

**SELECT BOARD MEETING
AGENDA
HYBRID MEETING
6:30 pm Tuesday, January 13, 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 Executive Director’s Report
4. 6:40 Public Safety Quarterly Update
 - Police Chief
 - Fire Chief
5. 7:20 Traffic Committee Update
 - Traffic Regulation Public Hearing
 - Vote Stop Sign at Ivy Road at Poplar Road
 - Vote Parking Prohibition on Halsey Avenue and Turner Road
6. 7:45 Annual Town Meeting (ATM) Preparation
 - Discuss and Vote ATM Warrant
7. 8:00 FY27 Budget Update
 - Discuss FY27 Operational and Capital Budgets
 - Discuss Use of Reserves
8. 8:30 Discuss and Vote Modification to Town Bylaw Committee Charge
9. 8:40 Administrative Matters
 - Discuss and Vote Minutes
10. 8:45 Chairs Report
 - Update on MassBay/DCAMM Land Disposition Project

2026 Annual Town Meeting Budget Documents for Fiscal Year 2027 can be found at:
www.wellesleyma.gov/2026budgetbook

This page will be updated throughout the budget season

Next Select Board Meeting:

January 20, 2026



January 27, 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 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 19, 2026	MLK Day - Town Hall Closed	
January 20, 2026	Select Board Meeting CONSENT - approve name & hours change for Maugus Cafe/Maugus Res. Town Clerk SalaryDiscuss 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? Citizen Leadership Academy Update - Corey	SC Votes Budget 
February 4, 2026	Select Board Meeting	
February 10, 2026	HRB Joint Meeting on Policies	
February 11, 2026		
February 12, 2026		LWV Meet the Candidates Night
February 16, 2026	 Presidents' Day – Town Hall Closed (School Vacation Week)	
February 24, 2026	Select Board Meeting Follow up with BPW Feasibility	
February 25, 2026		Draft TWFP Presentation and ATM Articles to Advisory  Advisory Public Hearing (tentative) 
March 3, 2026		Annual Town Election 
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	

**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
TELEPHONE: (781) 431-1019 x2201
WWW.WELLESLEYMA.GOV
MEGHAN C. JOP

EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

The Select Board will be meeting on January 13, 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 Public Safety Quarterly Update**

- **Police Chief Update** – Chief Scott Whittemore will provide an update to the Board on the recent activities of the Wellesley Police Department.
- **Fire Chief Update** – Chief Steve Mortarelli will provide an update to the Board on the recent activities of the Wellesley Fire Department.

5. 7:20 Traffic Committee Update
• Traffic Regulation Public Hearing

MARJORIE – open the public hearing at the start of the agenda item.

• Vote Stop Sign at Ivy Road at Poplar Road

The Town’s Traffic Committee received a request to install a stop sign on Ivy Road at Poplar Road. After reviewing the request and relevant traffic data, the Traffic Committee recommends that the Board amend the Traffic Regulations (Section 7-11, Schedule IV *Stop Signs*) to add a stop sign on **Ivy Road at Poplar Road**. This request originated from the Complete Streets public engagement process.



Included in your FNM packet is a memorandum from the Traffic Committee dated January 8th, 2026, with additional background information regarding the recommendation. Public notice was published in the January 8th, 2026, edition of the *Wellesley Townsman*.

MOTION

MOVE to close the public hearing.

MOTION

MOVE to amend the Traffic Regulations under Section 7-11, Schedule IV Stop Signs by adding:

Located On	At	So As to Face
Ivy Road	Poplar Road	Southbound Drivers on Ivy Road
Ivy Road	Poplar Road	Northbound Drivers on Ivy Road

• Vote Parking Prohibition on Halsey Avenue and Turner Road

The Traffic Committee also recommends that the Board amend the Traffic Regulations Schedule I *No Parking* to prohibit parking on Halsey Avenue and Turner Road near the entrance (i.e., intersection of) to Morses Pond Road. The specific request also originated through the Complete Streets public engagement process; however, the residents of this neighborhood have been pursuing traffic mitigation and parking calming efforts for a number of years. This recommendation makes permanent a condition that has often been addressed in the neighborhood through temporary signage.



The same memorandum referenced in the preceding item includes additional background information for this recommendation. Public notice was included in the same 1/8/26 edition of the *Wellesley Townsman*, and abutters' notice was sent to neighborhood residents via USPS in December 2025.

MOTION

MOVE to amend the Traffic Regulations under No Parking Schedule I by adding:

Location	Side	From	To
Halsey Avenue	South	Turner Road	~140 feet westerly on Halsey Avenue
Halsey Avenue	North	Turner Road	~110 feet westerly on Halsey Avenue
Turner Road	West	Halsey Avenue	Hodges Avenue



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

Date: January 8, 2026

To: Select Board.

Fr: Traffic Committee

RE: Recommended Traffic Regulation Amendment - Stop on Ivy Road at Poplar Road and Parking Prohibition on Hasley Avenue and Turner Road

Action Requested: Vote to amend Traffic Regulations Section 7-11 Schedule IV *Stop Signs* to add a stop sign on Ivy Road at Poplar Road

Background:

In response to a stop sign request, the Traffic Committee recommends that the Select Board amend the Traffic Regulations Section 7-11 Schedule IV *Stop Signs* to add a stop sign on Ivy Road at Poplar Road. The stop sign request originated through the Complete Streets public engagement process.

Typically, at + intersections with minor or local roads, a stop sign is not needed when a less travelled street intersects a through street with more traffic. In this case, it is not obvious to the driver on either road which street carries the dominant traffic and who has the right of way. The Traffic Committee feels that a stop sign is appropriate in this location. In addition, the Manual of Uniform Traffic Control Devices (MUTCD) advises that Ivy Road which has the best sightlines have the stop control.



Action Requested: Vote to amend Traffic Regulations Schedule I *No Parking* to prohibit parking on Halsey Avenue and Turner Road near the corner of Morses Pond Road

Background:

The Traffic Committee recommends that the Select Board amend Traffic Regulations Schedule I *No Parking* to prohibit parking on Halsey Avenue and Turner near the intersection with Morses Pond Road. The request also originated through the Complete Streets public engagement process, and makes permanent a condition that is often present in the neighborhood with temporary signs.

Many days, particularly when the weather is nice, drivers park on Halsey Avenue and Turner Road near the intersection with Morses Pond Road. Even though Wellesley's Traffic Regulations prohibit parking within 20 feet of an intersection, the parked cars make it difficult for drivers and pedestrians to maneuver safely through the intersection.



REQUESTED MOTIONS

MOVE to amend the Traffic Regulations under Schedule I *No Parking* by adding:

Location	Side	From	To
Halsey Avenue	South	Turner Road	~140 feet westerly on Halsey Avenue
Halsey Avenue	North	Turner Road	~110 feet westerly on Halsey Avenue
Turner Road	West	Halsey Avenue	Hodges Avenue

MOVE to amend the Traffic Regulations under Schedule IV *Stop Signs* by adding:

Located On	At	So As to Face
Ivy Road	Poplar Road	Southbound Drivers on Ivy Road
Ivy Road	Poplar Road	Northbound Drivers on Ivy Road



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MEGHAN C. JOP
 EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

PUBLIC HEARING NOTICE

The Select Board will hold a public hearing on January 13, 2026, in the Juliani Room at Town Hall, 525 Washington Street, Wellesley, MA at a meeting starting at 6:30 p.m. to consider amending the Town's Traffic Regulations. The Select Board will consider the following amendment or act in any manner in relation:

Add No Parking to Schedule I

Location	Side	From	To
Halsey Avenue	South	Turner Road	~140 feet westerly on Halsey Avenue
Halsey Avenue	North	Turner Road	~110 feet westerly on Halsey Avenue
Turner Road	West	Halsey Avenue	Hodges Avenue

Public comment is invited. Individuals may attend the hearing or submit written testimony to the Select Board, 525 Washington Street, Wellesley, MA 02482, or by emailing sel@wellesleyma.gov.





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

Date: January 13, 2026

To: Select Board

From: Traffic Committee

Re: Traffic Committee 2025 Summary

The Traffic Committee (TC) is a staff working group with representatives from the Select Board Office, Police Department, Department of Public Works, School Department and Fire Department. TC administers the various traffic calming and safety policies, makes recommendations to the Select Board to amend traffic and parking regulations, and reviews project development plans. The group meets monthly to review and act on inquiries or requests related to traffic/mobility issues, transit, pedestrian, bicycle, and parking safety. Resident inquiries often include improved roadway signage, crosswalks, parking restrictions, intersection improvements, speeding and traffic calming measures. TC judiciously makes decisions and recommendations using best current practices, historical and up-to-date traffic data, and the guidance of federal and state standards.

Highlights of Calendar Year 2025 include:

- Launched an e-bike safety campaign blitz - this effort, led by Police, has seen success and is being implemented in other communities.
- Reviewed requests for traffic calming, mirrors and non-regulatory signs. As a result of some of these requests, a speed feedback/message trailer was deployed on several roads throughout town. Deploying highly visible temporary signs is more effective over time than permanent fixed signs and are proven to have a more immediate impact on operator behavior.
- Installed RRFB's (Rectangular Rapid Flashing Beacon) on Washington at Denton and Washington at Croton, and conduit for future RRFB on Weston Road.
- Developed the Complete Streets Prioritization Plan with considerable public input including 2 surveys, visits with various committees and a public meeting on March 24, 2025. Received MassDOT approval for Complete Streets Prioritization Plan.
- Provided review/comment for 3 PSI permits.
- Worked with MassDOT to:
 - Install lights under Rt. 9 bridge on Weston Road.
 - Install RRFB on Weston Road.
 - Protection for Worcester St. residential property at NW corner of Oakland/Rt. 9 intersection.

- Conduct traffic count at Bacon and Central intersection.
- Provide wheelchair access on Rt. 16 over I-95 (bumped out sidewalk to fit around utility pole) at the request of mobility-impaired resident.
- Trim vegetation around Rt. 9 ramps on Weston Road.
- Restriped and signed crosswalk on Washington at Upland for better visibility.
- Worked with MBTA to post new directional signs at Wellesley Square Station.
- Hosted Wellesley Square mini-high celebration. Attendees included Congresswoman Katherine Clark, Senator Cynthia Creem, Representative Alice Peisch, MBTA General Manager (and now Interim Transportation Secretary) Phil Eng, Wellesley Residents Will Fahey and Loraine O’Hanlon, and MBTA staff.
- Lobbied state legislative delegation for two state earmarks in a 2025 transportation funding bill:
 - \$600,000 for the redesign of the Rt.9/Weston Rd. “Fells Interchange” (secured by Rep. Peisch).
 - \$150,000 for the purchase of a 14-passenger van for the Youth and Rec Departments (secured by Sen. Creem).
- Evaluated the need for pedestrian activated “no-right on red” on Hardy Drive. Sign installation is imminent.
- Vegetation encroachments continue to be tricky as sightline encroachments from vegetation is on both public and private property. Once identified DPW trims back vegetation when possible.
- Investigated traffic and pedestrian light timing issues and equipment malfunctions submitted by residents.
- Secured Urban SDK services for internal traffic data analysis and used it for more cost-effective decision-making throughout the community.
- Hosted community meeting with Longfellow Road neighborhood after many concerns reported about traffic and speed of vehicles. Added Longfellow sidewalk to capital plan.
- Worked with Atwood Street residents and Star Academy to address safety issues pertaining to school arrival and dismissal procedures. Proposed and had successfully adopted “no parking” regulations in the neighborhood during the school year.
- Considered the following regulatory requests and made recommendations to the Select Board when appropriate:

Request	Decision	Reasoning
Seasonal Parking Prohibition on Atwood	accepted by SB 9/9/25	Traffic flow impeded, vulnerable users present near Star Academy
Yield Sign on Linden at Rockland	accepted by SB 2/25/25	Iterative approach to maintain traffic flow.
Stop on Lexington at Beechwood	declined	T-intersection - the vehicles on the through street has right of way
All-way Stop Request at Pilgrim and Linwood	declined	Pilgrim is through street – Linwood has stop control

All-way Stop Request at Oak and School	declined	Oak is through street – School has stop control
All-way Stop at Lanark and Garden	declined	Garden is the through street. Lanark has a stop control
All-way Stop at Albion and Woodcliff	declined	Albion is dominate way – Woodcliff has stop control.
Stop Request on Farm at Eliot	recommend	Angled intersection. Not on Town Property – installed by Dana Hall School
Stop Request on Hampshire at Fox Hill	Further study	Volume counts to be collected
Parking Prohibition corner of Halsey and Turner	recommend on 1/13/26 SB agenda	Parking on corner impedes traffic flow and creates a pedestrian safety hazard
Stop on Ivy at Poplar	recommend on 1/13/26 SB agenda	No stop control exists – through street not clear
Yield on Westgate	watch	Plan to install additional striping in the spring

Looking ahead to 2026

- Issue Wellesley Square Amenities Project RFP
- Issue Fells Safety Project RFP in conjunction with MassDOT
- Work with MBTA Wellesley Square Station Ramp Accessibility Project -
- Develop Traffic Request Guidelines to guide decisions on installation of both regulatory and non-regulatory traffic signs, mirrors, RRFB, speed feedback signs.
- Evaluate and develop capital plan for needed improvements to Town-owned parking lots.
- Evaluate and develop capital plan for traffic signals and devices.

6. 7:45 Annual Town Meeting Preparation
• Discuss and Vote Draft Warrant

Please review the list of articles for the Annual Town Meeting along with an updated draft of the Warrant after being reviewed by Town Counsel.

MOTION

MOVE to approve the 2026 Annual Town Meeting Warrant.

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	Establish Special Purpose Municipal Stabilization Fund - Acquiring Land	NRC
29	Land Swap DPW/NRC/MWRA - Article 97	NRC/DPW
	Amend Town/General Bylaws	
30	Amend HR Board Requirement for Policies to ATM	HRB
	Amend Zoning Bylaw	
31	Amend the Flood Plain or Watershed Protection District Bylaw	PB
32	Amend the Residential Incentive Overlay District	PB
	Citizen Petitions	
	General	
33	Rescind or Transfer Debt; Appropriate Premiums	SB
34	Settle Claims	SB
35	Disposal of Property	SB
36	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.e.~~ Council on Aging Social and Cultural Programs Fund: \$140,000.00
- ~~g.f.~~ Teen Center Program Revenues Fund: \$100,000.00
- ~~h.g.~~ Library Room Rental Fund: \$35,000.00
- ~~i.h.~~ Lost/Damaged Library Materials Replacement Fund: \$20,000.00
- ~~j.i.~~ Brookside Community Gardens Fund: \$4,000.00
- ~~k.j.~~ Weston Road Gardens Fund: \$10,000.00
- ~~l.k.~~ Library Copier Fees Fund: \$20,000.00
- ~~m.l.~~ Cultural Council Revenues Fund: \$6,500.00

and to terminate the Baler, Compactors, and other RDF Equipment Repair Fund, effective as of the end of the fiscal year; 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, including the PFAS Settlement Fund, 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; and to amend Article 30.10 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)

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 289. 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 per cent, 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 3029. To see if the Town will vote to authorize the-;

1. 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, located at 125 Barton Road, Wellesley, more particularly shown as the areas labeled "PE-1", "PE-2" and "FIL-1" on the Massachusetts Water Resources Authority (MWRA) plan titled "Hegarty Pumping Station Connection

Shaft Site, Acquisition/Easement Map”, prepared by WSP, a copy of which is on file with the Town Clerk (the “MWRA Parcels”), 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 MWRA;~~

2. 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, as shown on the Town of Wellesley plan titled “Morses Pond, Proposed Article 97 Land Swap at Morses Pond Access Road”, a copy of which is on file with the Town Clerk, 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.~~
3. Executive Director of General Government Services, on behalf of the Town, to file legislation to dispose of the MWRA Parcels, for good and valuable consideration to the MWRA, in furtherance of its Metropolitan Water Tunnel Program to construct a shaft site and install subsurface piping with connection to the existing Hegarty Pump Station thereby providing water redundancy for the Town, on such terms as the Executive Director of General Government Services and Select Board may deem advisable,

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 340. 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 321. 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 332. 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 343. 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 354. 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 365. 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 376. 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. **8:00 FY 2027 Budget**
- **Discuss FY27 Operational and Capital Budgets**
 - **Discuss Use of Reserves**

Please find the attached budget memo detailing the current budget status and deficit, along with a proposal for discussion to close the deficit. CFO Rachel DeRoche will be present to address questions.

DOCUMENTS:

1. FY27 Budget Memo
2. Guideline to Budget Comparison
3. Current Sources and Uses Detail
4. Five Year Capital Plan
5. Reserves Calculation

NO MOTIONS



Executive Director's Office General Government Services

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

MEGHAN C. JOP, EXECUTIVE DIRECTOR
GENERAL GOVERNMENT SERVICES
MJOP@WELLESLEYMA.GOV

FACSIMILE: (781) 239-1043
TELEPHONE: (781) 431-1019 x2200
WWW.WELLESLEYMA.GOV

To: Select Board
From: Meghan Jop
Date: January 9, 2026
Re: Status of the FY27 Budget

This memo provides an update on the status of the FY27 Operating and Capital Budgets. It explains the major cost drivers, key assumptions, and the size of the remaining budget gap. Additionally, the memo outlines recommended steps to close the gap while protecting core services and following the Board's financial policies (Capital Financing and Reserves).

DOCUMENTS:

1. Guideline to Budget Comparison
2. Current Sources and Uses Detail
3. Five Year Capital Plan
4. Reserves Calculation

The FY27 budget is still in development and reflects a careful and conservative approach, particularly in areas where costs remain uncertain. To date:

- All union contracts remain open
- Known cost pressures—especially employee benefits—are fully reflected
- The budget aligns with the Town-Wide Financial Plan (TWFP)
- Reserves remain within Select Board policy ranges, even after anticipated Town Meeting actions

As currently projected, the FY27 budget shows a **deficit of \$2,291,230**

All collective bargaining agreements are open. To account for this, the Sources and Uses includes a \$1.2 million line item for future contract settlements, consistent with past practice.

The School Department's budget similarly includes anticipated contract settlement costs.

Employee Benefits and Health Insurance

After salaries, employee benefits are the largest driver of cost increases in FY27, rising by 5.81%, or about \$2.3 million.

This increase is largely due to Group Health Insurance, which is currently projected to increase by 12.5%. That estimate reflects:

- Updated enrollment data based on year-end subscribers
- The addition of 10 Blue Cross Blue Shield family plans
- Reductions tied to the School Committee's elimination of 18.5 FTE positions, which lowers anticipated new plan enrollment
- A 6% increase in Medicare plans, effective January 1, 2027

Other benefit categories such as Workers' Compensation, OPEB, Retirement, Unemployment, and Compensated Absences are flat or declining, which helps offset some of the health insurance increase.

The West Suburban Health Group is expected to vote on FY27 rates in mid-February. Once those rates are finalized, health insurance projections will be updated.

Revenue Assumptions

The FY27 budget continues to follow the assumptions outlined in the Town-Wide Financial Plan discussed in September 2025:

- Property taxes reflect a 2.5% Proposition 2½ increase and \$1.7 million in new growth
- State aid remains conservative while municipalities await further guidance from the Governor
- Local receipts are slightly higher than earlier estimates, largely due to a \$400,000 increase in Motor Vehicle Excise revenue
- \$2.2 million in Free Cash is applied, consistent with the TWFP

Recommended Approach to Close the Deficit

The deficit is driven mainly by external cost pressures, particularly health insurance. Staff recommend a one-time, two-part approach that avoids service reductions and maintains long-term stability.

1. Reduce Cash Capital by \$1.0 Million

Staff recommend reducing cash capital funding by \$1.0 million and redirecting those funds to operating needs. The FY27 capital guideline was already set at the low end of the Board's policy range at 6.2%. With this reduction, combined inside the levy debt and cash capital would be at 5.74%.

This approach:

- Avoids cuts to services or staffing
- Delays, rather than eliminates, certain cash capital projects
- Provides immediate relief to the operating budget

Department Heads have been informed of this possibility, and the reduction could be implemented quickly if approved.

2. Use One-Time Free Cash for Health Insurance – \$1.3 Million

To fully close the gap, staff recommends applying \$1.3 million in one-time Free Cash to offset the unusually large increase in health insurance costs.

This figure is based on the current 12.5% estimate. If final rates come in closer to 10%, the Town could see approximately \$400,000 in additional savings, reducing the need for Free Cash.

While this approach relies on non-recurring revenue, it is targeted at a volatile cost and does not add a new ongoing expense.

Other Options Considered

Another option would be to reduce COLA or merit funding. Staff do not recommend this approach at this time given the Town's recent efforts to remain competitive with comparable communities and retain experienced employees.

Capital Budget

The Capital Budget continues to be reviewed. For Annual Town Meeting, staff recommend using Free Cash for the following projects:

- WHS Hunnewell Field Irrigation Improvements – \$500,000
- Playground Reconstruction – \$500,000
- Weston/Linden Intersection Design – \$600,000
- DPW Campus / Municipal Service Building Feasibility Study – \$1,000,000
- Comprehensive Plan Funding – \$400,000

Reserves

At the start of FY26, reserves totaled **16.93%**. After accounting for Special Town Meeting actions, anticipated Annual Town Meeting articles, capital appropriations, use of Free Cash to balance the budget, and the proposed health insurance offset, reserves are projected to remain at approximately **14.59%**.

This level is within—and toward the higher end of—the Select Board's Reserves Policy range, preserving financial flexibility and long-term stability.

The Budgets to Guideline Table is below.

Town Departments-Guideline Table (provides for existing positions only)

Department	PS Guideline	Exp. Guideline	PS Submitted	Exp. Submitted
Executive Director's Office	3.00%	3.00%	2.99%	2.96%
Climate Action Committee	2.00%	3.00%	2.00%	2.92%
Central Administrative Services		3.00%		2.74%
Finance Department	3.00%	3.00%	2.99%	2.48%
Information Technology	3.00%	8.00%	2.58%	7.98%
Treasurer & Collector	3.75%	3.00%	2.86%	2.99%
Town Report		0%		0%
Audit Committee*		\$12,600		
Council on Aging	3.10%	3.00%	2.41%	2.98%
West Suburban Veterans District		3.00%	0%	4.74%
Youth Commission	2.00%	3.00%	2.08%	0%
Facilities Management	Union Negotiations	5.00%	1.17%	4.94%
Affordable Housing Trust		0%		0%
Historical Commission		0%		0%
Memorial Day		2.00%		2.00%
Celebrations Committee		3.00%		3.00%
Cultural Council		3.00%		3.00%
Zoning Board of Appeals	5.00%	3.00%	3.65%	6.36%
Town Clerk	3.00%	3.00% +75K	5.72%	\$70,850
Board of Assessors	3.20%	3.00%	2.37%	8.84%
Planning Board	2.50%	3.00%	-0.98%	0%
Advisory Committee	2.00%	3.00%	2.00%	2.99%
Human Resources Board	3.00%	3.20%	2.39%	8.10%
Police	Union Negotiations	4.00%	1.50%	4.00%
Fire	Union Negotiations	3.00%	2.58%	3.00%
Building	4.25%	3.00%	3.96%	0%
Sealer of Weights & Measures	2.00%	3.00%	2.00%	2.88%
DPW	Union Negotiations	3.00%	1.7%	3.3%
Library	Union Negotiations	3.50%	3.51%	3.5%
Recreation	2.50%	3.00%	2.17%	2.20%
Board of Health	3.00%	3.00%	2.60%	3.51%
Mental Health Services		3.00%		2.78%
Natural Resources Commission	3.10%	3.00%	2.80%	2.89%
Morses Pond Project - (NRC, DPW, Rec)		3.00%		2.97%
Schools –	3.00%	3.00%	3%	3%
- Union Contracts Open				

***Audit Committee will have bids in hand prior to end of February.**

TOWN OF WELLESLEY - TOWN MEETING APPROVED ALLOCATION OF FUNDS

SOURCES OF FUNDS	FY26 SOURCES OF FUNDS	FY27 SOURCES OF FUNDS	CHANGE - FY26 to FY27	
			\$ Change	% Change
Real Estate & Personal Property Tax				
Within the Levy Limit	170,343,395	176,301,980	5,958,585	3.50%
Outside the Levy Limit	15,143,422	13,585,947	(1,557,475)	-10.28%
Subtotal - Real Estate & Personal Property Tax	185,486,817	189,887,927	4,401,110	2.37%
From the Commonwealth				
Chapter 70 Aid	10,952,657	11,052,657	100,000	0.91%
Lottery Aid	1,612,663	1,612,663	0	0.00%
Other Aid	63,321	63,321	0	0.00%
Subtotal - From the Commonwealth	12,628,641	12,728,641	100,000	0.79%
Local Revenue				
Motor Vehicle Excise	5,800,000	6,200,000	400,000	6.90%
Licenses and Permits	3,000,000	3,400,000	400,000	13.33%
Interest Earnings	650,000	650,000	0	0.00%
RDF Revenue	740,000	740,000	0	0.00%
Fines & forfeits	320,000	320,000	0	0.00%
Meals/Hotel/Motel Tax	750,000	750,000	0	0.00%
Penalties and Interest on Taxes	250,000	250,000	0	0.00%
Rentals	185,000	185,000	0	0.00%
Pilot Payments	75,000	75,000	0	0.00%
MLP Payment In Lieu of Taxes	1,000,000	1,000,000	0	0.00%
MLP Indirect Costs	200,000	206,000	6,000	3.00%
Other Local Revenues	156,994	156,994	0	0.00%
Subtotal - Local Revenue	13,126,994	13,932,994	806,000	6.14%
Other Sources				
Water/Sewer Indirect costs	175,411	180,673	5,262	3.00%
Parking Meter Receipts	743,135	770,835	27,700	3.73%
Free Cash to balance budget	2,246,401	2,200,000	(46,401)	-2.07%
Free Cash items	6,549,525		(6,549,525)	
Free Cash Supplementals FY26	2,021,735		(2,021,735)	
Free Cash Supplementals FY26 - ATM26	47,244			
Appropriated CPA Surcharge	2,065,000		(2,065,000)	
CPA Funds applied to North 40	550,244	549,444	(800)	-0.15%
Town Clerk reimbursed elections	0		0	
Subtotal - Other Sources	14,398,695	3,700,952	-10,697,743	-74.30%

Exhibit B

225,593,903

47,244

USES OF FUNDS	FY26 USE OF FUNDS (Tax Rate)			FY27 USE OF FUNDS (Request)			CHANGE - FY26 to FY27			
	Pers Srvs	Expenses	Total Ops	Pers Srvs	Expenses	Total Ops	Variance Pers Srvs	Variance Expenses	Variance Total - \$	Variance Total - %
GENERAL GOVERNMENT										
Select Board - Administration										
Executive Director's Office	764,068	49,000	813,068	786,922	50,450	837,372	22,854	1,450	24,304	2.99%
Climate Action Committee	173,234	10,291	183,525	176,699	10,591	187,290	3,465	300	3,765	2.05%
Central Administrative Services	0	14,600	14,600	0	15,000	15,000	0	400	400	2.74%
Finance Department	616,432	14,100	630,532	634,882	14,450	649,332	18,450	350	18,800	2.98%
Information Technology	905,437	889,600	1,795,037	928,767	960,600	1,889,367	23,330	71,000	94,330	5.26%
Treasurer & Collector	463,238	140,700	603,938	476,486	144,900	621,386	13,248	4,200	17,448	2.89%
Town Report	0	2,250	2,250	0	2,250	2,250	0	0	0	0.00%
Select Board - Human Services										
Council on Aging	548,646	88,850	637,496	561,868	91,500	653,368	13,222	2,650	15,872	2.49%
West Suburban Veterans District	0	85,264	85,264	0	89,306	89,306	0	4,042	4,042	4.74%
Youth Commission	111,927	17,090	129,017	114,259	17,090	131,349	2,332	0	2,332	1.81%
Select Board - Facilities										
Facilities Management	5,778,023	4,477,682	10,255,705	5,845,659	4,699,021	10,544,680	67,636	221,339	288,975	2.82%
Land Use Departments relocation	0	128,500	128,500	0	128,900	128,900	0	400	400	0.31%
Select Board - Other Services										
Housing Development Corporation	0	6,500	6,500	0	6,500	6,500	0	0	0	0.00%
Historical Commission	0	750	750	0	750	750	0	0	0	0.00%
Memorial Day	0	5,950	5,950	0	6,069	6,069	0	119	119	2.00%
Celebrations Committee	0	20,000	20,000	0	20,600	20,600	0	600	600	3.00%
Cultural Council	0	8,500	8,500	0	8,755	8,755	0	255	255	3.00%
Zoning Board of Appeals	96,753	9,430	106,183	100,286	10,030	110,316	3,533	600	4,133	3.89%
Select Board - Shared Services										
Law	0	480,000	480,000	0	490,000	490,000	0	10,000	10,000	2.08%
Audit Committee	0	63,000	63,000	0	75,600	75,600	0	12,600	12,600	20.00%
Risk Management	0	1,010,592	1,010,592	0	1,037,600	1,037,600	0	27,008	27,008	2.67%
Street Lighting	0	142,000	142,000	0	142,000	142,000	0	0	0	0.00%
Class and Comp Study	3,220	0	3,220	0	0	0	(3,220)	0	(3,220)	-100.00%
Contract Settlements	0	0	0	1,200,000	0	1,200,000	1,200,000	0	1,200,000	#DIV/0!
Subtotal - Select Board - General Government	9,460,978	7,664,649	17,125,627	10,825,828	8,021,962	18,847,790	1,364,850	357,313	1,722,163	10.06%

Exhibit B

USES OF FUNDS

	<u>FY26 USE OF FUNDS (Tax Rate)</u>			<u>FY27 USE OF FUNDS (Request)</u>			<u>CHANGE - FY26 to FY27</u>			
	Pers Srvs	Expenses	Total Ops	Pers Srvs	Expenses	Total Ops	Variance Pers Srvs	Variance Expenses	Variance Total - \$	Variance Total - %
<i>Other General Government</i>										
Town Clerk	383,096	101,290	484,386	447,741	127,990	575,731	64,645	26,700	91,345	18.86%
Board of Assessors	374,981	129,800	504,781	383,884	141,280	525,164	8,903	11,480	20,383	4.04%
Planning Board	428,853	85,600	514,453	424,660	85,600	510,260	(4,193)	0	(4,193)	-0.81%
Advisory Committee	31,827	20,070	51,897	32,464	20,670	53,134	637	600	1,237	2.38%
Reserve Fund	0	175,000	175,000	0	175,000	175,000	0	0	0	0.00%
Human Resources Board	529,328	43,460	572,788	541,983	46,979	588,962	12,655	3,519	16,174	2.82%
HR Salary Adjustment Carryforward	-115,632	0	-115,632	0	0	0	115,632	0	115,632	-100.00%
HR Salary adjustments	26,061	0	26,061	300,000	0	300,000	273,939	0	273,939	1051.15%
Subtotal - Other General Government	1,658,514	555,220	2,213,734	2,130,732	597,519	2,728,251	472,218	42,299	514,517	10
GENERAL GOVERNMENT TOTAL	11,119,492	8,219,869	19,339,361	12,956,560	8,619,481	21,576,041	1,837,068	399,612	2,236,680	11.57%
<u>PUBLIC SAFETY - Select Board</u>										
Police Department	7,674,767	902,429	8,577,196	7,790,208	938,516	8,728,724	115,441	36,087	151,528	1.77%
Injured on Duty				see Risk Management Dept 945						
Special School Police	142,285	3,887	146,172	148,792	4,004	152,796	6,507	117	6,624	4.53%
Fire Department	7,581,182	513,180	8,094,362	7,776,632	528,561	8,305,193	195,450	15,381	210,831	2.60%
Building Department	711,884	39,100	750,984	740,104	39,100	779,204	28,220	0	28,220	3.76%
Sealer of Weights & Measures	16,451	2,600	19,051	16,780	2,675	19,455	329	75	404	2.12%
PUBLIC SAFETY TOTAL - Select Board	16,126,569	1,461,196	17,587,765	16,472,516	1,512,856	17,985,372	345,947	51,660	397,607	2.26%
<u>DEPARTMENT OF PUBLIC WORKS</u>										
Engineering	414,873	47,662	462,535	423,216	47,662	470,878	8,343	0	8,343	1.80%
Highway	1,025,157	379,580	1,404,737	1,050,256	400,580	1,450,836	25,099	21,000	46,099	3.28%
Fleet Maintenance	223,230	44,331	267,561	227,025	44,331	271,356	3,795	0	3,795	1.42%
Park	1,690,805	535,720	2,226,525	1,710,508	535,720	2,246,228	19,703	0	19,703	0.88%
Recycling & Disposal	1,387,636	1,868,361	3,255,997	1,407,525	1,943,749	3,351,274	19,889	75,388	95,277	2.93%
Management	470,480	22,865	493,345	483,345	22,865	506,210	12,865	0	12,865	2.61%
Winter Maintenance	0	390,000	390,000	0	390,000	390,000	0	0	0	0.00%
PUBLIC WORKS TOTAL	5,212,180	3,288,519	8,500,699	5,301,875	3,384,907	8,686,782	89,695	96,388	186,083	2.19%
<u>WELLESLEY FREE LIBRARY</u>										
Library Trustees	2,512,917	813,736	3,326,653	2,573,194	842,203	3,415,397	60,277	28,467	88,744	2.67%
LIBRARY TOTAL	2,512,917	813,736	3,326,653	2,573,194	842,203	3,415,397	60,277	28,467	88,744	2.67%
<u>RECREATION</u>										
Recreation Commission	485,452	25,000	510,452	496,005	25,550	521,555	10,553	550	11,103	2.18%
RECREATION TOTAL	485,452	25,000	510,452	496,005	25,550	521,555	10,553	550	11,103	2.18%

Exhibit B

USES OF FUNDS	FY26 USE OF FUNDS (Tax Rate)			FY27 USE OF FUNDS (Request)			CHANGE - FY26 to FY27			
	Pers Srvs	Expenses	Total Ops	Pers Srvs	Expenses	Total Ops	Variance Pers Srvs	Variance Expenses	Variance Total - \$	Variance Total - %
HEALTH										
Board of Health	1,109,792	185,000	1,294,792	1,138,700	191,500	1,330,200	28,908	6,500	35,408	2.73%
Mental Health Services	0	300,572	300,572	0	309,589	309,589	0	9,017	9,017	3.00%
HEALTH TOTAL	1,109,792	485,572	1,595,364	1,138,700	501,089	1,639,789	28,908	15,517	44,425	2.78%
NATURAL RESOURCES										
Natural Resources Commission	342,953	36,350	379,303	352,554	37,400	389,954	9,601	1,050	10,651	2.81%
Morses Pond Project - (NRC, DPW, Rec)	0	177,000	177,000	0	182,250	182,250	0	5,250	5,250	2.97%
NATURAL RESOURCES TOTAL	342,953	213,350	556,303	352,554	219,650	572,204	9,601	6,300	15,901	2.86%
NON-SCHOOL TOTAL	36,909,355	14,507,242	51,416,597	39,291,404	15,105,736	54,397,140	2,382,049	598,494	2,980,543	5.80%
WELLESLEY PUBLIC SCHOOLS										
Instruction	56,859,126	3,218,399	60,077,525	58,256,527	3,188,176	61,424,703	1,397,401	(50,223)	1,347,178	2.24%
Administration	1,456,475	154,875	1,611,350	1,517,740	264,812	1,782,552	61,265	109,937	171,202	10.62%
Operations	1,926,389	2,514,399	4,440,788	2,008,119	2,582,079	4,590,198	81,730	67,680	149,410	3.36%
Special Education	21,647,437	6,257,926	27,905,363	21,727,106	7,331,516	29,058,622	79,669	1,073,590	1,153,259	4.13%
SCHOOL TOTAL	81,889,427	12,145,599	94,035,026	83,509,492	13,346,583	96,856,075	1,620,065	1,200,984	2,821,049	3.00%
EMPLOYEE BENEFITS										
Group Insurance	0	25,598,232	25,598,232	0	28,060,417	28,060,417	0	2,462,185	2,462,185	9.62%
Workers Compensation	0	740,348	740,348	0	725,963	725,963	0	(14,385)	(14,385)	-1.94%
OPEB Liability Fund	0	3,100,000	3,100,000	0	3,000,000	3,000,000	0	(100,000)	(100,000)	-3.23%
Retirement Contribution	0	9,310,462	9,310,462	0	9,225,765	9,225,765	0	(84,697)	(84,697)	-0.91%
Unemployment Compensation	0	100,000	100,000	0	100,000	100,000	0	0	0	0.00%
Compensated Absences	0	130,000	130,000	0	130,000	130,000	0	0	0	0.00%
EMPLOYEE BENEFITS TOTAL	0	38,979,042	38,979,042	0	41,242,145	41,242,145	0	2,263,103	2,263,103	5.81%
ALL PERSONAL SERVICES & EXPENSES	118,798,782	65,631,883	184,430,665	122,800,896	69,694,464	192,495,360	4,002,114	4,062,581	8,064,695	4.37%

Exhibit B

USES OF FUNDS

	FY26 USE OF FUNDS (Tax Rate)			FY27 USE OF FUNDS (Request)			CHANGE - FY26 to FY27		
	Pers Srvs	Expenses	Total Ops	Pers Srvs	Expenses	Total Ops	Variance Pers Srvs	Variance Expenses	Variance Total - \$
									Total - %
CAPITAL & DEBT									
<i>Departmental Cash Capital</i>									
Public Works Capital	0	3,892,000	3,892,000	0	3,653,000	3,653,000	0	(239,000)	(239,000) -6.14%
School Capital	0	1,299,481	1,299,481	0	1,381,338	1,381,338	0	81,857	81,857 6.30%
Facilities Capital	0	1,941,000	1,941,000	0	1,577,000	1,577,000	0	(364,000)	(364,000) -18.75%
Select Board Capital	0	436,376	436,376	0	364,554	364,554	0	(71,822)	(71,822) -16.46%
Library Capital	0	227,000	227,000	0	234,000	234,000	0	7,000	7,000 3.08%
NRC Capital	0	320,000	320,000	0	210,500	210,500	0	(109,500)	(109,500) -34.22%
Morses Pond	0	35,000	35,000	0	0	0	0	(35,000)	(35,000) 100.00%
Subtotal - Cash Capital	0	8,150,857	8,150,857	0	7,420,392	7,420,392	0	(730,465)	(730,465) -8.96%
Debt Service									
Current Inside Levy Debt Service - Issued	0	3,588,406	3,588,406	0	5,235,122	5,235,122	0	1,666,716	1,666,716 46.71%
Outside Levy Debt Service - Issued/Unissued	0	15,693,666	15,693,666	0	14,135,391	14,135,391	0	(1,558,275)	(1,558,275) -9.93%
Subtotal - Debt Service	0	19,282,072	19,282,072	0	19,370,513	19,370,513	0	108,441	108,441 0.56%
CAPITAL & DEBT TOTAL	27,412,929	27,412,929	27,412,929	0	26,790,905	26,790,905	0	(622,024)	(622,024) -2.27%
SPECIAL ITEMS									
<i>Receipts Reserved for Appropriation</i>									
Traffic & Parking Operations	0	743,135	743,135	127,235	643,600	770,835	127,235	(99,535)	27,700 3.73%
Community Preservation Appropriated	0	2,065,000	2,065,000	0	0	0	0	(2,065,000)	(2,065,000) -100.00%
Free Cash Items (2027)	0	6,549,525	6,549,525	0	0	0	0	(6,549,525)	(6,549,525) -100.00%
Free Cash (2026)	0	2,021,735	2,021,735	0	0	0	0	(2,021,735)	(2,021,735) -100.00%
Property Tax Abatements	0	920,944	920,944	0	950,000	950,000	0	29,056	29,056 3.16%
State & County Assessments	0	1,497,214	1,497,214	0	1,534,644	1,534,644	0	37,430	37,430 2.50%
SPECIAL ITEMS TOTAL	0	13,797,424	13,797,553	127,235	3,128,244	3,255,479	127,235	(10,669,308)	(10,542,073) -76.41%
TOTAL USES OF FUNDS									
			225,641,147			222,541,744			(3,099,403) -1.37%
TOTAL SOURCES OF FUNDS			225,641,147			220,250,514			(5,390,633) -2.39%
SURPLUS (DEFICIT)			0			(2,291,230)			



Town of Wellesley

Five Year Capital Budget Program FY2027-2031

Summary Schedule

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2027-2031 Total
Cash Capital	8,340,857	7,370,392	9,509,784	9,534,154	9,182,445	9,434,744	45,031,519
Free Cash	7,512,000	3,300,000	-	-	-	-	3,300,000
CPC Funding	170,000	600,000	5,000,000	-	-	-	5,600,000
Gift/Fundraising/Other	800,000	400,000	-	-	-	-	400,000
Chapter 90	790,000	850,000	850,000	850,000	850,000	850,000	4,250,000
Debt Capital Inside Levy	9,120,339	4,500,000	16,000,000	1,000,000	4,175,000	11,850,000	37,525,000
Debt Capital Exclusion *	-	4,000,000	43,250,000	95,000,000	58,000,000	36,000,000	236,250,000
Grand Total	\$ 26,733,196	\$ 21,020,392	\$ 74,609,784	\$ 106,384,154	\$ 72,207,445	\$ 58,134,744	\$ 332,356,519

Note:

This document represents all department capital requests for the years preferred by each department.

Because the Town doesn't have the funding to afford every project in the requested year, capital needs are discussed and re-evaluated annually, in an effort to achieve the best result for the entire Town. Projects currently labelled "inside the levy" may in fact need to be financed with exempt debt .

Department	FY26	FY27	FY28	FY29	FY30	FY31	FY26-FY30 Total
Cash Capital							
Climate Action Committee	-	-	-	75,000	-	-	75,000
Financial Services	-	-	-	-	-	-	-
Information Technology	215,000	120,000	70,000	75,000	140,000	165,000	570,000
Police	211,376	44,554	66,189	240,452	35,954	31,508	418,657
Fire	-	180,000	175,000	320,000	430,000	-	1,105,000
Council on Aging	10,000	20,000	20,000	15,000	15,000	20,000	90,000
Youth Commission	-	-	-	-	-	-	-
Library	227,000	234,000	227,000	227,000	230,000	247,000	1,165,000
Natural Resources Commission	320,000	160,500	278,000	808,000	312,000	517,000	2,075,500
Morses Pond	35,000	-	150,000	-	70,000	-	220,000
Department of Public Works	3,892,000	3,653,000	4,562,000	4,005,000	3,847,000	4,182,000	20,249,000
Schools	1,299,481	1,381,338	1,329,595	1,356,702	1,370,491	1,316,236	6,754,362
Facilities Management	1,941,000	1,577,000	2,632,000	2,412,000	2,732,000	2,986,000	12,309,000
Total Cash Capital	8,340,857	7,370,392	9,509,784	9,534,154	9,182,445	9,434,744	45,031,519
Other Funding Sources							
DPW Street Resurfacing (Ch 90)	790,000	850,000	850,000	850,000	850,000	850,000	4,250,000
Fire Engine (FC)	1,055,000	-	-	-	-	-	-
Assessor's CAMA Database (FC) (STM25)	190,000	-	-	-	-	-	-
Air-Condition Schools (FC)	182,000	-	-	-	-	-	-
DPW Highway & Park Renovation Study (FC)	-	1,000,000	-	-	-	-	1,000,000
War Memorial & Tower Repair Design (FC) (STM26)	-	300,000	-	-	-	-	300,000
Hunnewell Tennis Courts (FC)	1,200,000	-	-	-	-	-	-
PLN - Comprehensive Plan (FC)	-	400,000	-	-	-	-	400,000
Weston @ Linden Intersection Design (FC)	-	600,000	-	-	-	-	600,000
Playground Reconstruction (FC)	2,000,000	500,000	-	-	-	-	500,000
HS & Hunnewell Field Irrigation (FC)	-	500,000	-	-	-	-	500,000
DPW - Street Rehabilitations	1,100,000	-	-	-	-	-	-
SCH - Teamrooms Construction (FC - STM25)**	1,785,000	-	-	-	-	-	-
Reeds and Duck Pond Dredging (CPC)	-	600,000	-	-	-	-	600,000
Reeds and Duck Pond Dredging (Stormwater)	-	400,000	-	-	-	-	400,000
Supplemental Morses Pond Study (CPC)	170,000	-	-	-	-	-	-
MOPO Renovation Project (CPC)	-	-	-	-	-	-	-
RDF Baler (Stabilization)	800,000	-	5,000,000	-	-	-	5,000,000
Total Other Sources	9,272,000	5,150,000	5,850,000	850,000	850,000	850,000	13,550,000
Debt Capital Inside Levy*							
Tower Truck Replacement (Fire)	-	-	-	-	-	2,500,000	2,500,000
Main Library HVAC System Renovation	-	-	-	-	-	575,000	575,000
War Memorial & Sprague Tower Repair	-	-	3,000,000	-	-	-	3,000,000
MS Roof Replacement	-	-	-	-	675,000	8,500,000	9,175,000
Sprague Roof Replacement	-	-	-	-	-	275,000	275,000
DPW - Street Rehabilitations	3,610,181	4,500,000	5,500,000	-	3,500,000	-	13,500,000
RDF Admin Building (STM25)	5,510,158	-	-	-	-	-	-
Wellesley Square Reconstruction	-	-	6,000,000	-	-	-	6,000,000
Hunnewell Track and Field Turf Replacement	-	-	1,500,000	-	-	-	1,500,000
Storage Sheds	-	-	-	1,000,000	-	-	1,000,000
Total Borrowed Inside Levy	9,120,339	4,500,000	16,000,000	1,000,000	4,175,000	11,850,000	37,525,000
Debt Capital Exclusion							
Highway & Park Renovation (PBC)	-	-	10,000,000	90,000,000	-	-	100,000,000
Air Condition Schools (STM26)	-	4,000,000	29,000,000	-	-	-	33,000,000
MOPO Renovation Project	-	-	3,000,000	-	-	-	3,000,000
Fire HQ Renovation & Station 1 Replacement	-	-	750,000	5,000,000	54,000,000	-	59,750,000
New Preschool Building	-	-	500,000	-	4,000,000	36,000,000	40,500,000
Total Capital Exclusion	-	4,000,000	43,250,000	95,000,000	58,000,000	36,000,000	236,250,000
Grand Total	\$ 26,733,196	\$ 21,020,392	\$ 74,509,784	\$ 106,384,154	\$ 72,207,445	\$ 58,134,744	\$ 332,356,519

* Projects may not be able to be financed 'inside the levy' depending upon the total amount of projects requested within any one year .

**STM25 - Special Town Meeting 2025



Town of Wellesley
FY2027-2031 SB Capital Request

Capital Project	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Information Technology							
Telephone Upgrade (VoIP 2.0)	200,000	-	-	-	-	-	-
Replace Wi-Fi Equipment	15,000	20,000	-	-	-	-	20,000
Cybersecurity Assessment 2.0	-	25,000	-	-	-	-	25,000
Upgrade Office Software	-	50,000	-	-	-	-	50,000
Aerial Flyover & Orthophotography	-	25,000	30,000	-	-	-	55,000
Network/Fiber Resiliency	-	-	40,000	40,000	-	-	80,000
Windows Datacenter	-	-	-	35,000	-	-	35,000
Backup/Disaster Recovery System	-	-	-	-	140,000	-	140,000
Firewalls/Web Security	-	-	-	-	-	45,000	45,000
Town Hall AV Systems	-	-	-	-	-	120,000	120,000
	215,000	120,000	70,000	75,000	140,000	165,000	570,000
Police							
Electronic Control Devices	176,372	-	-	-	-	-	-
In-Car Video Replacement	18,045	19,412	19,412	-	-	-	38,824
Server Replacement	16,959	-	21,635	-	21,635	-	43,270
Radio Repeater Replacement	-	25,142	25,142	14,319	14,319	31,508	110,430
Records Management System	-	-	-	226,133	-	-	226,133
	211,376	44,554	66,189	240,452	35,954	31,508	418,657
Fire							
Command Vehicle Hybrid	-	70,000	-	-	80,000	-	150,000
Air Compressor SCBA Fill Station	-	60,000	-	-	-	-	60,000
Communication Equipment	-	50,000	50,000	-	-	-	100,000
Boat	-	-	25,000	-	-	-	25,000
Pickup Truck	-	-	100,000	-	-	-	100,000
Turnout Gear	-	-	-	320,000	-	-	320,000
SCBA Air Pacs Upgrade	-	-	-	-	350,000	-	350,000
	-	180,000	175,000	320,000	430,000	-	1,105,000
Climate Action Committee							
Climate Action Plan Update	-	-	-	75,000	-	-	75,000
	-	-	-	75,000	-	-	75,000
Council on Aging							
Replacement of Tables and Chairs	10,000	-	-	-	-	-	-
Storage Unit	-	10,000	-	-	-	-	10,000
Upgrade Audio/Visual	-	10,000	-	-	-	-	10,000
Reconfiguration of Cubicles	-	-	20,000	-	-	-	20,000
Exercise Equipment	-	-	-	15,000	-	-	15,000
Furniture Upgrades	-	-	-	-	15,000	20,000	35,000
	10,000	20,000	20,000	15,000	15,000	20,000	90,000
	436,376	364,554	331,189	725,452	620,954	216,508	2,258,657
SB Cash Capital Total							
Borrowed							
Tower Truck Replacement (Fire)	-	-	-	-	-	2,500,000	2,500,000
	-	-	-	-	-	2,500,000	2,500,000
Total SB Borrowed							
Other Funding Sources							
Replace Fire Engine Vehicle(Free Cash)	1,055,000	-	-	-	-	-	-
	1,055,000	-	-	-	-	-	-
Total SB Other Sources							
	1,491,376	364,554	331,189	725,452	620,954	2,716,508	4,758,657
Grand Total Select Board	\$ 1,491,376	\$ 364,554	\$ 331,189	\$ 725,452	\$ 620,954	\$ 2,716,508	\$ 4,758,657



Town of *Wellesley*
FY2027-2031 Facilities Capital Request

Building Description		FY26	FY27	FY28	FY29	FY30	FY31	FY27-31 Total
Town Cash Capital								
Townwide (Municipal)		115,000	35,000	35,000	115,000	40,000	40,000	265,000
Senior Center		560,000	-	-	50,000	-	-	50,000
Town Hall		-	-	-	-	75,000	-	75,000
Police		-	-	35,000	215,000	35,000	475,000	760,000
Fire Department Main (Headquarters)		-	30,000	60,000	-	465,000	-	555,000
Fire Department Central (Station 1)		-	-	30,000	-	-	125,000	155,000
Warren (Recreation and Health)		-	-	-	-	-	180,000	180,000
Main Library		25,000	1,091,000	100,000	105,000	125,000	-	1,421,000
Hills Library		-	75,000	90,000	-	20,000	45,000	230,000
Fells Library		-	-	12,000	-	-	50,000	62,000
DPW Operations		20,000	-	-	100,000	35,000	-	135,000
DPW Water & Sewer		60,000	-	-	160,000	-	70,000	230,000
DPW Highway & Park		70,000	50,000	-	55,000	-	60,000	165,000
DPW RDF		-	-	-	-	-	35,000	35,000
Subtotal Cash Capital - Municipal		850,000	1,281,000	362,000	800,000	795,000	1,080,000	4,318,000
School Cash Capital								
Districtwide (Schools)		146,000	196,000	258,000	235,000	239,000	476,000	1,404,000
Preschool at Wellesley (PAWS)		-	-	-	20,000	-	-	20,000
Bates Elementary		163,000	-	325,000	-	185,000	-	510,000
Fiske Elementary		-	40,000	600,000	45,000	536,000	-	1,221,000
New Hardy Elementary		-	-	80,000	-	-	-	80,000
New Hunnewell Elementary		-	-	80,000	-	-	-	80,000
Sprague Elementary		170,000	30,000	475,000	782,000	45,000	-	1,332,000
Schofield Elementary		-	30,000	-	400,000	393,000	-	823,000
Upham Elementary		20,000	-	22,000	-	24,000	-	46,000
Middle School		580,000	-	200,000	16,000	515,000	-	731,000
High School		12,000	-	230,000	114,000	-	1,400,000	1,744,000
Subtotal Cash Capital - Districtwide		1,091,000	296,000	2,270,000	1,612,000	1,937,000	1,876,000	7,991,000
Other Unidentified Cash Capital		-	-	-	-	-	-	-
Total Cash Capital Requests		1,941,000	1,577,000	2,632,000	2,412,000	2,732,000	2,956,000	12,309,000
Other Funding Sources								
Air-Condition Schools (Free Cash)		182,000	-	-	-	-	-	-
DPW Hwy & Park Renovation Study (Free Cash)		-	1,000,000	-	-	-	-	-
War Memorial & Tower Design (Free Cash)		-	300,000	-	-	-	-	-
Total other funding sources		182,000	-	-	-	-	-	300,000
Borrowed Inside								
DPW RDF Admin Building		5,510,158	-	-	-	-	-	-
War Memorial & Sprague Tower Repair		-	-	3,000,000	-	-	-	3,000,000
MS Roof Replacement		-	-	-	-	675,000	8,500,000	9,175,000
Main Library HVAC System Renovation		-	-	-	-	-	575,000	575,000
Sprague Roof Replacement		-	-	-	-	-	275,000	275,000
Total Borrowed Inside		5,510,158	-	3,000,000	-	675,000	9,350,000	13,025,000
Debt Capital Exclusion								
DPW Highway & Park Renovation		-	-	10,000,000	90,000,000	-	-	100,000,000
Air-Condition Schools: Bates/Scho/Fiske/MS		-	4,000,000	29,000,000	-	-	-	33,000,000
Fire HQ Renovation & Station 1 Replacement		-	-	750,000	5,000,000	54,000,000	-	59,750,000
New Preschool Building		-	-	500,000	-	4,000,000	36,000,000	40,500,000
Total Borrowed Outside		-	4,000,000	40,250,000	95,000,000	58,000,000	36,000,000	233,250,000
Total FMD Capital Requests		7,633,158	5,577,000	45,882,000	97,412,000	61,407,000	48,306,000	258,884,000

Capital Project		FY26	FY27	FY28	FY29	FY30	FY31	FY27-31 Total
Natural Resources Commission								
Squirrel Road Restoration	55,000	-	-	-	-	-	-	-
Fuller Brook Park Knotweed Removal	100,000	-	-	-	-	-	-	-
Town Forest Improvements	10,000	-	-	-	-	-	-	-
Hunnewell Track and Field Landscape	25,000	-	-	-	-	-	-	-
Tree Planting/Management Program	55,000	60,500	60,500	60,500	62,000	62,000	62,000	305,500
Park Sidewalk Paths/ Parking Lot Repairs	15,000	15,000	15,000	20,000	20,000	20,000	20,000	90,000
Natural Landscape Development	25,000	25,000	27,500	30,000	30,000	30,000	30,000	140,000
Improvements: Result of Active Field/Court Study	35,000	50,000	50,000	500,000	-	-	-	600,000
Micro Forest	-	10,000	-	-	-	-	-	10,000
Centennial Erosion Restoration	-	-	50,000	-	-	-	-	50,000
Stream Flooding/Impaired Waters Assessment	-	-	75,000	-	-	-	-	75,000
Land Conservation Fund	-	-	-	200,000	-	-	-	200,000
Schofield Tennis Courts	-	-	-	-	200,000	-	-	200,000
Kelly Field Tennis Courts	-	-	-	-	-	-	350,000	350,000
Open Space and Recreation Plan	-	-	-	-	-	-	55,000	55,000
Subtotal Cash Capital		320,000	160,500	278,000	808,000	312,000	517,000	2,075,500
Other Sources:								
Reeds and Duck Pond Dredging (CPC)	-	600,000	-	-	-	-	-	600,000
Reeds and Duck Pond Dredging (Stormwater)	-	400,000	-	-	-	-	-	400,000
MOPO Renovation Project (CPC)	-	-	-	5,000,000	-	-	-	5,000,000
MOPO Renovation Project (Debt Exclusion)	-	-	-	3,000,000	-	-	-	3,000,000
Supplemental Morses Pond Study (GPC)	170,000	-	-	-	-	-	-	-
Subtotal Other Sources		170,000	1,000,000	8,000,000	-	-	-	9,000,000
Total NRC Capital		490,000	1,160,500	8,278,000	808,000	312,000	517,000	11,075,500
Morses Pond								
Invasive Treatment	35,000	-	-	150,000	-	-	-	150,000
Kayaks (volunteer/non-recreation use)	-	-	-	-	-	20,000	-	20,000
Morses Pond Dam Evaluation	-	-	-	-	-	50,000	-	50,000
Subtotal Cash Capital		35,000	-	150,000	-	70,000	-	220,000
Library								
IT Infrastructure Replacement	12,000	12,000	12,000	15,000	15,000	15,000	15,000	69,000
Computer/Peripheral Replacement	60,000	60,000	60,000	60,000	60,000	60,000	60,000	300,000
New Technology & Devices	40,000	40,000	40,000	40,000	40,000	40,000	40,000	200,000
Self Check System	30,000	35,000	35,000	35,000	35,000	35,000	35,000	175,000
Website Construction/Redesign	50,000	-	-	-	10,000	10,000	50,000	60,000
Sign Replacement	35,000	-	25,000	-	-	-	35,000	60,000
Security Cameras	-	12,000	-	12,000	-	-	12,000	36,000
Strategic Planning	-	50,000	-	-	60,000	-	-	110,000
Parking Lot Improvements	-	25,000	-	-	-	-	-	25,000
Automated Material Handler	-	-	45,000	-	-	-	-	45,000
Time Card system	-	-	10,000	-	-	-	-	10,000
Electric Van Replacement	-	-	-	65,000	-	-	-	65,000
Traffic Study	-	-	-	-	-	10,000	-	10,000
Total Library Cash Capital		227,000	234,000	227,000	227,000	230,000	247,000	1,165,000
Board of Assessors								
Other Sources:								
CAMA database software (Free Cash) (STM25)	190,000	-	-	-	-	-	-	190,000
Total Assessors		190,000	-	-	-	-	-	190,000
Planning Board								
Other Sources:								
Comprehensive Plan (Free Cash)	-	400,000	-	-	-	-	-	400,000
Planning Board Total		-	400,000	-	-	-	-	400,000
School Department (non-Facilities)								
Cash Capital:								
Furniture/Furnishings/Equipment	-	302,975	220,327	142,738	157,962	157,962	94,375	918,377
Technology	1,299,481	1,078,363	1,109,268	1,213,964	1,212,529	1,212,529	1,221,861	5,835,985
Subtotal Cash Capital		1,299,481	1,381,338	1,329,595	1,356,702	1,370,491	1,316,236	6,754,362
Grand Total School Department		1,299,481	1,381,338	1,329,595	1,356,702	1,370,491	1,316,236	6,754,362
Grand Total Non-Select Board		2,241,481	3,175,838	9,984,595	2,391,702	1,982,491	2,080,236	19,614,862



Town of *Wellesley*
FY2027-2031 Public Works Capital Request

Capital Project	FY26	FY27	FY28	FY29	FY30	FY31	FY27-31 Total
Cash Capital							
Street Improvement	820,000	743,000	882,000	855,000	855,000	855,000	4,190,000
Sidewalk Restoration	600,000	600,000	1,065,000	850,000	850,000	850,000	4,215,000
Private Ways	40,000	40,000	40,000	40,000	40,000	40,000	200,000
Vehicle/Equipment Procurement	1,347,000	1,265,000	1,620,000	1,385,000	1,367,000	1,602,000	7,239,000
DPW Facilities	615,000	305,000	445,000	295,000	215,000	215,000	1,475,000
Street Rehabilitation- Design	-	100,000	-	100,000	-	100,000	300,000
Athletic/Playground Improvements	470,000	600,000	510,000	480,000	520,000	520,000	2,630,000
Total Cash Capital	3,892,000	3,653,000	4,562,000	4,005,000	3,847,000	4,182,000	20,249,000
Other Funding Sources:							
DPW Street Resurfacing (Ch 90)	790,000	850,000	850,000	850,000	850,000	850,000	4,250,000
Weston @ Linden Intersection Design (Free Cash)	-	600,000	-	-	-	-	600,000
Playground Reconstruction (Free Cash Only)	2,000,000	500,000	-	-	-	-	500,000
HS/Hunnewell Field/Irrigation (Free Cash)	-	500,000	-	-	-	-	500,000
Street Rehabilitation-Weston Road (Free Cash)	1,100,000	-	-	-	-	-	-
Hunnewell Teamrooms (Free Cash) (STM 25)	1,785,000	-	-	-	-	-	-
RDF Baler Replacement (Stabilization)	800,000	-	-	-	-	-	-
Total Other Funding Sources:	6,475,000	2,450,000	850,000	850,000	850,000	850,000	5,850,000
Borrowed Inside							
Street Rehabilitation-Weston Road	3,610,181	-	-	-	-	-	-
Hunnewell Tennis Courts	1,200,000	-	-	-	-	-	-
Street Rehabilitation-Great Plain Avenue	-	4,500,000	-	-	-	-	4,500,000
Weston @ Linden Intersection	-	-	2,000,000	-	-	-	2,000,000
High School Track & Field Turf Replacement	-	-	1,500,000	-	-	-	1,500,000
Wellesley Square Reconstruction	-	-	6,000,000	-	-	-	6,000,000
Street Rehabilitation-Wash.-West	-	-	3,500,000	-	-	-	3,500,000
Storage Sheds	-	-	-	1,000,000	-	-	1,000,000
Street Rehabilitation- Dover	-	-	-	-	3,500,000	-	3,500,000
Total Borrowed	4,810,181	4,500,000	13,000,000	1,000,000	3,500,000	-	22,000,000
Grand Total DPW	15,177,181	10,603,000	18,412,000	5,855,000	8,197,000	5,032,000	48,099,000

Reserves Projection After ATM 2026

Reserves as of 6/30/2025	<u>Amount</u>
FY26 Budgeted Operating Revenue	\$ 196,099,030.00
Free Cash certified	\$ 29,210,417
General Purpose Stabilization fund	3,988,185
Reserves as of 6/30/2025	\$ 33,198,602
% of FY26 Revenue	16.93%
 Sources and (Uses) of Reserves in FY26	
Appropriations at STM 11/3/25	
Building Department	(60,000)
Advisory Committee	(11,000)
Hunnewell Team Room Construction	(1,785,000)
Assessor's CAMA Reporting Software	(190,000)
 Appropriations ATM 4/2026	
Snow and Ice Supplemental	(700,000)
Balance Operating	(2,200,000)
Health Insurance Balance Budget	(1,300,000)
Legal supplemental appropriation	(200,000)
HR/Finance supplemental appropriation	(36,244)
DPW Campus / Municipal Service Building Feasibility Study	(1,000,000)
Comprehensive Plan Funding	(400,000)
Weston/Linden Intersection Design	(600,000)
Playground Reconstruction	(500,000)
WHS Hunnewell Field Irrigation Improvements	(500,000)
SPED Stabilization	(75,000)
IOD Stabilization Transfer	(21,870)
Baler Stabilization Transfer	(11,512)
 Estimated Turnback*	 6,000,000
Estimated Reserves as of 6/30/26	\$ 29,607,976
 FY27 Budgeted Operating Revenue	 \$ 202,963,615
% of FY27 Revenue	14.59%
 * Anticipated returns from encumbrances not spent, over performance of revenue projections, and operating budgets.	

8. 8:30 Discuss and Vote Modification to Town Bylaw Committee Charge

Please find in your FNM packets a brief memorandum from Chair Marjorie Freiman to the Board dated January 9th, 2026, regarding the Bylaw Review Committee Charge. A redlined version of the Charge is included in your materials.

Chair Freiman's memorandum reads:

"I met with Moderator Mark Kaplan prior to Christmas break about the Bylaw review committee charge. His view is that the Moderator should not be a voting member of the committee; he doesn't want to conflate the executive and legislative branches of government, and he felt that ruling on a bylaw proposal or amendment at Town Meeting if he had voted on its recommendation would be awkward.

I also removed the section in the charge about the committee voting on any motion to amend a bylaw article, because it would be the ultimate decision of the Select Board or the relevant Board/Committee proponent whether to move to amend, not the committee's.

In deference to the responsibilities of the Executive Director and Assistant Executive Director, I also changed their membership to "and/or" to leave the decision in their hands regarding their bandwidth and availability. If they both sit on the committee, the presumption would be that they would attend as their workload allows.

Moving the Moderator and staff all to *Ex Officio* status, I felt it appropriate to increase the number of Town Meeting members to three, designated by all voting and *ex officio* members together. Five voting members and additional *ex officio* members will allow sufficient discussion exchange, enough members among whom to divide the work, and an odd number to facilitate a vote."

A General Bylaw Review Committee, subject to the provisions of the Town of Wellesley (“Town”) Town Bylaws Sections 1-7, shall be established to review the General Bylaws of the Town and report to the Select Board with any recommendations concerning proposed amendments and updates that the Committee may determine to be necessary or desirable. The Committee shall:

- Conduct a holistic review of the General Bylaws, ensuring that the Bylaws remain current, clear, well organized, internally consistent, enforceable, and consistent with applicable law;
- Consider proposed amendments, additions and updates to Town Bylaws suggested by Town bodies, officials and residents;
- Recommend amendments, additions and updates to Town Bylaws as the Committee determines to be necessary or desirable;
- Invite to participate in Committee discussions Town staff and the Chair or designee of any Town body having jurisdiction over any particular Bylaw provision under review;
- Submit to Town Counsel for legal review, and whenever practicable to the Select Board, any proposed amendments to the General Bylaws or draft warrant articles within the foregoing scope of review prior to their inclusion in the warrant for any Town Meeting;
- Consider all articles in the warrant for any Town Meeting which propose an amendment of or addition to the General Bylaws, and recommend revisions for clarity, enforceability, and consistency with the General Bylaws and applicable law;
- Report its vote to Town Meeting on any proposed Bylaw or Bylaw amendment; and
- Assist the Town Clerk in preparing updates to the General Bylaws, including all amendments and additions thereto.

Membership of the Committee shall include:

- Two members of the Select Board, appointed by the Chair
- **Three** Town Meeting Members designated by the Committee, to serve a term concurrent with their Town Meeting membership, renewable at the Committee’s discretion
- *Ex Officio* Members: **Town Moderator, Town Clerk, Executive Director and/or Assistant Executive Director (at Executive Director’s discretion and in attendance as their workload permits)**

A General Bylaw Review Committee, subject to the provisions of the Town of Wellesley ("Town") ~~Town Bylaws Sections 1-7,~~ shall be established ~~d~~ to review the General Bylaws of the Town ~~of Wellesley~~ and report to the Select Board with any recommendations concerning proposed amendments and updates that the Committee may determine to be necessary or desirable. The Committee shall:

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- Conduct a holistic review of the General Bylaws, ensuring that the Bylaws remain current, clear, well organized, internally consistent, enforceable, and consistent with applicable law;
- ~~• Consider all articles in the warrant for any Town Meeting which propose an amendment of or addition to the General Bylaws, and recommend revisions for clarity and consistency with the General Bylaws and applicable law;~~
- Consider proposed amendments, additions and updates to Town Bylaws suggested by Town bodies, officials and residents;
- Recommend amendments, additions and updates to Town Bylaws as the Committee determines to be necessary or desirable;
- Invite to participate in Committee discussions Town staff and the Chair or designee of any Town body having jurisdiction over any particular Bylaw provision under review;
- Submit to Town Counsel for legal review, and whenever practicable to the Select Board, any proposed amendments to the General Bylaws or draft warrant articles within the foregoing scope of review prior to their inclusion in the warrant for any Town Meeting;
- ~~• Consider all articles in the warrant for any Town Meeting which propose an amendment of or addition to the General Bylaws, and recommend revisions for clarity, enforceability, and consistency with the General Bylaws and applicable law;~~
- ~~• Whenever practicable, submit to the Select Board any proposed amendments to the General Bylaws or draft warrant articles within the foregoing scope of review prior to their inclusion in the warrant for any Town Meeting; Report its vote to Town Meeting on any proposed Bylaw or Bylaw amendment;~~
- Review, vote, and report to Town Meeting on any motions to amend proposed Bylaws or amendments to Bylaws; and
- Assist the Town Clerk in preparing ~~the publication from time to time of~~ updates to the General Bylaws, including all amendments and additions thereto.

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~~The Committee may consult with Town Counsel as to the legality of any provisions or proposed provisions of the General Bylaws. The Committee shall have the power to create subcommittees, which shall be public bodies in accordance with the Open Meeting Law.~~

Membership of the Committee shall include:

- Two members of the Select Board, ~~as~~ appointed by the Chair

~~The Executive Director or designee~~

~~The Assistant Executive Director~~

~~The Town Clerk or designee~~

~~Town Moderator or designee~~

- **Three** Town Meeting Members ~~as~~ designated by the Committee, to serve a term concurrent with their Town Meeting membership, renewable at the Committee's discretion

- *Ex Officio Members: Town Moderator, ~~The Town Clerk or designee~~, Executive Director and/or Assistant Executive Director (at Executive Director's discretion and in attendance as their workload permits)*

MRF v.5, 1-7-26

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- 9. 8:40 Administrative Matters**
- **Discuss and Vote Minutes**

Please find in your packet a draft of the minutes for the December 16, 2025.

MOTION

MOVE to approve the minutes of December 16, 2025.

1 Approved:

2
3 **Select Board Meeting:** December 16, 2025

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

6 **Also Present:** Executive Director Meghan Jop (via Zoom), Assistant Executive Director Corey
7 Testa

8
9 **Meeting Documents:**

- 10 1. Agenda
- 11 2. Select Board Calendar
- 12 3. Meeting Overview
- 13 4. Memo from Chief Mortarelli to Corey Testa Re: Donation dated 12/1/25
- 14 5. Memo to Meghan Jop from Cathryn Meagher Re: Annual License Renewal dated 12/12/25
- 15 6. Common Victual and Alcoholic Beverages License Application – Change in Manager and
- 16 Alteration of Premises for Fiorella’s Express Wellesley LLC at 575 Washington Street
- 17 7. Memo from Sheila Page to Select Board Re: Request for Zoning Article Sponsorship dated
- 18 12/10/25
- 19 8. Draft Amendments to Zoning Bylaw Section 5.17 Off-Street Parking – draft as of
- 20 December 10, 2025
- 21 9. General Bylaw Review Committee Proposal – Redlined
- 22 10. General Oder – Personnel Selection Firefighters dated 6/17/2019 - Redlined
- 23 11. Draft Minutes
- 24 a. November 3, 2025
- 25 12. Additional Documents
- 26 a. Wellesley 2025 Annual Comprehensive Financial Report
- 27 b. Report to Select Board from the Wellesley Audit Committee PowerPoint dated
- 28 12/16/25
- 29

30 **1. Call to Order**

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

35
36 **2. Citizen Speak**

37 **Andrew Hoar**, Abbott Road, expressed concern about the recent state legislation regarding
38 surplus property and its potential impact on MassBay Woods, noting that many people from
39 multiple surrounding communities use this green space. Mr. Hoar emphasized that the legislation
40 poses an "existential threat" to valuable green space resources and urged the board to pursue
41 litigation to protect the woods for future generations. He argued that while he understands housing

affordability concerns and budget constraints, the legislation works against sustainability goals and environmental preservation.

3. Executive Director's Report

Executive Director Meghan Jop provided several updates:

- The Warren Building renovations are nearly complete, with Health and Recreation departments moving back today. The building will reopen to the public on Monday, December 22nd.
- Free two-hour parking at Wellesley's on-street meters continues through January 2nd to encourage local shopping.
- The MBTA Green Line will have closures between Kenmore Square and North Station from December 8th to December 22nd for tunnel repairs, affecting C and D branches.
- She extended Hanukkah wishes to the community during what has been a challenging time for many residents.

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

4. Consent Agenda

- Vote Gift Acceptance for Fire Department
- Vote Town Accountant Appointment
- Discuss and Vote 2025 License Renewals Common
 - Victualler Licenses through 12/31/26
 - Alcohol Licenses through 12/31/26
 - Class I and Class II Auto Dealers through 1/1/27
 - Entertainment through 12/31/26
 - Club (Town License) 12/31/26
 - Lodging Houses through 12/31/26
- Discuss and Vote New Year's Eve Extensions

Ms. Freiman reviewed the consent agenda items and confirmed with Ms. Jop that there had been no requests for removal of any items from the Consent Agenda.

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

Aufranc – Aye

Freiman – Aye

Largess – Aye

Sullivan Woods – Aye

Ulfelder – Aye

Ms. Freiman thanked Ms. Meagher for her extensive work processing the numerous license renewals.

5. Audit Committee Annual Update

Audit Committee Members Chair Tim Egan, Lacey Brandt, Neal Cammarano, Charles Cassidy, and Lori Silverstein joined the meeting with Chief Financial Officer Rachel DeRoche, Town Accountant Tiana Moreau, and CBIZ Representative Laura Stone.

Tim Egan, Chair of the Audit Committee, introduced the committee members and Laura Stone, Director at CBIZ (formerly Markham), the Town's auditing firm. Ms. Stone provided an overview of the audit process and results.

Ms. Stone explained that CBIZ had merged with Markham but maintained the same audit team and approach. The audit process includes a hybrid approach with both electronic and in-person work. Multiple reports are issued as part of the process, including the school end-of-year compliance report, Municipal Light Plant report, retirement system report, and the Annual Comprehensive Financial Report (ACFR).

The audit showed positive results with:

- Clean audit opinions on all reports
- No significant audit findings or adjustments
- Full cooperation from Town management and departments
- Positive budgetary results
- No material weaknesses or significant deficiencies

Ms. Stone noted that previous comments from prior years had been addressed, and a site visit to the School Department showed their budget system to be well-organized and comprehensive.

The Audit Committee meets regularly throughout the year to review various aspects of the Town's financial reporting. The ACFR will be submitted to the Government Finance Officers Association (GFOA) by December 31st.

Board members asked questions about the schedule and direction of areas of interest to the Audit Committee and how the committee sets its scope. Committee members were recognized for their service, particularly Tim Egan and Lacey Brandt, whose terms are concluding at the end of the year.

Mr. Egan thanked the Finance Department staff and Ms. Jop for their support and engagement with the committee commending Town staff on their experience and professionalism. Mr. Egan adjourned the Audit Committee meeting.

6. Public Hearing and Vote on Modification of Common Victualler and Alcohol Licenses for an Alteration of Premises and Change of Manager for Fiorella's at 575 Washington Street

127 *Support Services Manager Cay Meagher joined the meeting via Zoom.*

128 Ms. Freiman opened the Public Hearing.

129
130 Ms. Jop gave an overview of the request stating Fiorella's is expanding into an adjoining space
131 previously occupied by Papa Wheelie's. The expansion would add approximately 47 seats to the
132 restaurant. Staff from the Department of Public Works Engineering, Building Department, and
133 Health Departments have reviewed and recommended approval.

134
135 **Ms. Donna Bond, a resident of Wiswall Circle**, expressed concerns about parking in the area.
136 She noted that parking is already congested, and the restaurant expansion would likely exacerbate
137 the problem. Ms. Bond also inquired about how grease waste would be managed with the expanded
138 space.

139
140 Ms. Jop addressed these concerns, noting that:

- 141 • The Town requires grease traps for restaurants
142 • Parking is a challenge but is typical for a commercial district
143 • Patrons are directed to various public parking lots in the area
144 • Employees are encouraged to park in remote lots

145
146 Mr. Testa mentioned that the Town will be issuing an RFP in the new year for a design firm to
147 study parking throughout the Wellesley Square commercial area.

148
149 Ms. Meagher clarified that the request does not include a change of hours and explained that
150 Fiorella's would like to be able to serve food (but not alcohol) in the new section until the ABCC
151 approves the license modification, which the Board has permitted in similar situations previously.

152
153 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to close**
154 **the public hearing.**

155
156 **Aufranc – Aye**

157 **Freiman – Aye**

158 **Largess – Aye**

159 **Sullivan Woods – Aye**

160 **Ulfelder - Aye**

161
162 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to**
163 **approve the modifications to the Common Victualler and alcohol licenses for an alteration**
164 **of premises and the change of manager for Fiorella's restaurant located at 575 Washington**
165 **Street, approving food only in the new section of the restaurant until such time as final**
166 **approvals are received by the Alcoholic Beverage Control Commission.**

167
168 **Aufranc – Aye**

169 **Freiman – Aye**

170 **Largess – Aye**

171 **Sullivan Woods – Aye**

Ulfelder – Aye

7. **Annual Town Meeting Preparation**

Transportation and Mobility Manager Sheila Page joined the meeting.

- Article 7 Transfers (Legal, HR/Finance)

Ms. Jop noted the Board is considering hiring special counsel and as such was recommended setting aside approximately \$200,000 from Free Cash for legal services in anticipation of exceeding the FY26 budget, with the exact amount to be refined closer to Annual Town Meeting.

For HR/Finance transfers, Ms. Jop and Ms. DeRoche provided a detailed explanation of administrative/book keeping staffing issue that involves rebalancing positions between the Finance, Human Resources (HR) and Retirement Departments. Initially, a half-time position was divided between Retirement and HR duties. The Retirement Department has made their half-time position full-time (Non-Tax Impact), leaving a half-time vacancy in HR. The half-time position in Finance that had previously assisted with the West Suburban Veterans District (WSVD) has been transitioned to HR and as a result makes whole the existing half-time position. The reorganization results in the hiring of an HR professional, who now manages HR and WSVD duties, and allows a better understanding of benefits and social services than what was previously provided by staffing the position through the Finance department. As a result, Finance maintains the half-time position within its department to adjust for future staffing needs.

Finance has reclassified the Assistant Finance Director/Town Accountant position and has hired a new Chief Financial Officer. The realignment does not leave funding for the transfer of the half-time position to HR, and a Free Cash appropriation is necessary. Moreover, the Finance department will turn back to Free Cash at year-end an amount exceeding the initial Free Cash request due to the CFO position remaining vacant during the first quarter. This return is a result of salary savings from that vacancy, which will more than account for the current request from Free Cash to support the HR budget.

During the discussion, a Board member expressed the importance of maintaining the additional half-time position within the Finance Department to align future budgets. Ms. Jop and Ms. DeRoche clarified that although the offset has moved to HR, a comprehensive realignment in the Finance Department allows for efficient management of responsibilities. The Board agreed that these budget adjustments were primarily a matter of housekeeping, improving the financial structuring of HR and Finance without incurring additional benefit expenses.

- Discuss Uber/Lyft Funds

Transportation and Mobility Manager Sheila Page presented a request to use \$8,000 from the Town's TNC (Transportation Network Companies, e.g., Uber/Lyft) funds, which currently has a balance of approximately \$101,630. The funds would support transportation-related educational programming, including:

- 214 • "Rules of the Ride" for middle schoolers
- 215 • Bicycle rodeo for elementary students
- 216 • Transit explorers' program for middle schoolers and adults
- 217 • Incentive programs to encourage MWRTA services use
- 218 • Safe driving/walking campaign with the Police Department

219

220 Board members discussed whether these funds could also support transportation for seniors
221 through the Council on Aging. Ms. Jop noted that there are many transportation options available
222 that people might not be aware of, suggesting that education about existing services could be
223 valuable. The Board generally agreed that senior transportation needs require a more
224 comprehensive approach rather than piecemeal funding. The discussion concluded with a general
225 consensus to continue to focus on educational programming for now, while acknowledging that a
226 more comprehensive study into senior transportation needs should align with future
227 considerations.

228

- 229 • Easement with MBTA for ADA Accessible Ramps

230 Ms. Jop noted that the MBTA will make a presentation to the Board on January 13th regarding
231 easements needed to install ADA-accessible ramps at the Railroad and Tailby parking lots. These
232 ramps will provide access to the mini-high platforms and are part of longer-term accessibility
233 improvements. The Board will need to consider the easement and potential temporary parking
234 disruptions during construction.

235

- 236 • Discuss Co-Sponsorship of Zoning Amendment to Parking Provisions to include
237 provisions for EV, Bike Parking, and Parking Lot Landscape Provisions

238 Ms. Page presented a proposed zoning bylaw amendment that would support the Sustainable
239 Mobility Plan and Climate Action Plan. Key provisions include:

- 240 • Requirements for bicycle parking (both short-term and long-term) for multifamily and
241 commercial developments
- 242 • Requirements that 50% of parking spaces be EV-capable (with conduit but not necessarily
243 wiring)
- 244 • Requirements for soil depth and planting area size for parking lot trees
- 245 • Clarification that parking can be "unbundled" for residential uses
- 246 • Clarification that stacked parking is allowed
- 247 • Streamlining of outdoor lighting requirements
- 248 • Clarification of the parking plan review process

249 The Board discussed whether to sponsor this amendment for Town Meeting. Some members were
250 supportive of putting it on the warrant, while others felt more analysis was needed on the potential
251 costs and benefits. The Board agreed to hold the item for further review and to submit questions
252 to Ms. Page so she could provide more information at a future meeting.

253 The Board discussed whether to place an article on the Warrant for the Town Wide Capital
254 Committee but ultimately decided to establish a standing committee to do that work.

255
256 **8. Discuss and Vote Town Bylaw Review Committee**

257 Ms. Freiman presented an updated proposal for the Town Bylaw Review Committee. Ms. Freiman
258 noted the committee would be subject to Town Bylaws regarding open meeting laws, that review
259 of bylaws includes enforceability, and that cost-benefit is considered when reviewing bylaws. Ms.
260 Freiman noted the committee would be a standing committee under the Select board's purview.

261
262 Board members discussed the proposed committee membership and the appropriate reporting
263 structure. Ms. Freiman emphasized that the objective of the committee is to ensure that all Town
264 Bylaws are consistent, enforceable, and reflect current practices. She clarified that the committee
265 is not intended to examine the entire town government structure.

266
267 The conversation noted the importance of ensuring that modifications and recommendations result
268 from a collaborative process with input from relevant departments.

269 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to**
270 **approve the General Bylaw Review Committee as amended and to authorize Chair Marjorie**
271 **Freiman to make any final ministerial edits that may be required.**

272
273 **Aufranc – Aye**

274 **Freiman – Aye**

275 **Largess – Aye**

276 **Sullivan Woods – Aye**

277 **Ulfelder – Aye**

278
279 **9. Discuss and Vote Minor Modification to Fire Department Hiring General Order**

280 *Fire Chief Stephen Mortarelli joined the meeting via Zoom.*

281 Fire Chief Mortarelli gave a brief update on the modifications to the Hiring Policy. He detailed
282 that the adjustments made to the hiring general order were designed to update and clarify an
283 outdated policy originally established in 2019. These modifications aim to align the policy with
284 the current practices and procedures in place within the department. Mr. Largess highlighted that
285 he had engaged in discussions with Ms. Jop and the Chief regarding additional refinements. These
286 included the removal of unnecessary language concerning conflicts of interest and the update of
287 provisions related to the 35-mile residency requirement, ensuring clarity and relevance.

288
289 Chief Mortarelli and Ms. Jop were supportive of the suggested changes raised by Mr. Largess.

290
291 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to**
292 **approve the modifications to the Fire Department hiring general order as amended.**

293
294 **Aufranc – Aye**

295 **Freiman – Aye**
296 **Largess – Aye**
297 **Sullivan Woods – Aye**
298 **Ulfelder – Aye**
299

300 **10. Discuss and Vote Special Counsel**

301 Ms. Freiman noted that the Board had held an executive session the previous Thursday regarding
302 the MassBay development proposal. The Board identified special counsel to assist with this
303 matter.

304

305 **Ms. Aufranc made a motion to approve the hiring of Phillips and Angley as special legal**
306 **counsel for the Town of Wellesley and to authorize Chair Marjorie Freiman to sign an**
307 **engagement letter on behalf of the Select Board.**

308

309 **Ms. Sullivan Woods proposed amending the motion by adding “that communications with**
310 **the firm would include Chair Marjorie Freiman, member Kenny Largess, and Meghan Jop.”**

311

312 **Mr. Largess seconded the motion to amend, and the Board voted 2-3 on the motion to amend.**

313

314 Ms. Freiman asked Ms. Sullivan Woods to explain her motion to amend. Ms. Sullivan Woods
315 noted she felt there needed to be a defined process for communications with the law firm and that
316 it made logical sense to have the Chair and the newest board member who brings a new
317 perspective. Ms. Freiman noted we had explained to Special Counsel candidates that the points of
318 contact would be the Chair and the Executive Director.

319

320 **Ms. Freiman noted there was a motion to amend the original motion and called for a vote.**
321 **The Board voted 3-2 against amending the original motion.**

322 **Aufranc – No**

323 **Freiman – No**

324 **Largess – Aye**

325 **Sullivan Woods – Aye**

326 **Ulfelder – No**

327

328 **The motion failed.**

329

330 **Mr. Ulfelder seconded the original motion by Ms. Aufranc, and the Board voted 5-0 to**
331 **approve the hiring of Philips and Angley as special counsel for the Town of Wellesley and to**
332 **authorize Chair Marjorie Freiman to sign an engagement letter on behalf of the Select**
333 **Board.**

334

335 **Aufranc – Aye**

336 **Freiman – Aye**

337 **Largess – Aye**
338 **Sullivan Woods – Aye**
339 **Ulfelder – Aye**

340
341 Ms. Freiman noted that matters then need to be discussed with the board will be discussed with
342 the full board in executive session. Ms. Freiman further noted special counsel were being engaged
343 for advice on the Mass Bay proposal and no broader purpose that that at current.
344

345 **11. Administrative Matters**

346
347 ○ Discuss and Vote Minutes

348 The Board reviewed the minutes of November 3, 2025.

349
350 **Upon a motion by Ms. Aufranc and seconded by Mr. Ulfelder, the Board voted (5-0) to**
351 **approve the minutes of November 3, 2025, as amended.**

352
353 **Aufranc – Aye**
354 **Freiman – Aye**
355 **Largess – Aye**
356 **Sullivan Woods – Aye**
357 **Ulfelder – Aye**
358

359 **12. Chair’s Report**

360 Ms. Freiman reported on several meetings:

361
362 Regarding school budget discussions:

- 363 • The Superintendent's budget (level service) came in just below 3%
- 364 • School Committee asked for budget versions including exactly at 3%, which would include
- 365 only \$26,000 for strategic initiatives
- 366 • The 3% budget reflects an 18.5 FTE reduction in filled positions at the middle and high
- 367 schools
- 368 • Schools are also working with FMD on funding options for solar on Hardy and Hunnewell
- 369 schools, and air conditioning feasibility for several schools
- 370 • Brief discussions on the need for a new School Building Committee given the extensive
- 371 work proposed including a new preschool and the need to consider future Middle School
- 372 needs
- 373 • Schools are issuing an RFP for an updated demographic and enrolment study which would
- 374 be needed to support an updated school facilities masterplan
- 375

376 Regarding MassBay Property:

- Chair Freiman, Ms. Jop, and Mr. Testa met with state officials including Secretary Augustus, Commissioner Baake and other key DCAMM staff, MassBay president Podell and Board of Trustees Chair Povich, and state legislators Peisch and Creem.
- Secretary Augustus indicated the state sees an opportunity to preserve 39-40 of the 45 acres of forested area that residents are most concerned about. The vehicle for preservation was not defined. They will look to find a developer that would commit to keeping that land undisturbed and available to the community, and to provide legal protection on the land against any future development
- The development would concentrate on the parking lot area with not more than 180 units. The Secretary said that multiple kinds of housing would be acceptable, whether it be age restricted, senior housing, workforce housing, family units, but that he expected they'd be self-contained living units, not a bed for short term rehab.
- Town representatives and legislators suggested the state be more flexible on unit count, that it is a constrained area and traffic mitigation measures are necessary.
- Ms. Freiman noted litigation was not the Town's preferred method of resolution, but the Board would explore all options to protect the town, the residents, and to comply with the statutory requirements. The Town will discuss points of concern and request written confirmation to support rescheduling a visioning session
- The state's timeline for the project may need to be extended to allow for proper town process (4-5 months)

Ms. Freiman wished everyone happy holidays and noted the next meeting would be in early January.

13. **Adjournment**

The meeting was adjourned at 9:04 pm

The next regular meeting is scheduled for January 6, 2026, at 6:30 pm in Juliani Room, Town Hall.

10. 8:45 Chair's Report

• Update on MassBay/DCAMM Land Disposition Project

The Chair will update the Board and the public on the status of the Project and the letter sent by the Town to the Executive Office of Housing and Livable Communities (HLC) and the Division of Capital Asset Management and Maintenance (DCAMM) on January 9th, 2026.

TOWN OF WELLESLEY



MASSACHUSETTS

SELECT BOARD

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

MARJORIE R. FREIMAN, CHAIR
THOMAS H. ULFELDER, Vice Chair
COLETTE E. AUFRANC, Secretary
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EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

January 9, 2026

Edward Augustus
Secretary, Executive Office of Housing and Livable Communities
100 Cambridge Street, #300
Boston, MA 02114

Dear Secretary Augustus:

The Town of Wellesley (the “Town”) appreciates the opportunity to submit the following questions to the Division of Capital Asset Management and Maintenance (“DCAMM”) and Executive Office of Housing and Livable Communities (“HLC”). The Town, on behalf of its residents, wishes to engage in a constructive dialogue with DCAMM and HLC about the Commonwealth’s plans to invoke the Affordable Home Act, Chapter 150 of the Acts of 2024 (the “AHA”) to designate the property located at 40 Oakland Street, Wellesley, MA (the “Property”), under the custody of Massachusetts Bay Community College (“Mass Bay”), as “surplus real property” to be sold for “housing purposes” (the “Project”).

While it supports the underlying purpose of the AHA to promote housing and housing affordability, the Town and its citizen constituents have serious concerns about the Project at the Property and many questions on the meaning, effect, application, implementation, and enforcement of the AHA in relation to the Project. The Town, therefore, sees this letter as the opportunity for stakeholders to clarify, refine and, ultimately, reach a mutual understanding of the AHA, the Project, and how the Project might be an appropriate use of the property within the Wellesley community.

The following questions are fundamental to the Town's understanding of the AHA, the Project, and the Town's ability to meaningfully engage the community. Because the timeline established by DCAMM and HLC is tight, this letter and the questions herein are not an exhaustive recitation of the Town's questions, nor are they intended to convey any particular opinion or position of the Town regarding the AHA, the Project, or the Property. Additional questions may be forthcoming, as HLC and the Town agreed. Indeed, there remain so many open questions and lack of clarity and detail that it is effectively impossible for the Town to assess properly and formulate a constructive opinion or position about the Project at the Property. Thus, the Town explicitly reserves all rights with respect to the AHA, the Project, the Property, and otherwise.

The following is the Town's initial complement of questions intended to promote productive discussion and greater clarity:

Foundational Questions about DCAMM, HLC, and Mass Bay's Process:

The Town has a series of questions about how DCAMM, HLC and Mass Bay have approached the question of identifying the Property as "surplus real property" under the statute, and the rough details of the Project to be situated upon the five-acre parking lot portion of the Property. Answers to the following questions would help the Town understand how and/or why DCAMM, HLC and Mass Bay appear to have reached certain decisions about the Project at the Property:

1. The AHA defines "surplus real property" as real property that has been determined to be surplus to "current and foreseeable needs" of the Commonwealth or a state/public agency. How has Mass Bay used the Property since it was acquired? Specifically, how has Mass Bay classified and used the ±40-acre woodland area of the Property, and how has it represented the Property in brochures, marketing and other materials provided to potential students and the public?
2. It is the Town's understanding that Mass Bay is presently using the Property, and indeed has indicated a future need for parking on the Property, particularly the five-acre parking lot portion. Why would DCAMM, HLC and Mass Bay determine that this portion of the Property constitutes "surplus real property" under the statute?
3. The remaining ±40 acres of the Property are comprised of woodlands, adjacent to Centennial Reservation, which have been used by the general public – residents of the Town and surrounding communities – for recreational purposes for many decades, if not over a century. Are DCAMM, HLC and Mass Bay aware of this extremely longstanding public use?
4. What investigation has HLC and/or DCAMM conducted as to whether some or all of the Property might be Article 97 land and thus protected by the Declaration of Rights? Has the Department of Conservation & Recreation and/or other relevant stakeholders within the Commonwealth been specifically asked this question?
5. In light of the foregoing, what is the legal basis for potentially determining that the Property constitutes "surplus real property" under the statute?

6. Is the Commissioner's determination of "surplus real property" reviewable by anyone or any court? If not, what is the legal basis for this interpretation of reviewability/non-reviewability?
7. How did DCAMM/HLC and Mass Bay arrive upon the particular size and dimensions of the parcel proposed as "surplus real property" on the westerly side of Oakland Street?
8. 180 dwelling units on the existing five-acre parking lot portion thereof reflects a density level magnitudes greater (*i.e.*, 36 units per acre) than allowed by Section 122 of the AHA (*i.e.*, 4 units per acre). Moreover, that density will present far greater development challenges for the developer and the Town's permit-granting authorities, as well as other, potentially extensive, negative costs to the Wellesley community that those boards would be duty-bound to consider. Would DCAMM/HLC consider a Project at the Property of fewer than 180 dwelling units?
9. Why are DCAMM/HLC and Mass Bay only considering Mass Bay's land on the westerly side of Oakland Street as "surplus real property" under Section 121 of the AHA, and not any of Mass Bay's land on the opposite side of Oakland Street?
10. Would Mass Bay be willing to sell the Property, or the \pm 40-acre woodland area of the Property, to the Town?

Questions about the Order of Operations for the Project under the AHA:

Next, the Town has questions and concerns about the sequence and order of logistical and regulatory actions regarding the Project at the Property under the AHA, based on its recent experiences with the MBTA Communities Act, G.L. c. 40A, § 3A and general experience with administrative law and practice.

11. What is the anticipated timeline for release of the regulations implementing the AHA?
12. What is the legal basis for any RFP process moving ahead before regulations implementing the AHA have been promulgated?
13. The Town has had to make multiple changes to its Zoning Bylaws recently, first in connection with the adoption of amendments to the Zoning Act regarding accessory dwelling units, and then again to conform to later-promulgated regulations implementing the same provisions. There were similar issues with the Town's MBTA Communities zoning district, requiring Wellesley to take action at three separate Town Meetings. What steps is DCAMM taking to ensure that any process implemented before the adoption of regulations will not be inconsistent with the regulations it is considering?
14. What is the position of DCAMM and HLC relative to the applicability of the state Administrative Procedures Act (G.L. c. 30A) to such regulations? If inapplicable, what is the legal basis for such an interpretation?
15. How does the AHA, as reflected by DCAMM's and HLC's current nascent proposals for the Project, not conflict with the Governor's Biodiversity Conservation Goals for the Commonwealth?

Questions about the Role of the Town in Relation to and Regulating the Project at the Property:

In the text of the AHA and from the preliminary dialogue among DCAMM/HLC, Mass Bay, the Town and the public, the Town has a role to play in regulating and reviewing the Project at the Property. As a practical matter, the Town would be supplying services directly to the residents of the Project and the Project would impact the services being provided to all of the citizens of the Town. However, from the Town's perspective, there has been no clarity on the details of the Town's role. Answers to the following questions would be extremely helpful in beginning to clarify the Town's role:

Questions on Zoning Authority:

Section 122 of the AHA reads as an iteration of the Dover Amendment (G.L. c. 40A, § 3), categorizing municipal zoning authority such that cities and towns must allow "residential use of real property conveyed by the commissioner pursuant to section 121 for housing purposes as of right[,]" while it expressly reserves municipal authority to regulate such projects according to dimensions and density, subject to a mandatory 4-unit per acre allowance. Apart from this provision, the AHA is silent relative to density of projects and uses under the AHA.

16. In light of the Town's existing Educational zoning applicable to the approximately 45-acre Mass Bay parcel, which does not permit residential use other than dormitories or faculty/staff housing, what dimensional and bulk regulations would the Commonwealth apply or require proposers to assume in responding to a DCAMM Request for Proposals (RFP) issued pursuant to the AHA?
17. Can a town adopt zoning to regulate uses and projects commenced pursuant to, and consonant with, the standards contained in, the AHA? If not, what is the legal basis for such an interpretation?
18. Can a town regulate the bulk and height of structures, yard sizes, lot area, setbacks, open space and building coverage requirements of uses and projects commenced pursuant to the AHA?
19. What is the standard under which administrative site plan review can be denied for AHA projects? Can such site plan review ever end in denial? If not, what is the legal basis for such an interpretation in relation to the AHA's allowance for the use of this municipal regulatory device or tool?
20. Can a municipality prohibit density above the 4-unit per acre baseline?
21. What is the legal basis for aggregating the number of units on a parcel under Section 122's density of 4 units per acre in an area that is less than the entire parcel?
22. How do physically/practicably unbuildable sections of land determined to be surplus (wetland areas, extreme slope, ledge, etc.) factor into calculating the total number of units that can be developed on a parcel, or in a particular aggregated area of a "surplus real property" parcel?
23. If it is HLC/DCAMM's position that unbuildable land, such as wetlands or land with extreme slope, ledge, etc., can be counted for purposes of calculating the total number of units that must be allowed as of right, what is the legal basis for that interpretation of the statute? For instance, HLC's regulations prohibit wetlands, water supply protection districts, and conservation areas from being included in local MBTA Communities zoning

districts under G.L. c. 40A, § 3A. What would be the basis for counting such areas with respect to the density floor contained in Section 122 of the AHA, or for aggregated subset area(s) of a “surplus real property” parcel?

Questions on other Land-Use Regulatory Authority:

The Town has received conflicting messages as to whether HLC/DCAMM understand that state and local laws and regulations (that are not zoning laws/regulations), which impact the use of land such as the Wetlands Protection Act, apply to land sold pursuant to the AHA.

24. Do the Wetlands Protection Act and local regulations promulgated thereunder remain applicable to land sold under the AHA? What about board of health regulations? The Building Code? If not, what is the statutory basis for that interpretation?

Practical Question Predicated on Residual Municipal Regulatory Authority:

25. Assuming that the AHA reserves some measure of local zoning and land use regulatory authority over end uses and projects, shouldn't any RFP be tailored to maximize the chance of, if not conditioned to mandate, compliance with lawful local standards?
26. Given the applicability of local dimensional standards discussed above, and assuming the AHA does not fully preempt local zoning and land use controls, is it DCAMM's expectation that an RFP be crafted in a manner that aligns proposed development with applicable local requirements, rather than inviting proposals that would require substantial zoning relief or override to proceed?

Questions about End Uses of the Project and Re-Use Restrictions:

The Town has questions and concerns about whether the end uses reflected by, and re-use restrictions contemplated for, the Project as presently proposed comport with the statute. Answers to the following questions would help to elucidate these issues:

Questions about End Uses:

Section 121(a) of AHA defines “housing purposes,” Section 121(b) empowers the commissioner to convey “surplus real property” only for “housing purposes,” and Section 121(d)(4) requires that “[a]ll surplus real property . . . be conveyed with a restriction for housing purposes[.]” Continued use by a state agency does not facially or textually meet the definition of “housing purposes” under the statute.

27. How does the proposal to use a portion of the Property for Mass Bay parking align with the statutory requirement that surplus land disposed of under the AHA be used solely for housing purposes?
28. What future uses of the Property does Mass Bay intend?
29. As part of the Project, DCAMM/HLC have proposed a concomitant benefit to be conferred on the Town, its residents and those members of the public who routinely use the ±40-acre woodland area of the Property, by suggesting this area would be protected in perpetuity via a conservation restriction. Would such a restriction violate the requirement that designated “surplus real property” be used for “housing purposes”?

Questions about Re-Use Restrictions:

Section 121(a) of the AHA expressly defines “affordable housing purposes” (consonant with the inclusionary housing provisions of the Town’s Zoning Bylaw) and includes “affordable housing purposes” explicitly within the definition of “housing purposes.”

30. What is the scope of “reuse restrictions” that may be imposed by DCAMM/HLC on a parcel disposed of under the AHA?
31. Are the foregoing textual references themselves sufficient legal basis for re-use restrictions to include an “affordable housing purposes” component as defined under the statute?
32. What types of reuse restrictions does DCAMM anticipate imposing on parcels sold under the AHA?
33. Can DCAMM, as tentatively proposed, impose a conservation restriction upon the surplus real property to be conveyed to a developer under the statute? Does the statute authorize this type of restrictive covenant to be imposed?

Questions about Traffic Mitigation:

As residents, the Select Board, Senator Creem, Representative Peisch, and Town staff have repeatedly advised DCAMM/HLC, the Town has profound concerns about traffic on the relevant stretch of Oakland Road leading to the intersection with State Highway Route 9. Answers to the following questions would be a good start in addressing these concerns:

34. Have or would DCAMM/HLC and Mass Bay condition acceptance of any bid for the Project on requiring that access to the relocated campus parking come directly from State Highway Route 9 rather than from Oakland Street (which already struggles to handle the existing traffic level)?
35. The Town anticipates that the Project will have significant traffic impacts, including on Route 9. How can MassDOT be required to engage with the Town on planning and mitigation (including potential expansion of the right of way from Mass Bay Campus land) sooner rather than later?
36. What will DCAMM/HLC do to ensure that the developer will work with the Town on traffic planning and mitigation in connection with the Project? Can DCAMM condition the acceptance of any offer made pursuant to an RFP upon the developer conducting a traffic study and committing to adequate mitigation under generally accepted traffic engineering principles?
37. Can DCAMM/HLC require a future developer of the Property to enter into a binding development agreement with the Town? If so, will DCAMM/HLC impose such a requirement upon the Project in any RFP?

The Town appreciates DCAMM’s and HLC’s commitment to considering and responding to these questions, looks forward to reviewing the Commonwealth’s complete and substantive responses in due course, and plans to follow up with further questions to continue a constructive dialogue with the Commonwealth. The Town’s and the Commonwealth’s interests, both intended to further the public interest, are intended to and should be aligned. It would be counterproductive and self-defeating if efforts to encourage these goals, reflected in the questions set forth in this

letter, received insufficient consideration or were not answered in full. The Town thanks DCAMM and HLC in advance and in anticipation of their thoughtful answers to its questions and stands ready to provide any further clarity requested to assist in providing such responses.

Sincerely,

Corey B. Testa
Assistant Executive Director
Town of Wellesley

Cc: Marjorie R. Freiman, Chair, Wellesley Select Board
Thomas H. Ulfelder, Vice Chair, Wellesley Select Board
Meghan C. Jop, Executive Director
Representative Alice H. Peisch, Assistant Majority Leader
Senator Cynthia S. Creem, Majority Leader
Thomas Harrington, Esq., Harrington Heep LLP
Eric Reustle, Esq., Harrington Heep LLP
Nicholas P. Shapiro, Esq., Phillips & Angley, P.C.
Robert K. Hopkins, Esq., Phillips & Angley, P.C.