board Meeting:** December 2, 2025

4 **Present:** Marjorie Freiman, Thomas Ulfelder, Colette Aufranc, Beth Sullivan Woods, Kenneth
5 Largess

6 **Also Present:** Executive Director Meghan Jop, Assistant Executive Director Corey Testa

7

8 **Meeting Documents:**

- 9 1. Agenda
- 10 2. Select Board Calendar
- 11 3. Meeting Overview
- 12 4. Retail Alcoholic Beverages License Application – Change in Manager for Roche Bros. 184
Linden Street
- 13 5. Tax Classification Hearing Fiscal Year 2026 presentation prepared by Board of Assessors
dated 12/2/2025
- 14 6. Charles River Chamber of Commerce Tax Classification Letter dated 11/26/2025
- 15 7. Comcast Cable Television Draft Renewal License for renewal term of April 1, 2026 –
March 31, 2036 and exhibits
- 16 8. Comparison Summary of Comcast License
- 17 9. Grant of Conservation Restriction – 50 Pond Road with exhibits
- 18 10. Town of Wellesley Fire Department Master Plan Presentation to Wellesley Select Board
Progress Update #2 dated 12/2/2025
- 19 11. Memo to Select Board from Stephanie Hawkinson dated 11/28/2025 Re: Town of
Wellesley 2026 Boston Marathon Invitational entries
- 20 12. BAA Invitational Entry qualifying applications
- 21 13. Draft Minutes
 - 22 a. October 21, 2025
- 23 14. Additional Documents
 - 24 a. FY26 Personal Exemptions additional slide from Assessors
 - 25 b. FY26 Veteran Exemption Guide
 - 26 c. FY26 Summary of Property Tax Relief
 - 27 d. Department of Revenue, Division of Local Services – MDM-1 Fiscal Year 2025
 - 28 e. Letter from Comcast to Select Board dated April 1, 2026 – Senior Citizen Discount
Side Letter
 - 29 f. Email between Meghan Jop and Michael Tobin dated 11/30/25 Re: 50 Pond Road
(response to questions)

30

31 **1. Call to Order**

32

33 Ms. Freiman called the Select Board meeting to order at 6:30 PM in the Juliani Room, Town Hall.
34 Ms. Freiman announced that the meeting was being broadcast live on Comcast Channel 8 and
35 Verizon Channel 40 and would be available for later viewing on wellesleymedia.org.

36

37 **2. Citizen Speak**

44 **Jean Mayell**, Seaver Street, thanked the Select Board for considering challenging the state's plan
45 to sell the MassBay Forest. She urged the Board to use every legal, financial, and moral tool to
46 stop the sale of this land, emphasizing that the forest is physically and ecologically connected to
47 Wellesley's Centennial Park and was officially protected in 1996 under Article 97 as permanent
48 conservation land.

49 **Ezra Engelbart**, Kirkland Circle, Chair of the Trails Committee, thanked the Board for their
50 efforts to protect the trail system and natural resources. He noted the committee has led guided
51 walks of the area to show what's at stake and has added new signage to help people understand the
52 importance of the land. He extended an invitation to the Board and the public to join the next
53 guided tour on December 13th at 10 AM.

54 **Doug Youngen**, Oakland Street, thanked the Select Board for considering potential litigation
55 regarding the DCAMM/MassBay proposed development at 40 Oakland Street. He emphasized the
56 proposed development would significantly reduce biodiversity and stressed that this disruption
57 would only address less than 1% of the state's housing goal.

58 **Ken Pritchard**, Worcester Street, shared personal reflections about the park's impact on him over
59 25 years, including the community connections formed with other park users. He encouraged the
60 Town to take any action possible to protect the park.

61 **Alison Griffin**, Russell Road, expressed opposition to the proposal to take away green space for
62 affordable housing. She shared her experience volunteering to raise awareness through signs,
63 noting the growing community opposition to the project.

64

65 3. **Executive Director's Report**

66 Executive Director Jop provided several announcements:

- 67 • The December 8th Visioning Workshop has been postponed
- 68 • Parking is free in all 2-hour parking spots in Wellesley commercial districts through January
69 2nd (though the 2-hour limit still applies)
- 70 • The Holiday Stroll in Wellesley Square is scheduled for December 7th from 12pm to 5:30pm,
71 with the Town tree lighting from 5pm to 5:30pm at the Wellesley Square Fire Station
- 72 • Chair Freiman will hold office hours on December 5th between 9am and 10:30am
- 73 • There is an affordable rental opportunity at Cedar Place (3 Burke Lane) for a 3-bedroom unit
- 74 • Lenore Mahoney, ZBA Executive Secretary, was recognized for her 30-year anniversary with
75 the Town
- 76 • Ms. Aufranc also noted that on December 2nd at 2pm at the Tolls Person Centre, consultants
77 will present the Council on Aging's Needs Assessment from the UMASS study.

78

79 Ms. Freiman expressed appreciation for Ms. Mahoney's extensive service, noting the Board
80 recognizes the significant contribution of the Town's excellent staff.

81

82 4. **Consent Agenda**

- 83 • Vote Change in Manager Roche Bros. 184 Linden Street

84

85 The Board considered the change in alcohol beverages manager at Roche Brothers. Michael
86 Pedranti, who has been the store manager for 8 years and is currently TIPS certified, was
87 proposed as the new alcohol beverages manager. Once approved by the Board, the change will
88 be vetted and officially approved by the Alcoholic Beverages Control Commission (ABCC).

89 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to
90 approve the Consent Agenda.**

91

92 **Aufranc – Aye**

93 **Freiman – Aye**

94 **Largess – Aye**

95 **Sullivan Woods – Aye**

96 **Ulfelder – Aye**

97

98 **5. Public Hearing and Vote Tax Classification**

99 *Board of Assessors Chair Arthur Garrity, Steve Burtt (via Zoom), and Steve Mahoney joined
100 the meeting with Chief Assessor Ellen Mueller*

101 Ms. Freiman opened the public hearing for the tax classification for fiscal year 2026. Present
102 were Board of Assessors representatives: Chief Assessor Ellen Mueller, Chair Arthur Garrity,
103 members Steve Burt, and Steve Mahoney.

104

105 Mr. Garrity presented detailed information on property values and tax classifications in
106 Wellesley. Key points included:

- 107 • Single-family residential property values increased from approximately \$14 billion to
108 nearly \$14.75 billion year-over-year
- 109 • The median value for single-family homes is now \$1,751,000 (an increase of about
110 \$100,000 from the prior year)
- 111 • The mean (average) home value is now over \$2,000,000
- 112 • Commercial property values have declined from about \$1.5 billion to under \$1.5 billion,
113 reflecting the aftermath of COVID and declining economic conditions
- 114 • Residential properties bear approximately 89% of the total tax levy, while commercial
115 properties account for about 10.5%

116

117 Mr. Garrity explained that under the tax classification options, the Town could choose to
118 maintain a single tax rate for all property types or implement a split rate with different taxation

119 levels for residential and commercial properties. A split rate would shift more of the tax burden
120 to commercial properties, potentially impacting the Town's economic development.

121 Board members expressed consensus that despite the appeal of potential residential tax savings
122 from a split rate, it would place a disproportionate burden on the Town's small commercial
123 sector, which is vital to the community. Board members noted that this was an important vote but
124 not a complicated decision given Wellesley's tax base composition, as a major increase in
125 commercial burden would result in only modest residential relief. Multiple board members
126 expressed that they wished to encourage a thriving business community.

127

128 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to close
129 the public hearing.**

130 **Aufranc – Aye**

131 **Freiman – Aye**

132 **Largess – Aye**

133 **Sullivan Woods – Aye**

134 **Ulfelder - Aye**

135

136 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to adopt
137 a residential factor of 1 for the purposes of determining the fiscal year 2026 tax rate.**

138

139 **Aufranc – Aye**

140 **Freiman – Aye**

141 **Largess – Aye**

142 **Sullivan Woods – Aye**

143 **Ulfelder – Aye**

144

145 **6. Public Hearing and Vote Comcast Cable Renewal License**

146 *Special Counsel Bill August of August and Epstein joined the meeting via zoom.*

147 Ms. Freiman opened the public hearing on the Comcast cable license renewal and gave an
148 introductory overview of the negotiations. The current license is set to expire on March 30, 2026.
149 Negotiations have been ongoing for a year through a working group including Executive Director
150 Meghan Jop, Wellesley Public Media Director James Joyce, and special counsel Bill August of
151 Epstein and August.

152

153 Ms. Freiman asked for any public comments and received none.

154

155 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to close**
156 **the public hearing.**

157

158 **Aufranc – Aye**

159 **Freiman – Aye**

160 **Largess – Aye**

161 **Sullivan Woods – Aye**

162 **Ulfelder - Aye**

163

164 Ms. Freiman asked Ms. Jop to detail the Comcast Renewal License terms. Ms. Jop highlighted key
165 points of the negotiated license:

- 166
- 167 • The new license will be for 10 years (compared to the 5-year Verizon license)
 - 168 • Public, Educational, and Government (PEG) operating gross annual revenues will remain
at 5% of gross revenues
 - 169 • Capital funding is slightly reduced to \$98,000 total over the next 10 years (a decrease of
\$12,000)
 - 171 • PEG capital percent of revenue increases from 0.2% to 0.45% of gross revenues
 - 172 • An HD channel and equipment will be provided for Wellesley Media Corporation
 - 173 • Five additional buildings have been added to the service agreement
 - 174 • Enhanced customer service protections
 - 175 • Continuation of the senior discount (\$2 per month for residents 65+ receiving SSI or
Medicaid)

177 Mr. August, Special Counsel to the Town, emphasized that the 5% of gross revenues is the
178 maximum permitted by law. He also noted that while fixed dollar capital payments decreased
179 slightly, the percentage of gross revenues more than doubled, which will help offset the decline.

180 Patrick Shearns from Comcast joined the meeting via zoom and thanked the Town for the
181 collaborative negotiation process and expressed confidence that the license would benefit the
182 community.

183

184 Board members discussed several key points of the negotiated license, expressing satisfaction with
185 the extension to a 10-year term, the preservation of PEG operating gross annual revenues at 5%,
186 and the increase in the PEG capital percent of revenue. They highlighted the importance of gaining
187 an HD channel and equipment for Wellesley Media Corporation, the added service agreement for
188 five additional buildings, and maintaining customer service protections and the senior discount.
189 Concerns about funding for future Wellesley Media operations were discussed, considering the
190 trend of cord-cutting and its impact on anticipated revenues. Despite these concerns, the Board
191 commended the collaborative process and viewed the final license as highly favorable for the
192 Town.

194 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) that**
195 **acting in its capacity as the statutory cable television license issuing authority pursuant to**
196 **Mass General Law 166A and finding that the cable license renewal proposal of Comcast**
197 **Cable Communications Management LLC reasonably meets the cable-related renewal needs**
198 **and interests of the public and the Town and finding that Comcast's financial and technical**
199 **qualifications and Comcast's local programming channels, facilities and services are**
200 **reasonable to meet the Town cable licensing needs, the Wellesley Select Board hereby**
201 **approves and shall execute the proposed Wellesley Comcast renewal license to be effective**
202 **April 1, 2026.**

203

204 **Aufranc – Aye**

205 **Freiman – Aye**

206 **Largess – Aye**

207 **Sullivan Woods – Aye**

208 **Ulfelder – Aye**

209

210 **7. Discuss and Vote Conservation Restriction for 50 Pond Road**

211 *Michael Tobin, President of the Wellesley Conservation Land Trust joined the meeting.*

212 Michael Tobin, President of the Wellesley Conservation Land Trust, presented a proposal for
213 approval of a conservation restriction at 50 Pond Road. The 2-acre parcel is owned by the
214 Hunnewell family in trust and is currently used partially as a wooded area, field, and pasture for a
215 nearby Hunnewell farm.

216

217 Mr. Tobin explained that a conservation restriction is a legal contract added to the property deed
218 where the landowner gives up certain development rights to protect the property for open space
219 and conservation values. The Executive Office of Environmental Affairs has already approved this
220 conservation restriction.

221

222 Board members raised questions about public access to the property, expressing concerns about
223 the significant tax benefits to the owners while the Town would lose tax revenue. Board members
224 debated whether the Natural Resources Commission (NRC) should review the proposal before
225 approval. Some members stressed the importance of retaining public access for such properties,
226 reflecting on the cumulative effect of multiple conservation restrictions in areas that could
227 potentially provide contiguous public trails. Discussions included whether to require annual
228 reporting from the Land Trust on property inspections and enforcement. Ultimately, most members
229 prioritized maintaining the open space on scenic Pond Road despite lacking public access,
230 considering the land's preservation a key community benefit.

231

232 Mr. Tobin explained that the Land Trust had asked the landowners to consider public access, but
233 they denied the request as the property is used for farming and has no existing public access points.
234 He further explained that the Land Trust has experience monitoring and enforcing conservation
235 restrictions, including successfully litigating a previous violation.

236

237 After discussion, the Board determined that while public access would be desirable, preserving the
238 open space on scenic Pond Road was the priority, and most members did not feel NRC review was
239 necessary. Ms. Jop noted that the Town currently receives approximately \$21,000 in annual tax
240 revenue from the property, which would be significantly reduced if placed under conservation
241 restriction.

242

243 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to
244 approve the conservation restriction at 50 Pond Road as amended.**

245

246 **Aufranc – Aye**

247 **Freiman – Aye**

248 **Largess – Aye**

249 **Sullivan Woods – Aye**

250 **Ulfelder – Aye**

251

252 **8. Fire Station Master Plan Update**

253 *Fire Chief Stephen Mortarelli, FMD Project Manager Glenn Remick, and representatives from
254 Context Architecture Jeff Shaw, Emily Mowbray, and Salvi Shaw joined the meeting via Zoom.*

255 Mr. Jeff Shaw provided a comprehensive presentation on the project, covering:

256 Response Time Analysis:

- 257 • Current average response time is 4 minutes, with 90% of incidents responded to in just
258 over 4 minutes
- 259 • Call volume has increased every year for the last 10 years (except 2020)
- 260 • Areas with higher call volumes include colleges, medical offices, assisted living facilities,
261 and multifamily residences

262 Development Impact:

- 263 • Future development, particularly on the eastern side of Town, will likely increase call
264 volumes
- 265 • This development could place additional strain on the fire department's resources

266 Key Findings:

- 267 • The current stations have space limitations and inflexibility
268 • Station 2 (Headquarters) is the only facility serving the eastern portion of Town where most
269 development is happening
270 • Due to these constraints and the potential increase in call volumes, a third station might be
271 necessary in the future

272 Existing Station Challenges:

- 273 • Station 1 (approximately 100 years old) cannot accommodate modern equipment and does
274 not meet current standards
275 • Both stations lack proper decontamination sequences, which are essential for firefighter
276 health and safety
277 • Neither station has adequate space for gender-diverse facilities

278 Potential Solutions:

- 279 • The team presented several scenarios, including renovation/expansion of existing stations
280 and the potential addition of a third station
281 • A new "west side station" to replace Station 1 appears to be the most urgent need
282 • Various phasing approaches were discussed to minimize disruption and potentially reduce
283 the need for temporary swing space

284

285 Board members raised several questions during the session, particularly concerning traffic impacts
286 on response times, the underlying population growth projections informing the recommendations,
287 and the potential for coordination with the Department of Public Works (DPW) master planning
288 process.

289

290 Chief Mortarelli addressed concerns about response time, noting that while response times are
291 currently within acceptable standards, there are additional challenges. For instance, certain areas
292 such as William Street, with one-way access roads and projected development increases, pose
293 potential issues for response times. He emphasized that the Town's current average response time
294 is 4 minutes, with 90% of incidents responded to in just over 4 minutes, which aligns with NFPA
295 standards. However, he acknowledged that ongoing and future development, especially towards
296 the eastern side of town, could place additional strain on resources.

297

298 Board members brought up the issue of increased traffic and its impact, specifically mentioning
299 Washington Street's traffic congestion, which could potentially affect response times. Mr. Shaw

300 responded that traffic for emergency vehicles is generally not as significant an issue because they
301 can use lights and sirens.

302

303 The Board discussed proactive steps, such as engaging with MassDOT for potential emergency
304 left-turn access to Route 9 East, would facilitate better emergency responses and should begin
305 now, given the projected prolonged response times from state entities. Additionally, questions
306 about current capacity percentages and how close the Town is to reaching those limits was
307 discussed. Mr. Shaw explained that while immediate facility concerns, particularly at Station 1,
308 are a priority, the Town should also be planning for future capacity needs with the growth
309 projections.

310

311 Board members discussed that coordinating master planning efforts with the DPW might provide
312 more efficient space usage, particularly considering that municipal land on Municipal Way is
313 perceived to have inefficient layout and use.

314

315 In summarizing, Chief Mortarelli reiterated the pressing need to address facility deficiencies. This
316 is particularly true at Station 1, which struggles to accommodate modern equipment and does not
317 meet current health and safety standards necessary for firefighter operations, including gender-
318 diverse facilities and proper decontamination sequences.

319

320 **9. Discuss and Vote Boston Marathon Invitational Entries**

321 *Public Information Officer Stephanie Hawkinson joined the meeting.*

322 Ms. Hawkinson presented recommendations for the distribution of Boston Marathon invitational
323 entries (bibs). She noted that the Town received more applications this year than ever before with
324 25 invitational entries available to award.

325

326 Ms. Hawkinson explained the considerations for awarding bibs based on the Town's Marathon
327 Policy:

- 328
 - Local community benefit
 - How nonprofits serve as community partners
 - Percentage of funds raised that go directly to the organization's mission
 - Other funding sources available to the nonprofits

332 The initial recommendation allocated:

- 333 • 3 bibs for the War Memorial Scholarship Fund
334 • 4 bibs for public safety (2 for police officers and 2 for firefighters)
335 • 17 bibs for local nonprofits (one each)
336 • 1 bib remaining unallocated pending Board discussion

337

338 During discussion, Board members expressed strong support for including Community Investors,
339 which had not been on the original recommendation list. Members highlighted the organization's
340 extensive youth programs, including middle school hoops (65 children), leadership coaching, and
341 high school seminars.

342

343 After deliberation about which organizations might be removed to accommodate additions, the
344 Board reached consensus on:

- 345 • Adding Community Investors
346 • Adding the Wellesley Historical Society (noting its importance as a "community treasure"
347 with impressive exhibits in its new facility)
348 • Removing the Wellesley Theatre Project

349

350 The Board emphasized that their decision was not a reflection on the value of any organization's
351 work, but rather the difficult task of allocating limited resources.

352

**353 Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to
354 approve the Boston Marathon Invitational Entry Bibs as detailed in the memorandum from
355 Stephanie Hawkinson dated November 28, 2025, with the following amendments: with the
356 inclusion of Community Investors, with the inclusion of the Wellesley Historical Society, and
357 with the removal of the Wellesley Theatre Project.**

358

Aufranc – Aye

Freiman – Aye

Largess – Aye

Sullivan Woods – Aye

Ulfelder - Aye

364

365 Following the vote, Ms. Aufranc suggested that, based on the preceeding discussion, the Policy
366 Subcommittee consider adding criteria to the Marathon policy related to organizations' other
367 funding sources to help with future bib allocation decisions.

368

369 **10. Administrative Matters**

370

- 371 • Discuss and Vote Minutes

372 The Board reviewed the minutes of October 21, 2025.

373 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted -(5-0) to**
374 **approve the minutes of October 21, 2025, as amended.**

375

376 **Aufranc – Aye**

377 **Freiman – Aye**

378 **Largess – Aye**

379 **Sullivan Woods – Aye**

380 **Ulfelder – Aye**

381

382 **11. Chair's Report**

383 Ms. Freiman reported on several meetings:

384 Advisory Committee:

- 385 • The Advisory Chair has circulated a draft of findings on school finances collected from
386 public records
- 387 • They received 129 responses to the survey on Town Meeting
- 388 • Departments are now presenting their FY27 budgets

389 School Committee:

- 390 • Next week they will review the first phase of the air conditioning feasibility study
- 391 • They're looking at Fall STM 2026 for design funds for the air conditioning
- 392 • The School Committee will discuss feedback on the Capital Planning Committee proposal
393 on December 16

394 Council on Aging:

- 395 • Ms. Freiman noted that Ms. Aufranc has shared a report from the recent COA board
396 meeting where considerable time was spent discussing funding for bus drivers and whether
397 money should come from general fund budget appropriations or their Age grant. Ms
398 Aufranc has circulated to the Board a history of the funding in preparation for the Board's
399 Budget Summit the following week.

400

401 Ms. Freiman requested board members submit updates from their liaison committees and boards,
402 especially regarding items for the Annual Town Meeting warrant. She announced plans to schedule
403 a semi-annual retreat, likely in January, to conduct a mid-year review and update the work plan.

404

405 Ms. Freiman stated that Planning Director Eric Arbeene will be leaving the Town effective
406 December 31 to work in the private sector. She thanked him for his 4.5 years of service during
407 which he worked on Accessory Dwelling Units (ADUs), Residential Incentive Overlays (RIOs),
408 and MBTA communities.

409
410 The Board noted that a Budget Summit would be held next week from 9:00am to 2:00pm in the
411 Juliani Room, with no evening meeting. The next evening meeting is scheduled for December 16,
412 2025.
413

414 **12. Adjournment**

415 The meeting was adjourned at 9:41pm
416
417 The next regular meeting is scheduled for December 16, 2025, at 6:30pm in Juliani Room, Town
418 Hall.
419
420 The FY27 Budget Summit was scheduled for December 11, 2025.

1 Approved:

2

3 **Select Board Budget Summit:** December 11, 2025

4 **Present:** Marjorie Freiman, Thomas Ulfelder, Colette Aufranc, Beth Sullivan Woods, Kenneth

5 Largess

6 **Also Present:** Executive Director Meghan Jop, Assistant Executive Director Corey Testa, Chief

7 Financial Officer Rachel DeRoche, Town Accountant Tiana Moreau, Budget Analyst Paul

8 Manganaro

9

10 **Meeting Documents:**

11 1. Agenda

12 2. Memo from Meghan Jop, Re: FY27 Select Board Budget Submittals dated 12/5/25

13 3. Select Board Departmental Budgets and Narratives Summary Book

14 4. Additional Materials

15 a. Budget Summit Questions and Answers document from Meghan Jop dated

16 12.10.25

17

18 1. **Call to Order**

19 Ms. Freiman called the Select Board meeting to order at 9:00 AM in the Juliani Room, Town Hall.

20 Ms. Freiman announced that the meeting was being broadcast live on Comcast Channel 8 and

21 Verizon Channel 40 and would be available for later viewing on wellesleymedia.org.

22

23 2. **Discuss Select Board Department FY27 Budget Submittals**

24 **Facilities Management Department**

25 *Facilities Director Joe McDonough and Facilities Finance and Office Manager Danielle Gariepy*

26 *joined the meeting.*

27

28 Ms. Gariepy, representing the Facilities Management Department (FMD), presented the FY27

29 budget. The department's overall request is \$10,544,680, broken down into \$5,845,659 for

30 personal services (55% of budget) and \$4,699,021 for expenses (45% of budget), representing a

31 2.82% overall increase, which is under the guideline.

32

33 Ms. Sullivan Woods Joined the meeting. The personal services increase was 1.17%, well under

34 the 3% guideline, accounting for COLAs and step increases for non-union staff. The steps and

35 longevity for union employees have been factored in, but the COLAs have not been negotiated.

36 For expenses, the budget showed no increase for electricity, a 5% increase for natural gas to

37 account for National Grid delivery costs, 20% increase for water, 6% for sewer, and 2.4% for trash

38 and recycling.

39

40 The Board inquired about various aspects of the budget, including water rate increases, natural gas

41 commodity contracts, and the impact of adding air conditioning to school buildings. Ms. Freiman

42 noted that air conditioning in schools would cost approximately \$60,000-\$70,000 annually in
43 utilities, depending on which model is chosen.

44
45 Board members commended the department for the quality and detail of their budget presentation,
46 noting significant progress over the past few years in realigning expense categories to better reflect
47 actual costs. The discussion highlighted how preventive maintenance has improved Town
48 buildings significantly since FMD's formation in 2012, reducing costly deferred maintenance
49 issues.

50
51 The Board emphasized the importance of explaining to residents that spending money on
52 maintenance now prevents much higher costs in the future, as demonstrated by examples like the
53 High School and Town Hall exterior work.

54
55 **Climate Action Committee**

56 *Sustainability Director Dr. Marybeth Martello joined the meeting.*

57
58 Dr. Martello presented the Climate Action Committee (CAC) budget. The straightforward budget
59 had minimal changes from the previous year, except for a \$300 increase in annual dues for ICLEI
60 (Local Governments for Sustainability) software that calculates greenhouse gas emissions.

61
62 The CAC's work focuses on advancing the Town's greenhouse gas emissions goals and
63 implementing the Townwide climate action plan. Dr. Martello noted their success in securing
64 grants that effectively pay for the department many times over. The CAC works extensively on
65 local policy development, state-level advocacy, securing grants for clean energy projects, and
66 community education.

67
68 In response to a question regarding a potential job reclassification request raised at the All-Board
69 Meeting, Dr. Martello noted she was working with the Executive Director on next steps before
70 taking a request forward to the CAC and Human Resources Board. Board members discussed the
71 direction given by Town Meeting regarding emission reductions goals, and the importance of
72 communicating the impact this direction has on decision making – for example with solar panels
73 on municipal buildings. Board members acknowledged the CAC's success with grant applications
74 and how their initiatives often lead to cost savings through reduced energy usage. Discussion
75 touched on the need for clear policies regarding when the Town should explore geothermal and
76 solar energy solutions, with Board members suggesting that the Town should better communicate
77 how these decisions align with Town meeting-approved climate action goals.

78
79 The CAC is working on various community engagement programs and has seen success partnering
80 with local businesses and organizations like Sustainable Wellesley to maximize impact while
81 controlling costs.

82
83 **Police Department and Traffic and Parking**

84 *Police Chief Scott Whittemore, Assistant Chief Jeff Renzella, Lieutenant Marie Cleary, and
85 Lieutenant Mike Lemenanger joined the meeting.*

87 Chief Whitmore presented the Police Department's FY27 budget of approximately \$8.7 million,
88 with most allocated to personal services covering three unions (all with contracts expiring June 30
89 next year) and approximately \$900,000 for expenses.

90
91 The department met the 4% guideline for expenses and stayed within the personal services
92 guidelines, although these figures don't account for upcoming union negotiations. Key personnel
93 changes included the reclassification of two positions to align administrative duties with non Police
94 Officer Standards and Training (POST)-certified staff: an IT specialist position to a public safety
95 IT manager (shared with Fire Department) and an administrative assistant position to police
96 manager to better reflect expanded responsibilities.

97
98 For equipment, the department continues to replace cruisers with hybrid vehicles (3 hybrids and 1
99 electric planned for FY27), noting that hybrid cruisers have reduced gas consumption by
100 approximately 50%. Each hybrid cruiser costs about \$72,000 (\$49,000 base plus \$18,000-\$22,000
101 for upfitting).

102
103 Board members asked questions regarding school crossing guards, where the department budgets
104 for 18 positions but typically can only staff about 7 positions due to recruitment challenges. Chief
105 Whittemore explained that finding people willing to work two 30-minute shifts per day has been
106 consistently difficult, particularly at the \$7.50-\$8.00 per crossing rate. The Board discussed
107 whether the program should be reconfigured to focus on the most critical locations. Board
108 members also asked questions on the inclusion of merit pay within the department budget or the
109 Human Resources Budget. Ms. Jop noted the structural differences in larger department budgets
110 with overtime and the capability to absorb merit pay versus smaller departments who may not. Ms.
111 Jop noted she has been discussing the Town's practice with the CFO and Director of HR.

112
113 For capital items, the department requested funds to replace in-car video systems and radio
114 repeaters, both critical safety equipment that operates 24/7.

115
116 Lieutenant Lemenager presented the Traffic and Parking budget, which is projected to be self-
117 funding without requiring funds from the general fund. Revenue has not fully recovered to pre-
118 COVID levels but is stabilizing around \$750,000 annually. The budget has been realigned in recent
119 years, with some expenses moved to more appropriate departments.

120
121 Line painting costs remain significant at approximately \$100,000 annually. The department is
122 developing a policy for the installation of flashing pedestrian beacons, which cost about \$20,000
123 each, to ensure they're placed in high-priority locations.

124
125 Board members asked questions regarding communications regarding the parking pass program
126 and parking lot availability, mobile speed monitor signage, and grant programs.

127 **Fire Department**

128 *Fire Chief Stephen Mortarelli and Fire Administrative Assistant Barbara Pfrang joined the*
129 *meeting.*

130
131 Chief Mortarelli presented the Fire Department's FY27 budget, noting it was within guidelines. He
132 characterized this as the third budget he has helped prepare and the first where the department has

133 established a solid baseline for projecting needs, after several years of addressing structural deficits
134 and reallocating funds to better track spending.

135
136 The department's personal services budget shows reallocations for contractual agreements,
137 reclassifications for the administrative assistant and mechanic positions, and adjustments for shift
138 differentials and longevity pay. Chief Mortarelli emphasized the importance of these positions,
139 particularly highlighting the value of having an in-house mechanic who saves significant time and
140 money by maintaining equipment on-site.

141
142 The expense budget remains within the 3% guideline, with the Chief noting that he feels confident
143 in their projections for the coming year.

144
145 Board members inquired about injury tracking (which has improved with better training practices),
146 vacation time management, and staffing levels. Chief Mortarelli explained that the department
147 currently operates with 14 personnel per shift with a minimum staffing of 12, compared to the
148 National Fire Protection Association standard of 15 for a community of Wellesley's size. While 14
149 is workable, dropping to minimum staffing presents challenges, especially during busy periods.
150

151 The Chief mentioned that the department's new fire apparatus is expected to arrive imminently,
152 and they are transitioning to PFAS-free turnout gear for safety reasons. The department is also
153 planning to implement cancer screening programs for firefighters, funded initially through
154 donations.

155
156 **IT Department**

157 *IT Director Brian DuPont joined the meeting.*

158
159 Mr. DuPont presented the IT Department's FY27 budget request of \$1,889,366, representing a
160 5.26% increase over FY26 levels, with personal services up 2.58% and expenses up 7.98%. The
161 department meets the Board's guidelines while funding essential service levels, cybersecurity
162 protections, and telecommunications improvements.
163

164 Three key budget drivers were identified:

- 165 • Staffing vacancies: The department is recruiting for a project manager position and a
166 systems administrator. The project manager role is particularly critical as the current
167 applications and project manager is expected to retire in 2027.
- 168 • Equipment maintenance: Additional funding is needed to support card access systems,
169 security cameras, and UPS equipment installed during the Town Hall renovation, which
170 are now outside the contractor's maintenance period.
- 171 • Phone system modernization: The department is implementing a cloud-hosted phone
172 system to improve reliability, security, and support for remote workers. This shifts the
173 funding model from upfront infrastructure costs to a per-user subscription, but will
174 centralize telecommunications across departments, saving some departments like MLP and
175 DPW approximately \$5,000 each in annual fees.

176
177 Board members asked questions about software subscription services and when it was appropriate
178 to budget centrally for certain programs. Mr. DuPont noted subscription services are increasingly

179 replacing one-time purchases throughout the industry, often leaving little room for negotiation on
180 pricing. He also addressed concerns about cloud phone system reliability during internet outages,
181 explaining that they have redundant connections and the system can even leverage cellular
182 capability as a backup.

183

Building Department

184 *Building Inspector Michael Grant joined the meeting.*

185 Mr. Grant presented the Building Department's budget, noting new challenges from state
186 regulations regarding MBTA zoning and ADU (Accessory Dwelling Unit) requirements. These
187 changes have increased workload as the department applies state regulations that don't exactly
188 align with current Town bylaws.

189 The department is level-funding expenses while personal services are increasing by less than 4%,
190 for an overall increase of 3.76%. Mr. Grant mentioned that next year he hopes to remove the
191 digitization of plans line item, as that project appears to be completed.

192 The department is evaluating staffing needs, including whether two administrative positions are
193 necessary, and Mr. Grant anticipates a vacancy with one local inspector retiring early next year.
194 Mr. Grant noted that finding qualified building inspectors can be challenging, especially given the
195 growing complexity of regulations.

196 Permit numbers have dropped, which Mr. Grant attributed to economic uncertainty, higher interest
197 rates, and increased costs affecting homeowners' decisions about renovation or construction
198 projects.

199 Discussion touched on enforcement challenges, particularly with the Tree Bylaw, which Mr. Grant
200 stated would require 3-4 full-time staff members to enforce fully. The Board acknowledged the
201 need to be realistic about enforcement capabilities when implementing new regulations.

202

Finance and Treasurer

203 *Treasurer Maura O'Connor joined the meeting.*

204 Chief Financial Officer Rachel DeRoche presented both the Finance Department and
205 Treasurer/Collector budgets, noting both are primarily personal services.

206 For the Finance Department, Ms. DeRoche highlighted the recent transition in her position and the
207 reclassification of the Assistant Finance Director role to also include the statutory Town
208 Accountant responsibilities. This change allows the Chief Financial Officer to focus more on
209 budgeting and long-term planning, particularly with the upcoming capital planning work. Ms.
210 DeRoche also noted the transition of the West Suburban Veterans District administrative support
211 position to the Human Resources department along with the associated assessment. Ms. Jop noted
212 the transition will require an Article 7 transfer for Fiscal Year 2026 with more information
213 forthcoming as we prepare for Annual Town Meeting.

214

224 The department processes all disbursements for the Town, including vendor payments and payroll,
225 requiring thorough review for accuracy and compliance. Their expense budget shows only a
226 modest 3% increase primarily for training and development. Board members expressed
227 appreciation for the elaborate planning, noting the useful materials prepared by Paul Manganaro,
228 which facilitated discussions.

229
230 For the Treasurer/Collector's office, Ms. O'Connor noted she had realigned positions, promoting
231 Kathryn Rumsey to Assistant Collector after 20 years with the Town. The department is planning
232 to hire a part-time parking clerk (10-15 hours per week) to handle parking appeals.

233
234 Expenses have stabilized after transition costs in the previous year for outsourcing tax bills. The
235 department has seen postage increases but has realized savings from switching online payment
236 providers. Ms. O'Connor mentioned that while e-billing options exist, most residents still receive
237 paper tax bills, though this may change in the future.

238
239 Discussion included questions about future trends in digital bill payments and potential initiatives
240 to encourage online billing to further reduce mailing costs, reflecting a desire to reduce postage by
241 promoting e-billing solutions among residents. Board members asked questions about parking
242 ticket disputes and the associated staff time, budgeting for contractual staff increases and merit
243 pay. The Board discussed consistent handling of merit pay across departments, with Board
244 members advocating for greater transparency in how contractual merit increases are budgeted and
245 administered, noting training for supervisory boards on merit awards would be beneficial.

246
247 **Executive Director**

248 Ms. Jop presented her office's budget, noting compliance with the 3% guideline for both personal
249 services and expenses. The budget includes a modest reduction in performance/clerical overtime
250 that absorbs a portion of the merit increase of the Executive Director's position from FY26.

251
252
253 **Shared Services**

254 Ms. Jop presented the shared services budgets, including:

- 255 1. Audit Committee: An RFP is out for audit services; adjustments may be needed based on
256 bid results.
- 257 2. Law Department: A slight increase of \$10,000 based on prior year expenses.
- 258 3. Street Lighting: Level funded, with MLP confirming this is appropriate despite some new
259 lights being installed.
- 260 4. Risk Management: A 2.97% increase, lower than the typical 5% projection, partially due
261 to MIIA (insurance provider) keeping rates lower in recognition of the significant health
262 insurance increases municipalities are facing. Wellesley's claims history has improved as
263 some major losses (MLP building fire, Fire Headquarters fire, Hunnewell School fire) have
264 dropped off the three-year average used for rating.
- 265 5. Health Insurance: The most significant challenge in the budget, with a projected 14%
266 increase primarily driven by GLP-1 prescription costs (weight loss/diabetes medications).
267 The overall health insurance budget shows a 10.57% increase (\$2.7 million), which is
268 driving most of the projected deficit. More precise figures will be available closer to Town

269 Meeting, with final rates typically voted the second week in February. Each 2% reduction
270 in the health insurance increase would save approximately \$400,000.

271
272 Discussion touched on various strategies for managing these increases, including potential use of
273 reserves or one-time free cash appropriations if necessary.

274
275 Ms. Jop noted Youth Services were only slightly over guideline in a de minimis amount largely
276 due to the small size of the Department. Similarly, Ms. Jop noted the Zoning Board of Appeals is
277 slightly over guideline in expenses due to a land use law subscription service. Mr. Testa noted that
278 thanks to Senator Creem and her staff and earmark of \$150,000 was secured and used to purchase
279 a 14-person van filling a transportation need that had previously been identified for afterschool
280 and summer youth recreation programming. Mr. Testa noted that this may result in moderate
281 additional operating expenses and more information will be forthcoming on that.

282
283 **Council on Aging**

284 *COA Chair Judy Gertler and Acting COA Director Kathy Savage joined the meeting.*

285
286 Ms. Gertler and Ms. Savage presented the Council on Aging budget, highlighting a 33% increase
287 in program attendance in FY25, serving over 1,800 individuals (about 75% Wellesley residents,
288 25% non-residents as is typical for all COAs). The department completed a needs assessment
289 through UMass Boston's School of Gerontology and provides over 250 rides per month to over 50
290 patrons.

291
292 Priorities for the coming year include hiring a new director, initiating strategic planning,
293 implementing programs for the new kitchen (expected to be completed by month's end), and
294 investigating requirements for becoming an age-friendly community.

295
296 The budget shows a 2.1% increase in personal services (under the 3.1% guideline). All bus driver
297 salaries (which increased from \$21.10 to \$26.15 hourly) are proposed to be covered by the state
298 formula grant (Age Funds) rather than tax impact funds. Ms. Gertler noted the COA board would
299 like to discuss transportation funding with the Select Board and in preparation for that discussion
300 data is being collected as to how the COA has used Age funds, and how peer towns use their Age
301 funds.

302
303 A Board member expressing concerns about using grant funding rather than tax dollars for core
304 services like transportation for seniors. Ms. Freeman noted a COA grant policy discussion would
305 be scheduled for a future meeting.

306
307 Capital requests included \$10,000 for a storage unit, \$25,000 for audio-visual system upgrades in
308 the American Legion conference room, and future year requests for office reconfiguration, fitness
309 equipment replacement, outdoor furniture, and common area furniture replacement.

310
311 Board members asked questions on the practicalities of storing indoor furniture in an outdoor shed,
312 if Wellesley Media was engaged in the conversations around audio visual upgrades and if FMD
313 had been engaged in the development of these capital requests. A Board member noted it was
314 critical to include the non-tax impact information as part of the budget presentation to see the full

315 cost of services, to include a goal of setting a strategy for use of grant and reserve funding, to
316 establish a budget for the use of the Age grant, and to record the rationale for applying increased
317 Age grant funding to bus drivers in the proposed budget.

318
319 **Mr. Tom Kealy, Lehigh Road**, asked to speak on the COA budget proposal. Mr. Kealy
320 highlighted the historical context of transportation funding, noting that bus drivers were previously
321 fully funded by the Town, whereas now the funding comes entirely from grants. He emphasized
322 the priority of providing transportation to senior citizens, particularly those who are frail or unable
323 to drive, suggesting that core services like transportation should not depend entirely on fluctuating
324 grant funding.
325

326 **3. Adjournment**

327 Ms. Freiman thanked everyone for their participation and hard work in preparing and presenting
328 the departmental budgets. The importance of collaboration and thorough discussion in facilitating
329 fiscal planning for the upcoming fiscal year was emphasized. With all agenda items addressed, the
330 meeting was formally adjourned at 1:58 PM
331

332 The next regular meeting is scheduled for December 16, 2025, at 6:30pm in Juliani Room, Town
333 Hall.

8. 7:40 Chairs Report

Ms. Freiman will give a brief update on recent meetings that have occurred.

9. 7:45 Executive Session M.G.L. c. 30A, § 21(a)(3), to discuss strategy with respect to potential litigation with the Commonwealth regarding the disposition of surplus MassBay Community College land.

Volunteers rally to throw holiday parties for Wellesley seniors in public housing

December 17, 2025



Wellesley High singers entertain residents

When Wellesley launched its volunteer-led [Civil Discourse Initiative](#) five years ago, it did so with a goal of bringing community members together for small group discussions. Some of the results of 250 people participating in programs might be hard to measure, but a series of holiday parties being held this season for Wellesley seniors in subsidized housing is as tangible as it gets.

Civil Discourse attendee Nancy Joyce tells us that when she learned there were no holiday events planned specifically for Wellesley seniors in public housing, she reached out to Wellesley Housing Authority Chair Maura Renzella and Wellesley social worker Wanda Alvarez to see if anything could be done.

They decided to put together three parties, one at each senior housing location in town. The Weston Road and River Street events have already been held, and one more is slated for the Washington Street complex on Dec. 21 from 2-3:30pm. More than 150 people live at those three residences, and those who can't attend the parties are being given gift bags.

"We only started planning a month ago, but we have been able to get support from so many people and organizations in this short time!" Boyle says. Wellesley Friendly Aid offered to be the fiscal agent, to enable acceptance of tax-free donations. Organizations and individuals ranging from St. Andrew's Episcopal Church and Wellesley Village Church to Needham Bank, Fells Market, Roche Bros., realtor Teri Adler, were among those making donations or supplying goods and gift cards.

The Hardy and Schofield school neighborhoods came together with baked goods and donations, while the Wellesley High

Wellesley Girl Scouts are serving as party staff, assembling gift bags of items donated by others, and importantly, mingling with residents.

“Everyone just rallied,” Joyce says.

(This is all not to say the Wellesley Council on Aging didn’t have holiday events, including the annual Thanksgiving luncheon with the Fire Department, open to the town’s public housing residents. Also, the Police and Fire Departments were hosting a holiday party at Barton Road, and gifts were being organized for kids in that complex.)

Joyce credits Renee Spencer, the Wellesley Housing Authority’s resident board rep, for bringing the seniors’ needs to her attention in the first place at a Civil Discourse Initiative meeting.

Spencer, in turn, says Joyce has been “a powerhouse” in spearheading the events.

“I enjoyed seeing the children with the seniors, they both had fun,” Spencer says.



Joyce says she learned during the Civil Discourse Initiative that since COVID, support for the communities in subsidized housing has declined for a number of reasons. Some religious and charitable organizations focused their philanthropy in other places, including beyond Wellesley, she was told.

But with some on-the-fly coordination and lots of holiday spirit, Wellesley seniors were served.

"I am really happy with how the parties turned out and I look forward to having a little more time to plan next year!" Joyce says.

Bonus niceness: Lasagna Love

Separately, high school Girl Scouts made lasagna—"Lasagna Love"—and helped bring it to Barton Road residents.

The scouts hail from six different high schools, both private and public.





TOWN OF WELLESLEY

WELLESLEY, MA 02482
Telephone 781-235-0062

POLICE DEPARTMENT

Scott Whittemore
Chief of Police

TO: SERGEANT GLEN GERRANS
OFFICER ISABELLA SHIPPOLE

FROM: DEPUTY CHIEF JEFF RENZELLA

SUBJECT: **LETTER OF COMMENDATION**

DATE: DECEMBER 23, 2025

I am writing to commend you both for your exceptional service during a recent call involving a citizen who had lost her key fob and was unable to access her vehicle. Your quick response and willingness to assist in this situation made a significant difference.

Amy Engelhardt, a Charlestown resident, emailed me to thank you for your assistance and for taking the time to help her locate her key fob. She commented that you both treated her with dignity and respect, which obviously resonated with her.

Through your resourcefulness and determination, you helped Ms. Engelhardt regain access to her car, alleviating her distress during a challenging moment. Your actions reflect a standard of excellence and commitment to serving our community, which the Wellesley Police Department strives to maintain.

A copy of this commendation will be maintained in your personnel file.

AUTHORIZED:

JEFF RENZELLA
DEPUTY CHIEF OF POLICE

Renzella, Jeff

From: Amy Engelhardt <amydezigns@gmail.com>
Sent: Wednesday, December 3, 2025 11:05 PM
To: Renzella, Jeff
Subject: Gratitude

[You don't often get email from amydezigns@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL : This message originated outside of the TOWN OF WELLESLEY mail system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Chief of Police,

I'm writing to commend the altruistic behavior of Officer Shippole and Officer Gerrans today.

I found myself in a precarious situation after stopping for a coffee at Quebrada to bring on my walk with my service/therapy Dog who works solely with the staff at Beth Israel Hospital since Covid. I see humanity at its best within the hospital, but not always within my city. Today I was assisted, informed and treated with dignity and respect as we all attempted to locate a lost key fob. My car was not bringing me back to Charlestown or anywhere! After these two located a computer chip location at Audi Natick, we proceeded to process my former actions leading to the loss and the car was attempted to be started one last time by Officer Gerrans before we went to drastic towing and a long day ahead. As we conversed over the car as I stood on the passenger side, we spotted them tucked into the luggage rack with a small black pompom again the silver luggage rack. They were camouflaged and hiding! Wow, due to the barrier of the metal roof, the car did signal they were there. The car would not start. Whew was this a RELIEF.

Simply said, Thank you for humanity served up with a double dose of pure goodness .

I am blessed!

Grateful to these two heroes!!

Fondly,
Amy Engelhardt and Harry the Healer

*Bee 13
45*

Save the Date

February 1, 2026

Snow date February 8, 2026

Reading Frederick Douglass Together

**A community read of Frederick Douglass'
inspiring speech, *What.to.a.Slave.is.the.
Fourth.of.July?***

Introduction by Dr. James Kloppenberg

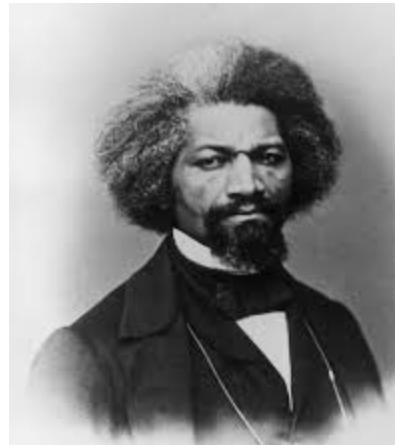
Wellesley Hills Congregational Church

207 Washington Street

2:00pm

Free event

All are welcome



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