

TOWN OF WELLESLEY



MASSACHUSETTS

BOARD OF SELECTMEN

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

MARJORIE R. FREIMAN, CHAIR
THOMAS H. ULFELDER, VICE CHAIR
JACK MORGAN, SECRETARY
ELIZABETH SULLIVAN WOODS
LISE M. OLNEY

FACSIMILE: (781) 239-1043
TELEPHONE: (781) 431-1019 x2201
WWW.WELLESLEYMA.GOV

MEGHAN C. JOP
EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

SELECTMEN'S MEETING

TENTATIVE AGENDA

Juliani Room, Town Hall

7:00 pm Monday, January 27, 2020

1. 7:00 Call to Order
2. 7:01 Citizen Speak
3. 7:03 Announcements
4. 7:05 Discuss and Vote Change in Manager – The Local, 11 Forest Street
5. 7:15 Discuss and Vote Verizon Petition
6. 7:25 Discuss and Vote Annual Election Warrant
7. 7:30 Discuss and Vote Presidential Primary Warrant
8. 7:35 Discuss and Vote Annual Town Meeting Warrant
 - Discuss and Vote Mandatory Videotaping of Meeting Article
 - Discuss and Vote Climate Emergency Resolution Article
9. 8:00 Presentation of Single Building Historic District Committee Report
10. 8:30 Presentation of Citizen Petition to Ban the Sale of Fur
11. 8:50 Budget Update
12. 9:10 Executive Director's Update
13. 9:15 Liaison Updates
14. 9:20 New Business and Other Correspondence

[Please see the Board of Selectmen's Public Comment Policy](#)

Next Meeting Dates: Monday, February 3, 7:00 pm
Wednesday, February 5, 7:00 pm – Complete Streets Meeting
Monday, February 10, 7:00 pm

Board of Selectmen Calendar – FY20

Date	Selectmen Meeting Items	Other Meeting Items
		Selectmen's Office Hours 1/30 @ 9 am Lise 1/29 – Sustainable Building Guideline Public Hearing
2/3/20 Monday	Meeting Liaison Update Jack Phyllis Theerman – Citizen Petition Presentation Review Budget Book – Sheryl Strother Set Pricing for Public EV Charger – Waban Lot	ATM: PUBLIC ZONING HEARING Complete Streets Meeting 2/5 @ Kingsbury
2/10/20 Monday	Meeting Liaison Update Tom	Selectmen's Office Hours 2/11 @ 9 am Beth
2/17/20 Monday	TOWN HALL CLOSED Presidents' Day	
2/24/20 Monday	Meeting Liaison Update Beth	Selectmen's Office Hours 2/27 @ 10 am Tom
3/4/20 Wednesday	Meeting Liaison Update Lise	March 2 – Wellesley Club March 3- Presidential Primary
3/9/20 Monday	Meeting Liaison Update Marjorie	Selectmen's Office Hours 3/10 @ 9 am Marjorie
3/16/20 Monday	Meeting Liaison Update Tom	March 17 – Town Election
3/23/20 Monday	Meeting Liaison Update Jack	Selectmen's Office Hours 3/26 @ 10 am Beth
3/30/20 Monday	ATM	
3/31/20 Tuesday	ATM	
4/6/20 Monday	ATM Arbor Day 2020 proclamation	
4/7/20 Tuesday	ATM	
4/13/20 Monday	ATM	
4/14/20 Tuesday	ATM	
4/20/20 Monday	Patriot's Day – Town Hall Closed	
4/21-4/24 Week	School Vacation Week	
4/27/20 Monday	ATM?	
4/28/20 Monday	ATM?	
5/4/20 Monday		

1/24/2020

5/11/20 Monday		
5/18 Monday	Public Hearing on Verizon Ascertainment?	
5/25 Monday	Memorial Day – Town Hall Closed	
6/1 Monday	Meeting	
6/8 Monday		
6/15 Monday	Meeting	
6/22 Monday		
6/29 Monday	Meeting	
7/3 Friday	TOWN HALL CLOSED – JULY 4TH OBSERVED	
7/7 Tuesday		
7/14 Tuesday		
7/21 Tuesday		
7/28 Tuesday		
8/4 Tuesday		
8/11 Tuesday		
8/18 Tuesday		
8/25 Tuesday		
9/1 Tuesday		
9/7 Monday	TOWN HALL CLOSED – LABOR DAY	
9/8 Tuesday		
9/14 Monday		

Notes

Quarterly updates

- *Traffic Committee (Deputy Chief Pilecki)*
- *Facilities Maintenance (Joe McDonough)*
- *Wellesley Club Dates: January 13, March 2*

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The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM**

AMENDMENT-Change of Manager

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text"/> | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

**Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3
 Chelsea, MA 02150-2358**

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email and via text message.



Transaction Processed Successfully.

INVOICE #: c278abac-681f-41f8-85b6-3f970c6dbc3a

FILING FEES-RETAIL	134400034	\$200.00
		\$200.00

Total Convenience Fee: \$4.70

Date Paid: 12/31/2019 9:41:00 AM EDT

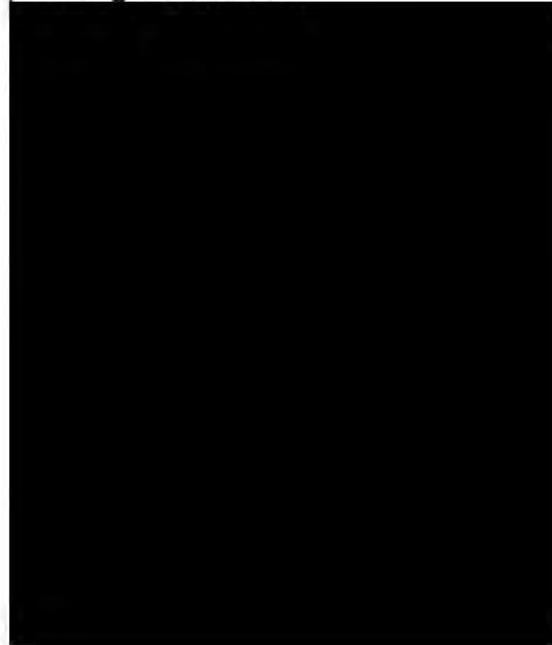
Total Amount Paid: \$204.70

Payment On Behalf Of

License Number or Business Name:
134400034

Fee Type:
FILING FEES-RETAIL

Billing Information





The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

AMENDMENT-Change of Manager Change of License Manager

1. BUSINESS ENTITY INFORMATION

Entity Name: The Wellesley Local LLC Municipality: Wellesley ABCC License Number: 134400034

2. APPLICATION CONTACT
 The application contact is the person who should be contacted with any questions regarding this application.

Name: Jillian Howard Title: HR+Office Mgr Email: Jillian@wellesleyrestaurantgroup.com Phone: 781-591-7422

3A. MANAGER INFORMATION
 The individual that has been appointed to manage and control of the licensed business and premises.

Proposed Manager Name: Frank A. Santa Jr Date of Birth: [REDACTED] SSN: [REDACTED]
 Residential Address: [REDACTED]
 Email: [REDACTED] Phone: [REDACTED]
 Please indicate how many hours per week you intend to be on the licensed premises: 40 Last-Approved License Manager: Adam Kischel

3B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen? Yes No *Manager must be U.S. citizen
 If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.
 Have you ever been convicted of a state, federal, or military crime? Yes No
 If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

3C. EMPLOYMENT INFORMATION
 Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
<u>2008</u>	<u>Pres</u>	<u>Owner</u>	<u>Wellesley Restaurant Group</u>	
<u>1995</u>	<u>2016</u>	<u>owner</u>	<u>Isabella's</u>	

3D. PRIOR DISCIPLINARY ACTION
 Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature: [Signature] Date: 12/31/19

APPLICANT'S STATEMENT

I, FRANK A. SAMBO JR the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of The Wellesley Local LLC
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:

Frank A. Sambo Jr

Date:

12/31/19

Title:

CORPORATE VOTE

The Board of Directors or LLC Managers of The Wellesley Local LLC
Entity Name
duly voted to apply to the Licensing Authority of Wellesley and the
City/Town
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 1/27/2020
Date of Meeting

For the following transactions (Check all that apply):

Change of Manager

Other _____

"VOTED: To authorize Frank A Santo Jr
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint Frank A Santo Jr
Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,

Tom Wythe - President
Corporate Officer / LLC Manager Signature

[Signature]
(Print Name)

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature

(Print Name)

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Karen Levesque
Right of Way Manager



385 Myles Standish Blvd
Taunton, MA 02780

Office 774-409-3170
Mobile 774-504-1279
Karen.levesque@one.verizon.com

November 27, 2019

Wellesley Selectmen
525 Washington St, 3rd Floor
Wellesley, MA 02482

**RE: Petition for Verizon job # 4A0JH1S
Livermore Road**

Dear Honorable Board of Selectmen:

Enclosed find the following items in support of the above-referenced project:

1. Petition;
2. Petition Plan;
3. Order;
4. Abutters.

A Public Hearing and notice to abutters is required. A Verizon representative will attend the Public Hearing. Should any questions or comments arise concerning this matter prior to the hearing, please contact me at 774-409-3170. Your assistance is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Karen Levesque".

Karen Levesque
Right of Way Manager

Enc

PETITION FOR CONDUIT LOCATION

November 27, 2019

To the Board of Selectmen

in **WELLESLEY**, Massachusetts

VERIZON NEW ENGLAND INC. requests permission to lay and maintain underground conduits, with the wires and cables to be placed therein, under the surface of the following public way or ways:

Livermore Road:

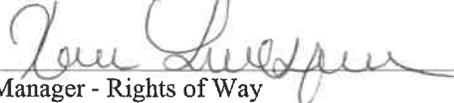
Place 230 feet of 1- 4" PVC Conduit and 2 concrete hand holes, from existing pole, P.14 located on the easterly side of Livermore Road in a northerly direction to proposed Hand Hole location #1 Livermore Road. Hand Hole #2 will be located 105' from existing pole, P.14 and 125' from new Hand Hole #1

This petition is necessary to place overhead facilities underground by customer request.

Also for permission to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

Plan marked-VZ N.E. Inc. No. **4A0JH1S** dated **November 27, 2019** showing location of conduit to be constructed is filed herewith.

VERIZON NEW ENGLAND INC.

By 
Manager - Rights of Way

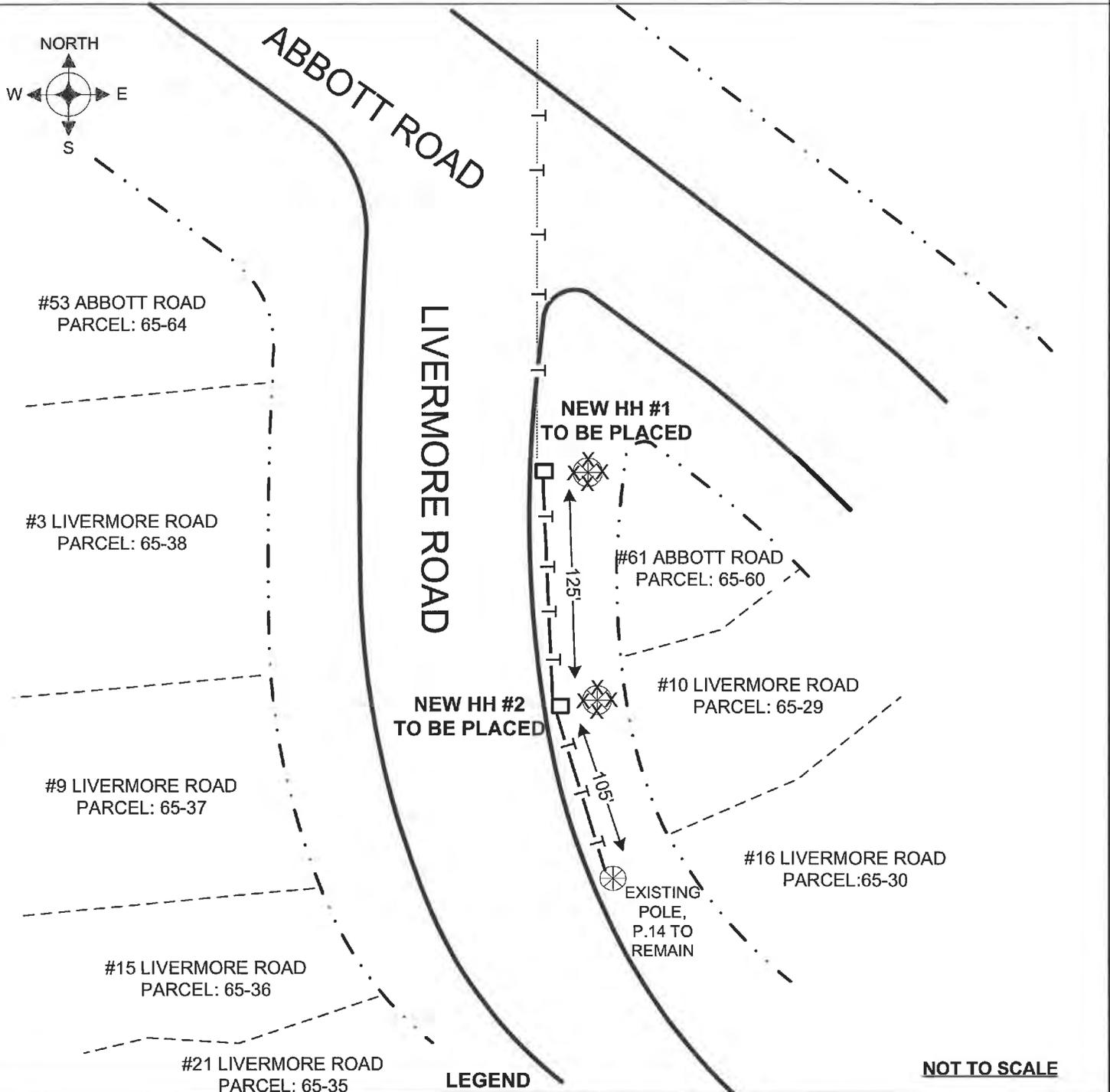
Dated this 27th day of November, 2019.

MUNICIPALITY WELLESLEY VZ. N.E. INC. NO. 4A0JH1S

VERIZON NEW ENGLAND, INC

DATE : NOVEMBER 27, 2019

SHOWING PROPOSED INSTALLMENT OF TWO HANDHOLES AND 230' OF 1-4' CONDUITS ON LIVERMORE RD



	PROPOSED CONDUIT TO BE PLACED		EDGE OF PAVEMENT
	EXISTING JOINTLY OWNED POLE TO BE REMOVED		EDGE OF ROADWAY
	EXISTING JOINTLY OWNED POLE TO REMAIN		PROPERTY LINE
	PROPOSED HAND HOLE		EXISTING CONDUIT TO REMAIN

ORDER FOR CONDUIT LOCATION

By the Board of Selectmen of the Town of WELLESLEY, Massachusetts.

Notice having been given and a public hearing held, as provided by law,
It is HEREBY ORDERED:

That permission be and hereby is granted VERIZON NEW ENGLAND INC. to lay and maintain underground conduits and manholes, with the wires and cables to be placed therein, under the surface of the following public way or ways as requested in petition of said Company dated the **27th** day of **November, 2019**.

Livermore Road:

Place 230 feet of 1- 4" PVC Conduit and 2 concrete hand holes, from existing pole, P.14 located on the easterly side of Livermore Road in a northerly direction to proposed Hand Hole location #1 Livermore Road. Hand Hole #2 will be located 105' from existing pole, P.14 and 125' from new Hand Hole #1

This petition is necessary to place overhead facilities underground by customer request.

Substantially as shown on plan marked- VZ N.E. Inc. No. **4A0JH1S** dated **NOVEMBER 27, 2019** - filed with said petition. Also, that permission be and hereby is granted said VERIZON NEW ENGLAND INC. to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

The foregoing permission is subject to the following conditions:

1. The conduits and manholes shall be of such material and construction and all work done in such manner as to be satisfactory to such municipal officers as it may appoint to the supervision of the work, and a plan showing the location of conduits constructed shall be filed with the Town when the work is completed.
2. In every underground main line conduit constructed by said Company hereunder one duct not less than three inches in diameter shall be reserved and maintained for the limited purpose of attaching one-way low voltage fire and police signaling wires owned by the municipality or governmental entity for public safety purposes only.
3. Said Company shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the Town.
4. In addition said Company shall, before a public way is disturbed for the laying of its wire or conduits, execute its bond in a penal sum of Ten Thousand Dollars (\$10,000) (reference being had to the bond already on file with said City) conditioned for the faithful performance of its duties under this permit.
5. Said Company shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and wires, so far as the same are not inconsistent with the laws of the Commonwealth.

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of WELLESLEY, Massachusetts, held on the _____ day of _____ 2019.

Town Clerk

ORDER FOR CONDUIT LOCATION

We hereby certify that on _____ 2019, at _____ o'clock _____ M. at _____ a public hearing was held on the petition of the VERIZON NEW ENGLAND INC. for permission to lay and maintain underground conduits, manholes and connection, with the wires and cables to be placed therein, described in the order herewith recorded, and that we mail at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the lines of said Company under said order. And that thereupon said order was duly adopted.

Board of Selectmen of the Town of WELLESLY, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of location order, and certificate of hearing with notice adopted by the Board of Selectmen of the Town of WELLESLY, Massachusetts, on the _____ day of _____ 2019, and recorded with the records of location orders of said Town, Book _____ Page _____. This certified copy is made under the provisions of Chapter 166 General Laws and any additions thereto or amendments thereof.

Attest:

Town Clerk

Meagher, Cathryn

From: Newell, Donald
Sent: Tuesday, December 10, 2019 10:25 AM
To: Meagher, Cathryn; Tobin, Jason
Cc: Cohen, David; Hickey, David; Jop, Meghan
Subject: RE: Petition from Verizon - Livermore Rd.

Cay,

No comments or restrictions.

Don

From: Meagher, Cathryn <cmeagher@wellesleyma.gov>
Sent: Tuesday, December 10, 2019 10:22 AM
To: Tobin, Jason <jtobin@wellesleyma.gov>
Cc: Cohen, David <dcohen@wellesleyma.gov>; Hickey, David <dhickey@wellesleyma.gov>; Newell, Donald <dnewell@wellesleyma.gov>; Jop, Meghan <mjop@wellesleyma.gov>
Subject: RE: Petition from Verizon - Livermore Rd.

Thank you Jason.

Don, does MLP have any comments/restrictions for the permit?

Thanks,
Cay

From: Tobin, Jason
Sent: Monday, December 9, 2019 3:47 PM
To: Meagher, Cathryn <cmeagher@wellesleyma.gov>
Cc: Cohen, David <dcohen@wellesleyma.gov>; Hickey, David <dhickey@wellesleyma.gov>; Newell, Donald <dnewell@wellesleyma.gov>; Jop, Meghan <mjop@wellesleyma.gov>
Subject: RE: Petition from Verizon - Livermore Rd.

Cay,

The DPW has the following comments regarding the petition from Verizon:

1. Verizon shall provide a schedule and obtain a street permit
2. No work will be permitted in the roadway
3. Work shall be coordinated with MLP and ensure adequate street lighting with the removal of a street light

Thank you,
Jason

Jason W. Tobin, E.I.T.

Civil Engineer – Street Permits
781.235.7600, x3313

Town of Wellesley - Department of Public Works - Eng. Div.
20 Municipal Way, Wellesley, MA 02481

When responding, please be advised that the Town of Wellesley and the Office of the Secretary of State have determined that E-mail could be considered a public record.



From: Meagher, Cathryn

Sent: Wednesday, December 04, 2019 8:50 AM

To: Hickey, David <dhickey@wellesleyma.gov>; Cohen, David <dcohen@wellesleyma.gov>; Newell, Donald <dnewell@wellesleyma.gov>; Jop, Meghan <mjop@wellesleyma.gov>

Subject: Petition from Verizon - Livermore Rd.

Hello all,

Please see the attached petition from Verizon and let us know your thoughts.

Thank you,

Cay

From: SEL: Konica Minolta c658

Sent: Wednesday, December 4, 2019 8:46 AM

To: Meagher, Cathryn <cmeagher@wellesleyma.gov>

Subject: Message from KM_C658

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Vj ku'ku'j g'htuv'hy 'r ci gu'qh'j g'Cppwcn'Vqy p'O ggw'pi "Y cttepv'cpf "j g'Dqctf 'y km'cr r tqxg'j ku'
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**COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH**

WARRANT FOR 2020 PRESIDENTIAL PRIMARY ELECTION

Norfolk County SS.

To Philip Juliani, Constable for the Town of Wellesley

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said city or town who are qualified to vote in the Presidential Primaries Election to vote at:

- The Voters of Precinct A, in Katherine Lee Bates School at 116 Elmwood Road.
- The Voters of Precinct B, in Isaac Sprague School at 401 School Street.
- The Voters of Precinct C, in Ernest F. Upham School at 35 Wynnewood Road.
- The Voters of Precinct D, in Otho L. Schofield School at 27 Cedar Street.
- The Voters of Precinct E, in Joseph E. Fiske School at 45 Hastings Street.
- The Voters of Precinct F, in Dana Hall School – Shipley Center, 142 Grove Street
- The Voters of Precinct G, in Wellesley Free Library, 530 Washington Street
- The Voters of Precinct H, in Tolles Parsons Center at 500 Washington Street.

on **TUESDAY, THE THIRD DAY OF MARCH, 2020**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the Presidential Primary Election for the candidates of political parties for the following offices:

PRESIDENTIAL PREFERENCE	FOR THIS COMMONWEALTH
STATE COMMITTEE MAN	SENATORIAL DISTRICT
STATE COMMITTEE WOMAN	SENATORIAL DISTRICT
TOWN COMMITTEE	FOR WELLESLEY

In addition, Early Voting will be available for all voters of Wellesley on Monday February 24, 2020 through February 28, 2020 in:

- 8:00 AM to 5:00 PM.
 - Monday through Friday at the Annie F. Warren Building (Wellesley Recreation Center), 90 Washington Street.
- Extended hours from 5:30 PM – 8:00 PM.
 - Tuesday February 25, 2020 at Waterstone at Wellesley, 27 Washington Street
 - Wednesday February 26, 2020 at Wellesley Town Hall, 525 Washington Street
 - Thursday February 27, 2020 at Wellesley Town Hall, 525 Washington Street

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this _____ day of _____, 2020.
(month)

Marjorie R. Freiman, Chair

Thomas H. Ulfelder, Vice Chair

Jack Morgan, Secretary

Elizabeth Sullivan Woods

Lise M. Olney

Selectmen of Wellesley

County of Norfolk ss:
Commonwealth of Massachusetts, Wellesley:

I have this day caused the within Warrant to be posted in two public places, Wellesley Police Station and Wellesley Town Hall. In addition it is posted on the Town of Wellesley website at www.wellesleyma.gov.

Philip Juliani, Constable

Date: _____, 2020

Warrant must be posted by **February 25, 2020**, at least *seven days prior* to the **March 3, 2020** Presidential Primary Election.

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2020 Annual Town Meeting Warrant Articles

1/16/2020

	Description	Sponsor	Motions
1	Choose Moderator & Receive Reports	BOS	
2	Town-Wide Financial Plan & Five Year Capital Budget Program	BOS	
	Appropriations - Operating and Outlay		
3	Consent Agenda - Simple Majority vs 2/3	BOS	
4	Amend Job Classification Plan	HR	
5	Amend Salary Plan - Pay Schedule (including union contract settlements)	HR	
6	Set Salary of Elected Official	BOS	
7	FY20 Budget Supplemental Appropriations	BOS	
8	Omnibus Budget and Capital (FY21)	BOS	
9	Revise Revolving Funds, set amounts for the year, modify Tree Bank Fund	BOS	
10	Revise Injured on Duty Stabilization and increase funding	BOS	
11	Special Education Reserve Fund - Additional funding	BOS	
12	Baler Stabilization Fund Contribution from Free Cash	DPW	
13	Establish Morses Pond Beach and Bathhouse Stabilization Fund	REC	
14	Water Program	BPW	
15	Sewer Program	BPW	
16	Electric Program	MLP	
	Appropriations - Special Capital Projects		
17	Community Preservation Fund Appropriations	CPC	
18	Town Hall Annex Schematic Design through Bidding Phase	BOS/PBC	
19	Additional Funding for Lee/Hunnewell Fields	NRC	
20	Great Plain Avenue Construction Funds	BOS/BPW	
	Authorizations		
21	Authorize Water Fund and/or Sewer Fund Bond Authorization (MWRA)	DPW	
22	Authorize Lease Agreement - 254 Washington Street	BOS	
23	Authorize Expenditure of State Transp. Infrastructure Funds (Uber/Lyft)	BOS	
24	Authorize Renaming of Hunnewell Field to Diane P. Warren Field	NRC	
25	Authorize Modifications, Insertions, or Deletions of Human Resource Board Policies	HR	
26	Resolution on Climate Action/Emergency	BOS	
27	Acceptance of Easements	DPW	
	Amend Zoning Bylaw		
28	Zoning Map Amendment Create Single Building Historic District - 323 Washington Street	PB	
29	Amend Establishment of Districts to Large Scale Solar Overlay District	PB	
30	Amend Zoning Bylaw to provide LHR review of homes in General Residence District	PB	
31	Amend the Tree Protection Bylaw	PB	
32	Amend Natural Resources Protection Bylaw	PB	
33	Delete Temporary Moratorium on Marijuana Establishments	PB	
34	Amend Registered Marijuana Dispensary Regulations	PB	
35	Amend Drainage Review to comply with MS4 Permit	DPW	
36	Amend Board of Selectmen to Select Board	BOS	
	Amend Town/General Bylaws		
37	Amend Board of Selectmen to Select Board	BOS	
38	Amend and Reformat Town Bylaws	CLK/BOS	
39	Amend Town Bylaws to Require Meetings to be Video Recorded	BOS	
	Citizen Petitions		
40	General Residence - LHR Amendment	Citizen	
41	Resolution - Designate the 2nd Monday in October Indigenous People's Day	Citizen	
42	Resolution - Designate the 2nd Monday in October Indigenous People's Day/Columbus Day	Citizen	
43	Reaffirm GHG Reduction Goal and Increase Non-Emitting Electricity Purchases	Citizen	
44	Improve Efficiency and Reduce Expenditures in Town Government	Citizen	
45	Amend Town Bylaw to Ban the Sale of Fur in Wellesley	Citizen	
	General		
46	Rescind or Transfer Debt; Appropriate Premiums	BOS	
47	Settle Claims	BOS	
48	Disposal of Property	BOS	
49	Appoint Fire Engineers	BOS	
	* Consent Agenda Recommendation		

TOWN OF WELLESLEY



**WARRANT
for the
ANNUAL TOWN MEETING**

ELECTION – March 17, 2020

BUSINESS MEETING – March 20, 2020

ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)
February 26, 2020, 7:00 P.M. at Town Hall

PLANNING BOARD PUBLIC ZONING HEARING
February 3, 2020, 6:30 P.M. at Town Hall

PLANNING BOARD PUBLIC ZONING HEARING ON AMENDMENT TO HISTORIC
DISTRICT OVERLAY ZONING DISTRICT (ART. 28)
March 4, 2020, 6:30 P.M. at Town Hall

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 17, 2020:

The voters of Precinct A, in Katharine Lee Bates School, 116 Elmwood Road;

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

The voters of Precinct C, in Ernest F. Upham School, 35 Wynnewood Street;

The voters of Precinct D, in Otho L. Schofield School, 27 Cedar Street;

The voters of Precinct E, in Joseph E. Fiske School, 45 Hastings Street;

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

The voters of Precinct G, in Wellesley Free Library, 530 Washington 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. of said day when they will be closed, during which time aforesaid qualified voters of said Town may bring in their ballots to 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>
Board of Assessors	One	Three Years
Board of Health	One	Three Years
Board of Public Works	One	Three Years
Board of Public Works	One	One Year
Board of Selectmen	Two	Three Years
Housing Authority	One	One Year
Moderator	One	One Year
Natural Resources Commission	Two	Three Years
Planning Board	One	Five Years
Recreation Commission	One	Three Years
School Committee	Two	Three Years
Trustees of the Wellesley Free Library	Two	Three Years

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

and for a non-binding referendum question to read:

Do you believe the Town of Wellesley should keep our current 7 neighborhood elementary school model by rebuilding and/or renovating the Hardy, Hunnewell and Upham Elementary Schools, instead of closing one school and redistricting all of our elementary students into 6 schools? Please vote YES or NO.

A YES vote would advise the Town of Wellesley to retain our current neighborhood school model by renovating and/or rebuilding the Hardy, Hunnewell and Upham Elementary Schools.

A NO vote would advise the Town of Wellesley to close either Hardy Elementary School or Upham Elementary School, without voter input on which school to close, and to re-district all of our town's elementary students into six schools.

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

**Wellesley Middle School Auditorium
50 Kingsbury Street
Monday, March 30, 2020**

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.

(Board of Selectmen)

ARTICLE 2. To receive the Reports of the Board of Selectmen 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.

(Board of Selectmen)

APPROPRIATIONS – OPERATING AND OUTLAY

ARTICLE 3. To see if the Town will vote to take action 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.

(Board of Selectmen)

ARTICLE 4. To see if the Town will vote to amend Article 31 of the General Bylaws by making changes to the appendix to the Classification and Salary Plans established under Sections 31.1 and 31.6 respectively, which constitutes part of said Bylaws, relating to the establishment of new classifications, reclassifications of current positions, and the deletion of classifications, or to take any other action in relation thereto.

(Human Resources Board)

ARTICLE 5. To see if the Town will vote to amend Article 31 of the General Bylaws by making changes to Schedule A, entitled “Job Classifications by Groups,” and Schedule B, 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 Schedule B, 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 at \$95,582.00, as provided by Section 108 of Chapter 41 of the General Laws, or to take any other action in relation thereto.

(Board of Selectmen)

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 2019 Annual Town Meeting, or to take any other action in relation thereto.

(Board of Selectmen)

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 2021 Tax Rate, or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 9. To see if the Town will vote pursuant to Section 53E1/2 of Chapter 44 of the Massachusetts General Laws, as amended by Section 86 of Chapter 218 of the Acts of 2016, to:

1. Amend Article 55.1.d of the General Bylaws to read as follows:

d. Tree Bank Fund.

Funds held in the Tree Bank Fund shall be expended by:

- i. The Department of Public Works for buying, planting, and maintaining trees on public or private property; and
- ii. The Planning Department and Natural Resources Commission for conducting studies to maintain and protect trees.

Receipts credited to this fund shall include contributions in lieu of tree replanting required in accordance with Section 16E of the Zoning Bylaw.

and

2. Set the limit on the total amount that may be spent from each revolving fund for Fiscal Year 2020 as follows:
 - a. Street Opening Maintenance Fund: \$225,000.00
 - b. DPW Field Use Fund: \$200,000.00
 - c. Turf Field Fund: \$500,000.00
 - d. Tree Bank Fund: \$75,000.00
 - e. Baler, Compactors and other RDF Equipment Repair Fund: \$50,000.00

- f. Council on Aging Social and Cultural Programs Fund: \$140,000.00
- g. Teen Center Program Revenues Fund: \$50,000.00
- h. Library Room Rental Fund: \$35,000.00
- i. Lost/Damaged Library Materials Replacement Fund: \$20,000.00
- j. Brookside Community Gardens Fund: \$3,000.00
- k. Weston Road Gardens Fund: \$7,000.00
- l. Library Copier Fees Fund: \$20,000.00
- m. Cultural Council Revenues Fund: \$6,500.00

or to take any other action in relation thereto.

(Board of Selectmen)

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 Special Injury Leave Indemnity Fund established under Article 9 of the 2017 Annual Town Meeting, or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 11. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to the 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, or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 12. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to the Baler Stabilization Fund established by the vote taken under Article 10 at the 2016 Annual Town Meeting for replacement of the RDF Baler, Compactors and other RDF equipment, or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 13. To see if the Town will vote to create a special purpose municipal stabilization fund establishing a reserve for the renovation, restoration, and construction of the Morses Pond Beach and Bathhouse Project in accordance with Section 5B of Chapter 40 of the General Laws, and to raise and appropriate, transfer from available funds, or otherwise provide a sum of money into such stabilization fund, or to take any other action in relation thereto.

(Recreation Commission)

ARTICLE 14. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of \$9,689,534.00 (NINE MILLION SIX HUNDRED EIGHTY-NINE THOUSAND FIVE HUNDRED THIRTY-FOUR DOLLARS), or any other sum, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Water Program as follows:

Salaries	\$ 1,953,059
Expenses (incl. interest, and all non-op exp.)	4,199,909
OPEB (Other Post-Employment Benefits)	38,500
Depreciation	975,330
Capital Outlay	1,260,000
Debt	801,432
Emergency Reserve	<u>461,324</u>
Total Authorized Use of Funds	\$9,689,534

And that \$9,689,534 be raised as follows:

Department Receipts	\$6,464,321
Depreciation	975,330
Retained Earnings	<u>2,249,883</u>
Total Sources of Funds	\$9,689,534

or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 15. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of \$9,765,538.00 (NINE MILLION SEVEN HUNDRED SIXTY-FIVE THOUSAND FIVE HUNDRED THIRTY-EIGHT DOLLARS), or any other sum, to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Sewer Program, as follows:

Salaries	\$ 893,891
Expenses (incl. interest, and all non-op exp.)	6,989,317
OPEB (Other Post-Employment Benefits)	16,500
Depreciation	458,179
Capital Outlay	620,000
Debt	314,207
Emergency Reserve	<u>473,444</u>

Total Authorized Use of Funds \$9,765,538

And that \$9,765,538 be raised as follows:

Department Receipts	\$8,793,188
Depreciation	458,179
Retained Earnings	<u>514,171</u>
Total Sources of Funds	\$9,765,538

or to take any other action in relation thereto.

(Board of Public Works)

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 Municipal Light Board for purposes of operating and managing the Municipal Light Plant, or to take any other action in relation thereto.

(Municipal Light Board)

APPROPRIATIONS – SPECIAL CAPITAL PROJECTS

ARTICLE 17. To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2021 Community Preservation Budget, to appropriate or reserve for future appropriation, from FY 2021 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, 2020, to make debt service payments, and to undertake community preservation projects as recommended by the Community Preservation Committee, or to take any other action in relation thereto.

(Community Preservation Committee)

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 Permanent Building Committee, for architectural and engineering designs, plans and other specifications, bid documents, permitting, and any associated costs related to the construction of a Town Hall Annex to be located at 2 Municipal Way, and for any other services in connection therewith and, for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Board of Selectmen, 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, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount to be borrowed to pay such costs by a like amount, or to take any other action in relation thereto.

(Board of Selectmen/Permanent Building Committee)

ARTICLE 19. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to supplement funds for the construction or reconstruction of the softball field (Lee Field) and multipurpose field located at the Hunnewell Field as voted under Article 21 of the 2019 Annual Town Meeting; and for the purpose of meeting such appropriation, to authorize the Treasurer, with the approval of the Board of Selectmen, 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, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount to be borrowed to pay such cost by a like amount, or to take any other action in relation thereto.

(Natural Resources Commission)

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 Board of Public Works, for engineering designs, bid documents, and associated costs related to the construction, reconstruction, rehabilitation, and repair of Great Plain Avenue, including street, sidewalk and/or drainage repairs and improvements, for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Board of Selectmen, 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, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount to be borrowed to pay such costs by a like amount, or to take any other action in relation thereto.

(Board of Public Works)

AUTHORIZATIONS

ARTICLE 21. To see if the Town will raise and appropriate, transfer from available funds, or borrow a sum of money to be expended under the discretion of the Board of Public Works for water and/or 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 22. To see if the Town will vote to authorize the Board of Selectmen to enter into a lease of a certain parcel of Town-owned land within the Eaton Court Parking Lot located at 24 Eaton Court, on such terms and conditions, including dollar amounts, as said Board deems to be in the Town's interest, or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 23. To see if the Town will vote to appropriate the sum of \$24,801.90 (TWENTY-FOUR THOUSAND EIGHT HUNDRED ONE DOLLARS AND NINETY CENTS), received from the Commonwealth Transportation Infrastructure Fund ("Fund") pursuant to St. 2016, c. 187, § 8(c)(i) for calendar year 2018, 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 90I of the General Laws and other programs that support alternative modes of transportation, or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 24. To see if the Town will vote to approve the naming of "Hunnewell 2/Multipurpose Field" located at 438 Washington Street, as the "Diane P. Warren Field" in accordance with Article 5.5 of the Town Bylaws Naming of Public Assets, or to take any other action in relation thereto.

(Natural Resources Commission)

ARTICLE 25. To see if the Town will vote to authorize the Human Resources Board to add, modify, or delete certain personnel policies and procedures for Town employees not covered by collective bargaining agreements in accordance with Article 30.10 of the Town Bylaws Personnel Policies Nonunion Employees, or to take any other action in relation thereto.

(Human Resources Board)

ARTICLE 26. To see if the Town will vote to adopt a resolution to address the impacts of climate change ... , or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 27. To see if the Town will vote to:

1. Hear the report of the Board of Public Works that certain easements for drainage and utilities be abandoned and a new easement granted;
2. Authorize the Board of Public Works, pursuant to Section 15 of Chapter 40 of the Massachusetts General Laws, to abandon a utility easement at 21 Carisbrook Road and to grant a new utility easement on a portion of said property;

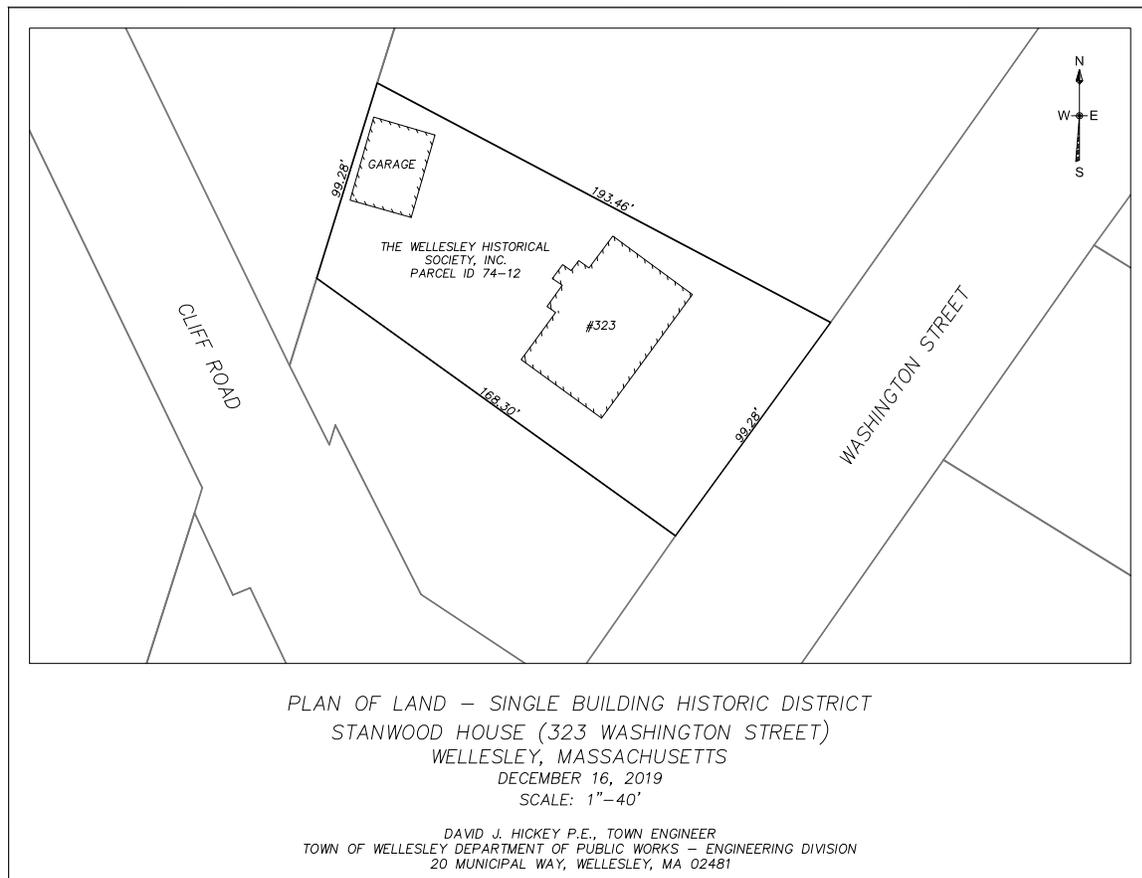
3. Authorize the Board of Public Works, pursuant to Section 15 of Chapter 40 of the Massachusetts General Laws, to abandon a drainage easement at 64 Fuller Brook Road and to grant a new drainage easement on a portion of said property;
4. Authorize the Board of Public Works, pursuant to Section 15 of Chapter 40 of the Massachusetts General Laws, to abandon certain drainage easements located at 104 Forest Street, 108 Forest Street, and 34 Wachusett Road; and
5. Authorize the Board of Public Works, pursuant to Section 15 of Chapter 40 of the Massachusetts General Laws, to abandon certain electric easements located at 70 Radcliffe Road and 124 Brook Street;

or to take any other action in relation hereto.

(Board of Public Works)

AMEND ZONING BYLAW

ARTICLE 28. To see if the Town will vote to establish a Historic District to be located at 323 Washington Street (Parcel ID 74-12) and to amend the Zoning Map of the Town of Wellesley by applying the Historic District Overlay Zoning District to said land at 323 Washington Street, as shown on the plan entitled “Plan of Land – Single Building Historic District, Stanwood House (323 Washington Street), Wellesley, Massachusetts” by Dave Hickey, Town Engineer, dated December 16, 2019, a copy of which is on file at the Office of the Town Clerk, provided, however, that the Historic District Overlay Zoning District shall overlay and not change the existing underlying General Residence District zoning of the property, or to take any other action in relation thereto.



(Historic District Commission, Historical Commission, and Planning Board)

Article 29. To see if the Town will vote to correct the omission of the Large Scale Solar Overlay District in the list of districts in Section 1A of the Zoning Bylaw by amending Section 1A, as follows:

1. Inserting after “27. Linden Street Corridor Overlay District (Section 14G)” in the list of districts, the following
 28. Large-Scale Solar Overlay District (Section 14H)

and

2. Renumbering the remaining items in the list of districts accordingly;

or to take any other action in relation thereto.

(Planning Board)

Article 30. To see if the Town will amend the Zoning Bylaw to require Large House Review for single family dwellings, two-family dwellings, and Town Houses in the General Residence Districts, as follows:

1. By inserting a new Section 4.C as follows:

C. Large House Review

The provisions of Section 16D shall apply.

2. By inserting after the word “dwellings” in Section 16D.A, the phrase “in the Single Residence or General Residence Districts and Two Family Dwellings or Town Houses in the General Residence Districts”, such that Section 16D.A shall read as follows:

This Section is adopted by the Town to provide pre-construction and post-construction review of single family dwellings in the Single Residence or General Residence Districts and Two Family Dwellings or Town Houses in the General Residence Districts that meet the applicability standards set forth below.

3. By inserting a new paragraph after the second full paragraph in Section 16D.C as follows:

The provisions of this Section shall also apply to all building permits issued after January 16, 2020 for:

Any new single family dwelling, Two Family Dwelling, or Town House in the General Residence District where the Total Living Area Plus Garage Space of the dwelling or Town House after completion exceeds 3,600 square feet; and

Alteration of any single family dwelling, Two Family Dwelling, or Town House in the General Residence District where the alteration will increase the Total Living Area Plus Garage Space of the dwelling in question by more than 10% and the Total Living Area Plus Garage Space of the dwelling, after completion of the project, will exceed 3600 square feet.

4. By inserting in Section 16D.D.1, after the phrase “single family residential dwelling”, the phrase “, Two Family Dwelling, or Town House”, and inserting

after the phrase “until the dwelling”, the phrase “or Town House”, such that Section 16D.D.1 shall read as follows:

General. Any applicant for a single family residential dwelling, Two Family Dwelling, or Town House that is subject to this Section shall submit to the Planning Board through the Planning Director the required information, including plans indicating the delineation of the neighborhood, existing and proposed site conditions, photographs, topography, building elevations, proposed grading and landscape design described in the Rules and Regulations and shall not be entitled to the issuance of a building permit unless and until the dwelling or Town House is approved in accordance with this Section.

or to take any other action in relation thereto.

(Planning Board)

Article 31. To see if the Town will vote to amend Section 16E of the Zoning Bylaw to (1) clarify the intent and purpose of the bylaw, (2) require increased mitigation actions, (3) increase the scope of protected trees, (4) allow other factors to be included in determining contributions to the Tree Bank Fund, (5) conform to Article 55 of the Town’s General Bylaws, and (6) update the bylaw’s terminology, such amendments may include, but not be limited to, the following:

1. By deleting the word “and” after the phrase “contribute to the distinct character of certain neighborhoods,” and by adding the phrase “and reduce ambient carbon in the atmosphere” after the phrase “provide natural privacy to neighbors” in the first sentence in the second paragraph of Section 16E.B, to reflect the sustainability policies of the Town, so that the relevant part of Section 16E.B reads as follows:

Trees are recognized for their abilities to improve air quality, protect from glare and heat, reduce noise, aid in the stabilization of soil, provide natural flood and drainage control, create habitats for wildlife, enhance aesthetics and property values, contribute to the distinct character of certain neighborhoods, provide natural privacy to neighbors, and reduce ambient carbon in the atmosphere.

2. By amending the definition of Protected Trees from Section 16E.C, to capitalize the words “Tree” and “Trees,” to clarify the location of Trees subject to the bylaw as being within the Tree Yard, and to decrease the relevant diameter at breast height from 10 inches or greater to six inches or greater for such Trees, so that Section 16E.C reads as follows:

Protected Tree - Any existing Tree located in the Tree Yard or Tree that was removed from the Tree Yard within twelve (12) months prior to application for an applicable demolition or building permit, which has a DBH of six (6) inches or greater, located in a Tree Yard of a property zoned Single Residence District or General Residence District, or located

anywhere on property zoned other than Single Residence District or General Residence District. Any Tree that has a DBH of six (6) inches or greater with portions of the stem of the Tree actively growing into a Tree Yard between a height of six (6) inches and four and one-half (4.5) feet above grade shall be considered a Protected Tree.

3. By deleting the definition of Tree Bank from Section 16E.C, in its entirety, and inserting, in place thereof, a new definition, as follows:

Tree Bank Fund – The revolving fund established pursuant to Section 55.1.d of the Town Bylaws.

4. By deleting the definition of Tree Yard from Section 16E.C, in its entirety, and inserting, in place thereof, a new definition, incorporating the table presently set forth in Section 16E.F.1, as follows:

Tree Yard - The area of a parcel zoned Single Residence District or General Residence District located adjacent to all front, side, and rear lines of a lot up to the distances set forth in the following table:

Location of Protected Trees on Property Zoned Single Residence District (SRD) or General Residence District			
Zoning District	Minimum Tree Yard (feet)		
	Front	Side	Rear
SRD 10	20	10	10
SRD 15	20	20	20
SRD 20	20	20	20
SRD 30	40	30	30
SRD 40	40	40	40
General Residence District	20	10	10

5. By amending Section 16E.D.2.a, by deleting the word “In” and inserting in place thereof, the word “in”;
6. By deleting the period at the end of Section 16E.D.2.d and by inserting in its place “; and”;
7. By deleting Section 16E.D.2.f and Section 16E.D.2.g, in their entirety.
8. By deleting Section 16E.E, in its entirety, and inserting, in place thereof, a new Section 16E.E, as follows:

Town of Wellesley Tree Bank Fund

Any contributions collected per Section 16E.F.2.b.ii. shall be deposited in the Tree Bank Fund.

9. By deleting Section 16E.F.1, in its entirety, and inserting, in place thereof, a new Section 16E.F.1, as follows:

Scope:

Demolition and/or construction activity (as identified under Section 16E.D.1.) on a property on which a Protected Tree is located is prohibited unless required Tree protection and/or mitigation measures will be taken as set forth in this subsection.

10. By inserting a new sentence after the second sentence in Section 16E.F.2, as follows:

Any fencing to be included in the Tree Save Area shall consist of chain link wire fencing.

11. By deleting Section 16E.F.2.b.i, in its entirety, and inserting, in place thereof, a new Section 16E.F.2.b.i, as follows:

Replanting of Trees: For each inch of DBH of Protected Tree(s) which are removed, no less than one (1.0) inch of caliper of new Tree(s) shall be replanted in accordance with the following:

12. By deleting Section 16E.F.2.b.i.1, in its entirety, and inserting, in place thereof, a new Section 16E.F.2.b.i.1, as follows:

Each new Tree must have a minimum caliper of three (3) inches;

13. By deleting Section 16E.F.2.b.ii, in its entirety, and inserting, in place thereof, a new Section 16E.F.2.b.ii, as follows:

Contribution to the Tree Bank Fund: The Board of Selectmen shall establish a Tree Bank Fund contribution schedule, such schedule to be based on the DBH of Protected Tree(s) to be removed, impact on Town infrastructure, and other environmental impacts associated with the removal of the Tree. The schedule may also take into account the aggregate DBH of Protected Trees to be removed. The applicant shall make such contribution to the Tree Bank Fund for the removal of a Protected Tree, not already mitigated for, pursuant to Section 16E.F.2.b.i.; such contributions shall be deposited to the Tree Bank Fund.

14. By inserting, after the phrase "Tree Bank" in Section 16E.F.3.b.viii, the word "Fund";

15. By deleting Section 16E.F.3.c, in its entirety; and
16. By capitalizing the words “tree” and “trees” where such words appear in Section 16E;

or take any other action in relation thereto.

(Planning Board and Natural Resources Commission)

Article 32. To see if the Town will vote to amend Section 16F, Natural Resource Protection (NRP) Development, of the Zoning Bylaw, to (1) increase flexibility in the design and layout of the lots within a NRP Development, (2) ensure that all such developments comply with lighting requirements in Section 16G, and (3) update terminology; such amendments to include, but not be limited to, the following:

1. By inserting “, driveways, and common pathways” after the word “Streets” in Section 16F.D.2;
2. By inserting at the end of Section 16F.D.3 the following:

Dwellings shall not be oriented linearly or subject to the provisions of Section 19 that:

Where, on a frontage of 500 feet including the lot to be affected, or on a frontage between two intersecting or entering streets if such frontage is less than 500 feet, all existing buildings (if they are not less than three in number) have front yards of a depth greater than 30 feet, the minimum depth thereof shall be the depth required.

3. By deleting Section 16F.D.8, in its entirety and inserting, in place thereof, a new Section 16F.D.8 as follows:

Exterior lighting shall be only as needed to accomplish safety and design objectives; shall be arranged so as to minimize the impact on neighboring properties; and shall comply with the provisions of Section 16G which are incorporated herein by this reference.

4. By deleting Section 16F.D.9 in its entirety and inserting, in place thereof, a new Section 16F.D.9 as follows:

Shared driveways may be constructed to access a maximum of three (3) residences. Shared driveways shall be located within an easement which may allow space for installation of water lines and utilities as needed.

5. By deleting the word “house” from Section 16F.E;
6. By deleting Section 16F.E.2, in its entirety and inserting, in place thereof, a new Section 16F.E.2 as follows:

Locating Dwelling Sites. Locate the approximate sites of dwellings within the Potentially Developable Area and include the delineation of private yards and shared amenities so as to reflect an integrated community within the subdivision. Priority in design shall be given to determining the appropriate location of dwellings prior to determining the location of streets.

7. By deleting Section 16F.E.3 in its entirety and inserting, in place thereof, a new Section 16F.E.3, as follows:

Locating Streets, Common Parking Areas, Common Detached Garages, and Pathways. Streets should be laid out in order to access common parking areas, common detached garages, or individual house lots while minimizing interference with Conservation Areas and maximizing Open Space. Pathways should be laid out to create internal and external connections to common parking areas, common detached garages, and existing and/or potential future streets, sidewalks, trails, and pathways.

8. By deleting the words “Housing” and “homes” from Section 16F.F.1, and inserting, in place thereof, the words “Dwelling” and “dwellings”, respectively; and
9. By deleting Sections 16F.F.2, Section 16F.F.3, Section 16F.F.4, and Section 16F.F.5, in their entirety and inserting, in place thereof, the following:
 2. Lot Dimension. the following minimum dimensional standards shall apply for lots within a NRP Development.

TABLE 1.

Area Regulation District	SINGLE RESIDENCE DISTRICT				
	10,000 SF.	15,000 SF.	20,000 SF.	30,000 SF.	40,000 SF.
Minimum Lot Size	7,500 SF.	7,500 SF.	10,000 SF.	10,000 SF.	10,000 SF.
Minimum Frontage	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Minimum Front Yard Setback	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.

3. Frontage. Lots within the NRP Development may have frontage on internal streets, common driveways, common parking areas, or common pathways.
4. Parcel Dimensions. To further the design process provided in Section 16F Part E above, the following minimum dimensional standards shall apply from the edge of the entire parcel to the nearest lot internal within the NRP Development:

TABLE 2

Area Regulation District	SINGLE RESIDENCE DISTRICT				
	10,000 SF.	15,000 SF.	20,000 SF	30,000 SF.	40,000 SF.
Minimum Front Yard Depth (setback)	30 ft.	30 ft.	35 ft.	40 ft.	40 ft
Minimum Side Yard Width (setback)	20 ft.	20 ft.	20 ft.	30 ft.	40 ft.
Minimum Rear Yard Depth (setback)	10 ft.	20 ft.	20 ft.	30 ft.	40 ft.

5. Accessory Structures. Accessory structures such as common carriage houses or a bank of common garages are encouraged.

or to take any other action in relation thereto.

(Planning Board)

Article 33. To see if the Town will vote to delete Section 22E of the Zoning Bylaw in its entirety, given the 2018 Annual Town Meeting vote under Article 28 to prohibit Marijuana Establishments, or take any other action in relation thereto.

(Planning Board)

Article 34. To see if the Town will vote to amend the Zoning Bylaw to update statutory and regulatory references and associated changes resulting from the enactment of Chapter 55 of the Acts 2017:

1. By deleting the definition of Registered Marijuana Dispensary in Section 1B, in its entirety, and inserting, in place thereof, a new definition as follows:

Registered Marijuana Dispensary (“RMD” or “RMDs”) – An entity licensed under 935 CMR 501.000 that acquires, cultivates, possesses, processes (including development of related products such as edible marijuana or marijuana products, marijuana infused products (“MIPs”), tinctures, aerosols, oils, or ointments), transports, sells, distributes, delivers, dispenses, or administers marijuana, products containing cannabis or marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical use, and also referred to as Medical Marijuana Treatment Center under 935 CMR 501.000.

2. By deleting the phrase “Chapter 369 of the Acts of 2012, *An Act for the Humanitarian Medical Use of Marijuana*, and 105 CMR 725.000: *Implementation of an Act for the Humanitarian Medical Use of Marijuana*” from Section 25.B.6.a and Section 25.B.6.b, and inserting, in place thereof, the phrase “Chapter 94I of the Massachusetts General Laws, and 935 CMR 501.000”;
3. By deleting the phrase “105 CMR 725.000”, from Section 25.B.6.a, Section 25.B.6.b, Section 25.B.6.d.iii(1), Section 25.B.6.d.iv(6), and Section 25.B.6.d.iv(7), and inserting, in place thereof, the phrase “935 CMR 501.000”; and
4. By deleting Section 25.B.6.d.iii(3), in its entirety, and inserting, in place thereof, a new Section 25.B.6.d.iii(3), as follows:

For every publicly accessible entrance there shall be at least one (1) sign that includes the language “Medical Registration Card issued by the MA Department of Public Health or the Cannabis Control Commission required” with a minimum text height of two (2) inches, in addition to any other sign that may be required by 935 CMR 501.000 at such location.

or take any other action in relation thereto.

(Planning Board)

Article 35. To see if the Town will vote to amend the Zoning Bylaw by revising Section 16C, Drainage Review, as needed to comply with the requirements of the current USEPA/MassDEP General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems in Massachusetts (the “MS4 Permit”), or to take any other action in relation thereto.

(Board of Public Works)

Article 36. To see if the Town will vote to amend the Zoning Bylaw, as follows:

1. By inserting, in the appropriate alphabetical order, a new definition in Section 1B, as follows:

Select Board: The Select Board shall have all of the powers and duties granted to Boards of Selectmen by the Constitution and General Laws of the Commonwealth of Massachusetts, and such additional powers and duties as may be provided by any Special Act of the Legislature applicable to the Town of Wellesley, by this Bylaw, by the General Bylaws or by Town Meeting vote.

2. By deleting the following instances of the term “Board of Selectmen” and inserting, in place thereof, the term “Select Board”:

- i. Section 1B;
- ii. Section 2.A.11 (4 instances);
- iii. Section 9.B.6;
- iv. Section 14J.E.2.b;
- v. Section 14J.K.d.6 (2 instances);
- vi. Section 14J.L;
- vii. Section 16.D.2;
- viii. Section 16.D.3;
- ix. Section 16A.C.3.c.ii;
- x. Section 16A.C.3.d (3 instances);
- xi. Section 16E.F.2.b.ii;
- xii. Section 16F.G.3;
- xiii. Section 16F.G.5.d.vi;
- xiv. Section 22.C (2 instances);
- xv. Section 22.F.2.c;
- xvi. Section 22.I.1.h;
- xvii. Section 22.K.3;
- xviii. Section 24.A (2 instances); and
- xix. Section 25.C.2

- 3. By deleting all instances of the term “Board of Selectmen” and “Selectmen” from any amendment to the Zoning Bylaw approved at the Annual Town Meeting beginning March 30, 2020, and inserting, in place thereof, the term “Select Board”.

Or to take any other action in relation thereto.

(Board of Selectmen)

AMEND GENERAL BYLAW

Article 37. To see if the Town will vote to amend the General Bylaw, as follows:

- 1. By deleting Section 19.3, Powers, in its entirety, and inserting, in place thereof, a new Section 19.3, as follows:

Section 19.3. Powers and Duties. The Select Board shall have all of the powers and duties granted to Boards of Selectmen by the Constitution and General Laws of the Commonwealth of Massachusetts, and such additional powers and duties as may be provided by any Special Act of the Legislature applicable to the Town of Wellesley, by this bylaw, by the Zoning Bylaw or by Town Meeting vote. The Select Board shall also oversee all matters affecting the interest and welfare of the Town and exercise the power and

authority vested in the Town not specifically delegated by law to any other board or office.

2. By deleting Section 19.6, General Duties, in its entirety, and inserting, in place thereof, a new Section 19.6, as follows:

Section 19.6. [Repealed]

3. By deleting the following instances of the term “Board of Selectmen” and inserting, in place thereof, the term “Select Board”:
 - i. Article 5.6: Acceptance of Gifts (7 instances)
 - ii. Article 7.2: Vacancy in the Board of Selectmen (2 instances)
 - iii. Article 7.3: Vacancy in Other Elected Positions
 - iv. Article 11.13: Notice of Request for Other Appropriations
 - v. Article 11.14: Request for Town-Wide Financial Reports
 - vi. Article 12.1: Membership (2 instances)
 - vii. Article 12.7: General Provisions (2 instances)
 - viii. Article 18.1: Membership
 - ix. Article 19: Board of Selectmen (title)
 - x. Article 19.1: Membership
 - xi. Article 19.5.2: Report of Capital Projects
 - xii. Article 19.16.2: Report of Town-Wide Financial Plan
 - xiii. Article 19.19: Licensing Board
 - xiv. Article 19.43: Treasurer and Collector of Taxes (2 instances)
 - xv. Article 20A.2: Number of Directors/Term of Office
 - xvi. Article 20A.3: Promotion of Local Programming
 - xvii. Article 20A.6: Annual Report
 - xviii. Article 28.1: Membership
 - xix. Article 28.5: Reports
 - xx. Article 28.6: Policies
 - xxi. Article 40.1: Membership
 - xxii. Article 40.3: General Duties
 - xxiii. Article 45.1: Membership
 - xxiv. Article 46A.3: Designation of Neighborhood Conservation Districts (NCD) (2 instances)
 - xxv. Article 47.3: Administration
 - xxvi. Article 47.7: Animal Control Officer (2 instances)
 - xxvii. Article 47.8: Board of Selectmen
 - xxviii. Article 47.9: Violations and Penalties (2 instances)
 - xxix. Article 48.3: Investment and Expenditure
 - xxx. Article 49.2A: Printed Matter Vending Machines in Public Ways and Places (2 instances)

- xxxi. Article 49.2B: Retail Hours of Operation (8 instances)
- xxxii. Article 49.2C: Preparation and/or retail sale of food or beverage (3 instances)
- xxxiii. Article 49.11A: Regulation of Utility Poles/Replacement of Existing Poles (3 instances)
- xxxiv. Article 49.19: Possession and Use of Alcoholic Beverages (2 instances)
- xxxv. Article 49.25: Mechanical Protection Devices
- xxxvi. Article 49.27: Disabled, Dismantled, Inoperative and/or Unregistered Motor Vehicles
- xxxvii. Article 49.28: Recreational Trailers or Vehicles
- xxxviii. Article 49.30: Temporary and Transient Vendors
- xxxix. Article 50.5: Maintenance of Meters
- xl. Article 50.12: Collection of Fees
- xli. Article 52.B: Noncriminal disposition (3 instances)

4. By deleting the following instances of the term “Selectmen” or “Selectmen are” and inserting, in place thereof, the term “Select Board” or “Select Board is”:

- i. Article 4.3: Filing (3 instances)
- ii. Article 4.4: Annual Town Report (2 instances)
- iii. Article 4.5: Annual Reports of Subcommittees
- iv. Article 6.5: Advisory Committee
- v. Article 6.16: Capital Budgets (2 instances)
- vi. Article 6.17: Conflict of Interest (4 instances)
- vii. Article 6.18: Bonding (2 instances)
- viii. Article 8.2: Date for Annual Town Election
- ix. Article 8.3: Notices of Elections (2 instances)
- x. Article 8.6: Date of Annual Town Meeting
- xi. Article 8.10: Notice of Town Meeting (3 instances)
- xii. Article 8.11: Calling Special Meeting (2 instances)
- xiii. Article 8.12: Warrant Articles (2 instances)
- xiv. Article 8.13: Motions (5 instances)
- xv. Article 11.8: Report
- xvi. Article 12.6: Budget (2 instances)
- xvii. Article 13.3: Audits
- xviii. Article 16.1: Membership
- xix. Article 16.3: Duties
- xx. Article 16.4: Budget (2 instances)
- xxi. Article 17.1: Membership
- xxii. Article 17.4: Budget (2 instances)
- xxiii. Article 18.1: Membership
- xxiv. Article 18.2: Term
- xxv. Article 19.3: Powers
- xxvi. Article 19.4: War Memorial Scholarship Fund Trustees (2 instances)

- xxvii. Article 19.5.2: Report of Capital Projects (11 instances)
- xxviii. Article 19.5.3: Investment of Town Funds
- xxix. Article 19.7: Appointments
- xxx. Article 19.8: Communication and Cooperation
- xxxi. Article 19.9: Investigations
- xxxii. Article 19.10: Appearance Before Other Bodies
- xxxiii. Article 19.11: Legal Actions and Settlements
- xxxiv. Article 19.12: Actions of Town Meeting
- xxxv. Article 19.13: Enforcement of Bylaws and Regulations
- xxxvi. Article 19.14: Review of Bylaws and Government
- xxxvii. Article 19.15: Budgets and Administration
- xxxviii. Article 19.16.2: Report of Town-Wide Financial Plan (13 instances)
- xxxix. Article 19.17: Weekly Warrant
- xl. Article 19.18: System for Citizen Inquiries
- xli. Article 19.19: Licensing Board (4 instances)
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5. By deleting the word "Selectmen" from the job title "Senior Secretary, Selectmen" in Schedule A Job Classification By Groups, appended to the General Bylaws, and inserting in place thereof, the phrase "Select Board", so that the job title reads "Senior Secretary, Select Board";
6. By deleting all instances of the term "Board of Selectmen" and "Selectmen" from any amendment to the General Bylaws approved at the Annual Town Meeting beginning March 30, 2020, and inserting, in place thereof, the term "Select Board".

Or to take any other action in relation thereto.

(Board of Selectmen)

Article 38. To see if the Town will vote to amend the General Bylaws as follows:

1. By correcting identified grammatical, typographical, and formatting errors;
2. By instituting a consistent internal arrangement protocol (lettering and numbering) throughout the General Bylaw with updated references;

3. By amending the references to the Zoning Bylaw in the General Bylaws to reflect the change from Roman Numerals to Arabic Numbers, as adopted under Article 29 of the 2019 Annual Town Meeting;
4. By adopting a consistent method of referencing the date of acceptance of specific Articles;
5. By deleting the word “him” and the phrase “him or her” where such word or phrase appears in the General Bylaws and inserting, in place thereof, the word “their”;
6. By deleting from Article 1.3 the phrase “Gender and” and the first sentence, so that Article 1.3 reads as follows:

1.3 Number. The singular and plural forms of words shall be deemed interchangeable wherever appropriate.

7. By inserting at the end of Article 2.1, the following:

For purposes of these Articles, “public body” shall have the meaning provided in G.L. c.30A, §18.

8. By deleting Article 2.4, in its entirety, and inserting, in place thereof, the following:

2.4 Notice to be filed and posted. Notice shall be filed with the Town Clerk and posted on the Town’s website. Meeting notices shall also be made available in or around the Town Clerk’s office so that members of the public may view the notices during normal business hours.

9. By deleting the word “board” where such word appears in Article 2, Article 2A, and Article 3, and inserting, in place thereof, the phrase “public body”;

10. By inserting after the phrase “but no longer” in Article 3.6, the phrase “, and, provided, however, that the executive session was held in compliance with the law”;

11. By inserting after the phrase “applicable exemptions” in Article 3.7 and Article 3.8, the phrase “to the Public Records Law, G.L. c.4, §7,”;

12. By amending Article 8.21 by inserting the word “Vote” as a new section header;

13. By inserting a new subsection e in Article 9.7, to read as follows:

e. Four members of the Community Preservation Committee.

14. By deleting the last sentence in Article 13.1, in its entirety;

15. By inserting after the phrase “three years” in Article 18A.2.f, the phrase “, one of whom is a member of the Wellesley Housing Development Corporation”;
16. By inserting after the phrase “add a new position to” in the third sentence in Article 30.5, the phrase “or delete an existing position from”;
17. By deleting the phrase “Civil Service,” in its entirety, from the first sentence in Article 31.1;
18. By inserting, in the appropriate alphabetical order, a new definition into Article 46A.2, as follows:

NCD – means a Neighborhood Conservation District in accordance with this bylaw.

and

19. By deleting the last sentence in Article 49.33.6, which reads, “This by-law shall take effect May 4, 2012.”, in its entirety;

or to take any other action in relation thereto.

A redline copy of the General Bylaws showing said amendments shall be made available on the Town’s website for inspections.

(Town Clerk)

Article 39. To see if Town Meeting will vote to amend the General Bylaws by adding a new Article authorizing the Board of Selectmen to promulgate regulations on the audio and video recording of meetings of elected and appointed boards and committees and the posting of said footage online within a certain time period, or to take any other action in relation thereto.

(Board of Selectmen)

CITIZEN PETITIONS

Article 40. To see if Town Meeting will vote to amend Section 4 of the Zoning Bylaws to place limits on the size of the structures that may be constructed, altered or enlarged in the General Residence Districts, limiting the TLAG (total living area plus garage, as that term is defined in Article 16D) to 3,600 square feet for structures on lots greater than 10,000 square feet but less than 15,000 square feet, and 4,800 square feet for lots greater than 15,000 square feet but less than 20,000 square feet, 6,000 square feet for lots greater than 20,000 square feet but less than 30,000 square feet, and 7,200 square feet for lots greater than 30,000 square feet.

(Citizen Petition)

Article 41. That the Town of Wellesley, with the understanding that since 1977 Indigenous people of our country have requested Indigenous Peoples Day as a recognition of their humanity, culture and history and with the understanding that our country was built on Native lands, shall join the growing number of cities, towns, and states that have chosen to honor this request. Town Meeting shall go on record to state that the Town of Wellesley, on the second Monday of October, will celebrate Indigenous Peoples Day as the official holiday and that the Town of Wellesley shall cease to recognize Columbus Day as a publicly sanctioned holiday in Wellesley.

(Citizen Petition)

Article 42. QUESTION: To see if Town Meeting will vote to recognize the second Monday in October as a joint celebration of both Columbus Day and Indigenous Peoples Day in the Town of Wellesley.

MOTION: That Town Meeting vote to adopt the following resolution:
RESOLUTION TO SUPPORT THE JOINT OBSERVANCE OF COLUMBUS DAY AND INDIGENOUS PEOPLES DAY ON THE SECOND MONDAY IN OCTOBER IN THE TOWN OF WELLESLEY. BE IT RESOLVED THAT TOWN MEETING: 1. Commemorates the second Monday of October as Columbus Day and Indigenous Peoples Day in the Town of Wellesley and 2. Encourages the Board of Selectmen to proclaim the second Monday of October as Columbus Day and Indigenous Peoples Day.

(Citizen Petition)

Article 43. To see if the Town will:

1. Reaffirm its commitment to achieving Wellesley's greenhouse gas emission-reduction goal to reduce emissions 25% below the 2007 baseline by 2020, previously approved by the 2014 Annual Town Meeting.
2. Request that the Wellesley Municipal Light Plant help the town achieve this goal by increasing its non-emitting electricity to 80% by December 31, 2020.

3. Express its support for: a) providing all Town electricity customers with 80% non-emitting electricity through the Wellesley Voluntary Renewable Energy Program while leaving any customer the choice to opt out at any time; b) raising electricity rates in a fair and equitable manner to fund additional renewable electricity purchases or any other available means to meet the town's 2020 emission reduction goal.

(Citizen Petition)

Article 44. To see if the Town will vote to approve certain motions to improve efficiency of Town government, reduce expenditures, and improve the level of services provided to the residents, voters, and taxpayers of the Town, or take any other action in relation thereto.

(Citizen Petition)

Article 45.

- a. Purpose and Findings: Animals that are slaughtered for their fur endure tremendous suffering. Animals raised on fur farms typically spend their entire lives in cramped and filthy cages. Fur farmers use cheapest killing methods available, including suffocation, electrocution, gas, and poison.
- b. Considering the wide array of alternatives for fashion and apparel, the Town finds that the demand for fur products does not justify the unnecessary killing and cruel treatment of animals.
- c. The Town believes that eliminating the sale of fur products in the Town of Wellesley will promote community awareness of animal welfare and, in turn, will foster a more humane environment in Wellesley.

See attached bill for Definitions, Prohibitions, Exceptions, and Penalty.

ARTICLE 53A. FUR PRODUCTS

53A.1. Purpose and Findings.

- a. The Town finds that animals that are slaughtered for their fur endure tremendous suffering. Animals raised on fur farms typically spend their entire lives in cramped and filthy cages. Fur farmers typically use the cheapest killing methods available, including suffocation, electrocution, gas, and poison.
- b. Considering the wide array of alternatives for fashion and apparel, the Town finds that the demand for fur products does not justify the unnecessary killing and cruel treatment of animals.

- c. The Town believes that eliminating the sale of fur products in the Town of Wellesley will promote community awareness of animal welfare and, in turn, will foster a more humane environment in Wellesley.

53A.2. Definitions. For purposes of this Article, the following words and phrases have the definitions set forth next to them:

“Fur”: Any animal skin or part thereof with hair, fleece, or fur fibers attached thereto, either in its raw or processed state.

“Fur product”: Any article of clothing or covering for any part of the body, or any fashion accessory, including, but not limited to, handbags, shoes, slippers, hats, earmuffs, scarves, shawls, gloves, jewelry, keychains, toys or trinkets, and home accessories and décor, that is made in whole or part of fur. “Fur product” does not include any of the following:

- a. A dog or cat fur product, as defined in Section 1308 of Title 19 of the United States Code;
- b. An animal skin or part thereof that is to be converted into leather, or which in processing will have the hair, fleece, or fur fiber completely removed;
- c. Cowhide with the hair attached thereto;
- d. Lambskin or sheepskin with the fleece attached thereto; or
- e. The pelt or skin of any animal that is preserved through taxidermy or for the purpose of taxidermy.

“Non-profit organization”: Any corporation that is organized under 26 U.S.C. Section 501(c)(3) that is created for charitable, religious, philanthropic, educational, or similar purposes.

“Taxidermy”: The practice of preparing and preserving the skin of an animal that is deceased and stuffing and mounting it in lifelike form.

“Ultimate consumer”: A person who buys for their own use, or for the use of another, but not for resale or trade.

“Used fur product”: Fur in any form that has been worn or used by an ultimate consumer.

53A.3. Prohibitions. It is unlawful to sell, offer for sale, display for sale, trade, or otherwise distribute for monetary or nonmonetary consideration a fur product in the Town of Wellesley.

53A.4. Exceptions. The prohibitions set forth in section 53A.3 of this Article do not apply to the sale, offer for sale, displaying for sale, trade, or distribution of:

- a. A used fur product by a private party (excluding a retail transaction), non-profit organization or second-hand store, including a pawn shop;
- b. A fur product required for use in the practice of a religion;
- c. A fur product used for traditional tribal, cultural, or spiritual purposes by a member of a federally recognized Native American tribe; or
- d. A fur product where the activity is expressly authorized by federal or state law.

53A.5. Penalty. Whoever violates any provision of these bylaws may be penalized by indictment or on complaint brought in the District Court. The maximum penalty for each fur product sold, offered for sale, displayed for sale, traded, or otherwise distributed in violation of these bylaws shall be three hundred dollars (\$300). Each fur product and every day upon which any such violation shall occur shall constitute a separate offense.

(Citizen Petition)

GENERAL

Article 46. 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 authorized prior to November 7, 2016, 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.

(Board of Selectmen)

Article 47. 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 Selectmen, 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.

(Board of Selectmen)

Article 48. To see if the Town will vote to authorize the Board of Selectmen, on behalf of the Town, to dispose of tangible Town property having a value in excess of \$10,000.00 (TEN THOUSAND DOLLARS), on such terms as it may deem advisable, or to take any other action in relation thereto.

(Board of Selectmen)

Article 49. To see if the Town will vote to authorize the Board of Selectmen to appoint one or more of its members as a fire engineer, or to take any other action in relation thereto.

(Board of Selectmen)

And you are directed to serve this warrant by posting attested copies in not less than two conspicuous places in the Town 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 _____, January 2020.

Marjorie R. Freiman, Chair

Thomas H. Ulfelder, Vice-Chair

Jack Morgan, Secretary

Elizabeth Sullivan Woods

Lise M. Olney

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

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA January ____, 2020

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 to be posted to the Town of Wellesley website.

Constable, Town of Wellesley

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**323 Washington Street, Wellesley
Stanwood House
Single Building Historic District Study**

PRELIMINARY REPORT



Prepared by:
323 Washington Street Single Building Historic District
Study Committee

December 2019

Acknowledgements

The Single Building Historic District Study Committee:

Committee Members as of December 2019:

Catherine Johnson, Chair
Planning Board

Amy Griffin, Vice Chair
Historic District Commission

Jacob Lilley
Historical Commission

Thomas Paine
Historic District Commission, Wellesley Historical Society

Jared Parker
Wellesley Historical Society

Date of Public Hearing: February XX, 2020; Date Annual Town Meeting 2020 begins:
March 30, 2020

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Summary Statement



he 323 Washington Street (Stanwood House) Single Building Historic District Study Committee finds that the Stanwood residence (1916) is worthy of designation as a Local Historic District. This property and the story of its original and longtime owners, Dr. Frederic A. Stanwood and Mrs. Jeanette S. Stanwood, offer insight into the transformation of Wellesley from a rural town with a reliance on farming and agriculture into what became known as a sophisticated suburb of Boston.

Dr. Stanwood, who was educated at Wellesley High School, Bowdoin College (1902), and Harvard Medical School (1907), was one of very few practicing physicians in Wellesley in 1916, when the Stanwood family purchased land on Washington Street from the Maugus Realty Trust in order to build a new residence with a home office. 323 Washington Street was propitiously located in Wellesley Hills, approximately one-third of the distance from the Wellesley Hills Railroad Station to the small collection of commercial properties that was at a trolley stop known as Wellesley Hills Square. The new residence was directly across Washington Street from the town's Department Building, formerly the 1894 High School (use as a school discontinued in 1911) and the institutional building commissioned by Roger Babson as The Babson System – later The Babson Institute (1912), known today as the Stuart Building. 323 Washington Street is a contributing property to the development of Wellesley Hills.

In 1918, Dr. Stanwood was elected to Wellesley's Board of Health, soon becoming Chair. Except for a short leave of absence when he served in the Army Medical Reserve Corps for one year at the close of World War I (ending his service as a Major), he remained on the Board, essentially serving as Chair from 1918 through June 1963.

Over this forty-five-year period, Wellesley experienced dramatic growth. In 1910, the population of the town was 5,413. By the 1960 census, the population had nearly quintupled to 26,071. Perhaps coincidentally, public health awareness grew as well. Medicine was in transition from requiring isolation (quarantine) for diseases and palliative care for the terminally ill to preventative health measures such as better sanitation, inoculations, diagnoses, clinics, and annual physical examinations for all school children. There were school hearing and vision tests, posture tests to detect scoliosis, polio vaccines, and fluoridation of the drinking water. The Chair of the Board of Health was the school physician for the town; Dr. Stanwood held this position.

Helen Jeanette Snare Stanwood was a student at the Dana Hall School when she first met Frederic, then a medical student at Harvard. She embraced his career in medicine, training as a nurse at the Presbyterian Hospital in New York City. Together, they taught Wellesley's residents basic first-aid classes before, during, and even after World War I. She was a driver for the Red Cross Motor Corps in World War II and was a force within the Wellesley Chapter of the American Red Cross itself, especially during the post World

War II period, when the local chapter organized a corps of nurses available to volunteer for Civil Defense preparedness.

While Dr. and Mrs. Stanwood cared for and took care of the health of the Town, it was their residence at 323 Washington Street that became the epicenter for their work in Wellesley Hills. Stylistically, the house is Colonial Revival (asymmetrical) with elements of Italian Renaissance and Craftsman design. The house is a simple box, with asymmetrical window and porch placements, especially the original front porch at the southeast corner of the first floor (enclosed 1933). Integrated with this are bold Classical motifs such as round arches, wide cornices, and dentils that are arranged in eclectic compositions popularized in the late 19th Century, but still evident in the first decades of the 20th Century. The house reflects the prominence of its owner, especially in the choice of its materials palette. While the use of brick for residences was common in Boston (Back Bay, for example) in the last decades of the 19th Century, brick (and stone) were considered to be noble building materials that were appropriate for public or institutional buildings rather than residences in most of the suburban area.

The architect for 323 Washington Street was Luther C. Greenleaf, who was recognized as one of the principal architects working within the Boston suburbs (particularly Brookline, Dedham, and Wellesley) at the beginning of the 20th Century. His work in Wellesley Hills includes more than ten residences in the Belvedere Estates as well as a number of institutional buildings, such as Rock Ridge Hall (c. 1900, demolished c. 1925) and the Waban Block at the corner of Grove and Washington Streets in Wellesley Square. Greenleaf's work became the favorite of notable Wellesley developers Isaac Sprague and Albion Clapp, trustees of the Maugus Realty Trust, which sold the property at 323 Washington Street to Dr. and Mrs. Stanwood.

Importantly, Greenleaf also had designed The Babson System (The Babson Institute) building diagonally across from the Stanwood property at 316-320 Washington Street in 1911/12. It is a three-story institutional/commercial structure that used brick on all facades. Although simple, The Babson System building conveys inherent strength as does the Stanwood residence. Together, these two buildings began an architectural dialogue that captures the transformation of Wellesley Hills Square from a trolley stop with a wood frame hotel (Elm Park Hotel, demolished 1908) and watering trough with surrounding local businesses to a thriving, early 20th Century commercial center.

Introduction to Historic Preservation in Massachusetts and Historic Districts in Wellesley



Historic preservation in Massachusetts began long before most people recognized it as a need or even desirable. In 1848, there was an organized preservation campaign to save the 1699 John Sheldon House in Deerfield, but the campaign was unsuccessful and the house was demolished. Over the second half of the 19th Century and first half of the 20th Century, other preservation attempts had limited success. In 1955, however, the first two Local Historic Districts were established in Massachusetts: Beacon Hill in Boston and the entire island of Nantucket.

Preservation took a giant leap forward in 1960 with the passage of Massachusetts General Law, Chapter 40C – the Historic Districts Act. The Act enabled cities and towns to preserve and protect the distinctive characteristics of buildings and places significant to their history or that of the Commonwealth. A Historic District can contain one or more buildings, and it can be of local, rather than state or national, importance. In 1963, the Commonwealth established the Massachusetts Historical Commission. That same year, Massachusetts General Law Chapter 40C, Section 8D clarified the role of local historical commissions. And, in 1966, The National Historic Preservation Act passed.

Cities and towns throughout the state have used Chapter 40C to create multiple and single building local historic districts to preserve parts of their historic legacies. As of July 2018, there are over 250 multiple building historic districts in Massachusetts, in towns such as Cambridge, Newton, Wellesley, and Springfield, while the City of Somerville alone has over 200 single building local historic districts.

A Historic District protects its character by establishing regulations that control external changes to any building in the District that can be seen from a public way. Each town selects which controls to impose in a particular historic district from a list provided in 40C. An appointed Historic District Commission oversees these controls through a process of application by an owner, a hearing before the Commission, and a determination of appropriateness rendered by the Commission.

In 1980, Wellesley created a multiple building historic district in the Cottage Street area to preserve the houses occupied by workers in the town's 19th Century manufacture of shoes. The area today is a congenial neighborhood that enjoys its protected status and the resiliency of property values that this status has afforded owners over the past thirty years.

At Annual Town Meeting 2011, Wellesley created its first two single building local historic districts: 377 Weston Road, known as the Methodist Meeting House, and 38 Lowell Road, the Tufts House. Then, at Annual Town Meeting 2014, Wellesley added to its inventory of single building local historic districts by approving 26 Elmwood Road, known as the Sylvia Plath House, and 126 Woodlawn Avenue, the Joseph E. Fiske House. All had Town support and, specifically, the endorsement of the current property

owners at that time. Wellesley’s Annual Town Meeting 2020 will be asked to create one additional Single Building Local Historic District: 323 Washington Street, the Stanwood House.

Methodology



The owner of 323 Washington Street, the Wellesley Historical Society, seeking a way to preserve the property and adapt its use from residential to non-profit organizational as a virtual annex to the Society’s headquarters – The Dadmun-McNamara House at 229 Worcester Street – approached the Town in the late spring of 2019. The Society was stymied with potential renovations because some of the Society’s functions would be considered appropriate for business districts, while inappropriate for residential districts. The property is within the General Residential District, which has a defined list of limited uses. If the building had a historic designation, waivers could facilitate economic renovations and adaptive reuse. Additionally, the Society recognized that they had purchased the property at 323 Washington Street in 2012 because of its architectural significance, its location, and its known association at Dr. Stanwood’s residence and office.

The Town’s Comprehensive Plan 2007-2017 and its Unified Plan 2018-2028 urge the Historical Commission to look specifically into ways to preserve individual buildings in Wellesley in order to complement the multi-site Cottage Street Historic District. The Historical Commission undertook this by using Massachusetts General Laws Chapter 40C, which as noted above, governs the creation of Local Historic Districts and permits the establishment of a single building as a Local Historic District.

Wellesley also has its own Historic District Bylaw, Section 14D of the Zoning Bylaws, approved by Annual Town Meeting in 1980. In accordance with Chapter 40C and the Wellesley Zoning Bylaw, the existing Historic District Commission is responsible for doing, or appointing another party to do, the necessary work to create any new Historic District in Town.

In the late spring of 2019, at the request of the Wellesley Historical Society and the Historical Commission, the Historic District Commission considered evaluating the Stanwood House at 323 Washington Street to determine whether it should become Wellesley’s fifth Single Building Local Historic District. In this instance, knowing the time limitations for this study, the Historic District Commission asked the Board of Selectmen to appoint a working Study Committee that included two of its members along with three other volunteers who were knowledgeable about preservation, protection of historical assets, architecture, and the history of Wellesley.

On June 24, 2019, the Board of Selectmen appointed Jared Parker, president of the Historical Society and Town Meeting Member, Amy Griffin and Thomas Paine, both members of the Historic District Commission, and Catherine Johnson from the Planning Board and Town Meeting Member to the Study Committee. Jacob Lilley, an architect and member of the Historical Commission, was appointed on August 13, 2019. The Study Committee has worked closely with the Town's Historic District Commission and the Planning Department as it researched the Stanwood House and wrote this report.

Members of the Study Committee researched the history of the Stanwood House using records from many Town departments and other recognized sources including the Norfolk Registry of Deeds, the Wellesley Townsman archives, Annual Town Reports, and the archives of the Wellesley Historical Society. Bowdoin College provided alumni information and Harvard University's Military Record in the World War provided exquisitely specific source material. The Public Health Museum in Tewksbury, Massachusetts was the source of the chronology of public health developments and administration that ran parallel to Dr. Stanwood's longstanding chairmanship of Wellesley's Board of Health. Local educators and authors, such as Gamaliel Bradford and Beth Hinchliffe, and local historian and preservation planner Joshua Dorin, contributed through their writings. Members of the Study Committee also interviewed William and Janice Stanwood, who are the grandson and granddaughter-in-law of Dr. and Mrs. Frederic A. Stanwood and who currently live in Wellesley, in order to complement the research with family knowledge and anecdotes as well as corroborate genealogy. The Study Committee prepared a Report presenting the historical significance of 323 Washington Street and recommended that it be preserved by the creation of a Single Building Local Historic District. The Study Committee presented the report to the Historical Society and explained the provisions of Wellesley's Historic District Zoning Bylaw 14D; and the Society Board of Directors signed a letter expressing interest in having the property designated as a Single Building Local Historic District.

The Study Committee presented its report to the Planning Board and the Historical Commission on November 18, 2019, and to the Historic District Commission on December 3, 2019. The preliminary report was then sent to the Massachusetts Historical Commission (MHC) for evaluation and comments on December 4, 2019. On **Month XX, 2019**, the Massachusetts Historical Commissions deemed that the Study Report application was complete. In late December 2019, the Study Committee, working through the Planning Department, placed an article on the Warrant for the 2020 ATM, which was later listed as Article **XX**, co-sponsored by the Planning Board, the Historic District Commission, and the Historical Commission. In accordance with MGL Chapter 40C, the required Public Hearing was held on **Month XX, 2020**, which is not less than sixty days after the report was pronounced complete by MHC. At the Public Hearing, the Study Committee reported its findings and presented its recommendations. Following the Public Hearing, the Planning Board voted **to endorse and recommend approval** to Town Meeting of the proposed Single Building Historic District and change to the Zoning Map. The article will be presented at the 2020 ATM, which begins on March 30, 2020. The article asks Town Meeting to vote to establish the Stanwood House at 323 Washington Street as a Local Historic District and to amend the official Zoning Map of the Town.

Significance of the 323 Washington Street – Stanwood House – Local Historic District

The Stanwood House at 323 Washington Street (1916) is located in the area of Wellesley known today as Wellesley Hills. Before April 6, 1881, when the west precinct of Needham separated itself from that town and became Wellesley, residents of the area referred to the environs at the intersection of two major arteries – Washington Street and Worcester Street – as North Needham or, between approximately 1851 and 1881, as Grantville. It was a wayfaring stop for changing out the horses that pulled the trolleys on the journey west from Boston, anchored by the Elm Park Hotel (demolished 1908) and framed along Washington Street by a succession of stately elm trees planted in the 1840s and 1850s. There was a collection of small, useful stores, such as McLeod’s Grocery and a pharmacy in the Putney Block as well as modest residences like the Dexter Ware house.



Wellesley Hills Square, looking west, c. 1910. Washington Street is to the left of the trolley; Worcester Street is to the right. The Putney Block is the building visible on the right.

Grantville took its name from Moses Grant, whose association with Wellesley began when he still resided in Boston, but joined his father as a partner in one of the paper mills in (Newton) Lower Falls (1809). By 1829, his connection to the area was reinforced when his adopted daughter, Hannah, married George K. Daniell (Grant’s junior business partner) and settled into a house at the southeast corner of Oakland and Washington Streets. Moses Grant then built a house for himself nearby, although it was across

Worcester Street at the southwest corner of Oakland Street. Eventually, this house was moved back (to the southeast to the corner of Oakland Street and Grantland Road), allowing for the widening of Worcester Street, to where it remains today.

Undoubtedly, the residents of the area were pleased to have a wealthy, Boston-based businessman move to North Needham. As a landowner and concerned resident, he seemed to have the resources to provide for the area. Among other civic contributions, Grant made a major gift of a steeple bell for the new church on Washington Street, the Orthodox Trinitarian Congregational Church (known today as the Wellesley Hills Congregational Church). However, even prior to the gift of the bell, the area was identified as Grantville, in the way that Wellesley Square was identified by its connection to Horatio Hollis Hunnewell, whose family estate on the shores of Lake Waban was named Wellesley. Both areas were connected in name to the wealthiest citizens.



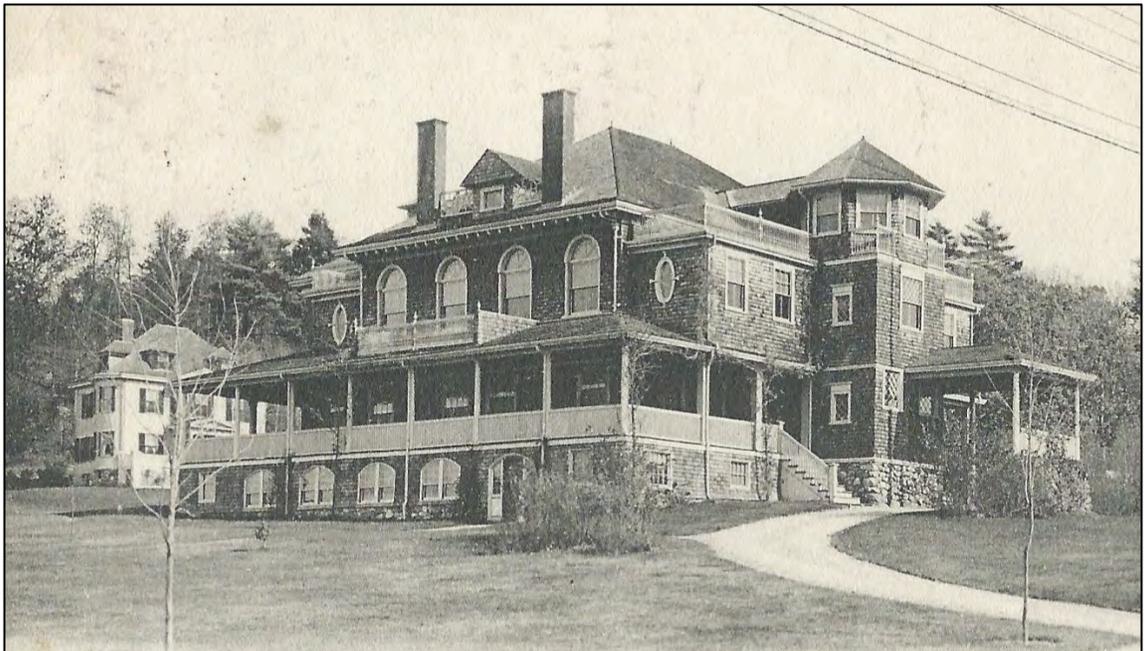
Wellesley Hills Train Station, commissioned 1884.

The years from 1881 through World War I represented a period of sustained physical growth for Wellesley Hills. In 1885, the old, wood-frame Wellesley Hills train station was replaced by an impressive stone structure designed by H. H. Richardson. In 1888, the congregation of the Unitarian Church erected a small but magnificent stone chapel and sanctuary at 309 Washington Street. At the corner of Washington and Seaward Streets, the town built the 1894 High School, which was acclaimed for its architecture. After 1911, when a larger high school was needed and built, this iconic structure was referred to as the Department Building (still used by the School Department). Today, it is called

Phillips Park (providing senior housing) and it is directly across from the property at 323 Washington Street, that parcel of land that Frederic and Jeannette Stanwood would purchase as the site for their residence.



The 1894 High School, c. 1905, at 324 Washington Street



The Mergus Club at 40 Abbott Road (destroyed by fire 1953)

During this time, many of the houses in the nearby Abbott Road/Belvedere Estates were built, including John Hardy's residence at 10 Livermore Road, as well as the Maugus Club at 40 Abbott Road, which was an important social center for the burgeoning community. But there is one building, now called the Stuart Building, at 316-320 Washington Street that epitomizes the pattern of institutional growth in Wellesley Hills during this period and serves as an architectural counterpoint to the Stanwood residence across the street. In 1911-1912, Roger Babson commissioned renowned Boston architect Luther C. Greenleaf to design and construct a three-story brick office building to house The Babson System (and later, The Babson Institute). This brick building, with a strong but not overpowering cornice and parapet, classic proportions, and significant banding, moved beyond the simple clapboard- and shingle-clad businesses and residences that were common in Wellesley Hills at the turn of the 20th Century. It was constructed of brick, a building material often used in conjunction with stone for important public edifices or institutions. It made the statement that Wellesley Hills was waking up to a new period of growth: the forward-thinking, young 20th Century, where progress in all areas of life was strong and achievable. Only four years later, Luther C. Greenleaf was commissioned to design a residence with a doctor's office at 323 Washington Street. In designing the Stanwood residence, Greenleaf seemed to translate institutional strength to complementary residential articulation.



The Babson System/The Babson Institute (Stuart Building), 316-320 Washington Street, 1912, shown in 2019.



Stanwood Residence, 323 Washington Street, 1916, shown in 2019

Although Luther C. Greenleaf was a Boston architect, the body of his work coalesced in the western suburbs, much of it in Brookline, Dedham, and later Wellesley. Along with his business partner, Albert W. Cobb, he was responsible for the design of the Ames School House in Dedham (c. 1897); in Wellesley, Greenleaf's residential work included 7 Woodlawn Avenue (1908), 188 Washington Street (1909-1910), 105 Abbott Road (1910), 23 Arlington Road (1911), 26 Arlington Road (1911), 118 Abbott Road (1911-12), 65 Livermore Road (1912), 126 Abbott Road (1915-16), and institutional or commercial buildings such as Rock Ridge Hall (c. 1900; demolished c. 1925) and the Waban Block (1913) at the corner of Washington and Grove Streets in Wellesley Square. Isaac Sprague, one of Wellesley's most respected and influential citizens, and who was almost singlehandedly responsible for the development and character of Wellesley Hills, favored Greenleaf's work. Given that Sprague was one of the Trustees of the Maugus Realty Trust, which sold the land at 323 Washington Street to Dr. & Mrs. Stanwood, it is not surprising that Dr. and Mrs. Stanwood found a connection to Greenleaf as the architect for their property.

Stylistically, 323 Washington Street is Colonial Revival with some defining characteristics that indicate both Italian Renaissance and Craftsman influence. Its Colonial Revival subtype is Asymmetrical. The Stanwood residence is a simple box, with asymmetrical window and porch placements, especially the original front porch at the

southeast corner of the first floor (enclosed 1933). Integrated with this are bold Classical motifs such as round arches, wide cornices, and dentils that distinguish the Italian Renaissance revival. These are arranged in eclectic compositions popularized in the late 19th Century, when Greenleaf was designing shingle-style residences (primarily in Brookline) that were a transition from Queen Anne Victorian architecture to pure Colonial Revival design. Deep overhanging eaves, whose densely spaced, long ornamental brackets emphasize the staccato effects of light and shadow, and exposed joists projecting beneath the bay windows, express the Craftsman vernacular.



Dr. Stanwood treats a young patient in his office.

The house reinforces the prominence of its owner as a medical professional who received and treated patients at an office in his residence rather than simply making house calls – what would have been a standard practice for doctors at that time. In fact, Dr. Stanwood was one of only a few doctors in the entire town who embraced this new protocol. For the most part, medicine in Wellesley in the second decade of the Twentieth Century was old-fashioned and provincial. Doctors treated most contagious diseases by isolating patients under quarantine, while hospitals were for palliative, traumatic, and end-of-life care. 323 Washington Street, therefore, became a vanguard in its architectural statement: its design took from the institutional predominance of Roger Babson's The Babson System and

brought those elements to a residential building with a human scale. These two buildings were balanced as contributing counterpoints within Wellesley Hills Square.

Frederic A. Stanwood (1880-1975) and Helen Jeannette Snare Stanwood (1888-1977)

Frederic Arthur Stanwood was born in Brooklyn, New York in 1880, just over a year before Wellesley separated itself from Needham. The family, which had New England roots north of Boston, moved to various locations throughout the country when Frederic and his siblings were young. After his father died in Colorado in 1894, his widowed mother moved herself and her children to Wellesley. Frederic finished his studies at Wellesley High School in three years, before attending and graduating from Bowdoin College (1902) and Harvard Medical School (1907). His early career was spent working in Boston with Dr. Elliott Proctor Joslin, who is widely believed to be the first doctor in the United States specializing in diabetes care and who founded what is known today as The Joslin Diabetes Center.

In 1911, Stanwood married Helen Jeannette Snare. They had met when she was a student at the Dana Hall School in Wellesley and he was a medical student commuting from his residence in Wellesley Square to Harvard. Perhaps influenced by his passion for medicine, she had trained as a nurse at Presbyterian Hospital in New York City prior to their marriage. However, by 1913, the Stanwood family was residing in Wellesley Hills at 342 Washington Street.

At that time, Wellesley was barely a small town (population in the 1910 Census was 5413, spread over 10.5 square miles), where wooded acreage and farmland prevailed. According to noted town resident Gamaliel Bradford, in his recollections of his boyhood and later years, *Early Days in Wellesley* (1929), the Town was known for its healthy lifestyle and temperance. Yet Dr. Stanwood recognized the need for and advantage of implementing many of the newly developed public health protocols he had encountered in medical school and in working with Dr. Joslin. By 1915, Dr. Stanwood was holding weekly first-aid clinics. He opened his home office at 323 Washington Street in 1916.

In 1918, Dr. Stanwood was elected to Wellesley's Board of Health. He became Board Chair almost immediately and, except for a one-year leave of absence to serve at the end of World War I in the Army Medical Reserve Corps (rank of Major), Dr. Stanwood served in that position for 45 years until his retirement in 1963.

Those decades coincided with incredible advancements in the fields of medicine and public health awareness. Prior to 1900, when Annual Town Meeting created Wellesley's Board of Health from a subcommittee under the Board of Selectmen, health related to the care of farm animals and sanitation. Even by 1912, the Board of Health's annual achievements included fly and mosquito suppression, inspection of animals, licensing of stables, and the establishment of a [public] convenience station in Wellesley Hills Square. During the 1918/1919 influenza epidemic, when 250 people in Wellesley were infected,

the Board of Health took over the Maugus Club as an emergency hospital for 25 critically ill patients. Of those, four died, but 21 were released as cured.

Major advances in medicine and the treatment of diseases during the next four decades brought inoculations, yearly physicals for school children – including frequent vision and hearing examinations and posture tests to detect scoliosis – as well as polio vaccinations and the controversial introduction of fluoride to the drinking water. It is critical to note that Dr. Stanwood, the Chair of the Board of Health assumed the position of Wellesley School Physician, which he retained until 1960. He worked assiduously to enhance the role of school nurses in the educational system. This introduction of medical professionals to school systems actually began in the Commonwealth in 1905, while Dr. Stanwood was a medical student at Harvard and when legislation was passed to “provide that the school committee of every city and town shall appoint a school physician”. But by 1916, when 323 Washington Street was built, one of the school nurses, Ms. Theresa Richmond, observed: “It seems impossible any longer to fix the responsibility for the child’s health exclusively on the parents. Because of poverty or ignorance or insufficiency in the home ... the school is compelled to take over many of the functions which formerly devolved in the home.”

Dr. Stanwood and his colleagues on the Board of Health also worked with town leaders, such as Isaac Sprague, to build a strong relationship with Newton-Wellesley Hospital and remove the stigma that hospitals carried: people who went there didn’t simply die. In 1936, Dr. Stanwood served as President of the Medical Staff at the hospital. Stretching his career’s focus even further, he was reappointed that year as the Associate Medical Examiner of the First District of Norfolk County by Governor James Michael Curley.

Jeannette Stanwood’s role in local public health also is significant. Even though she had been responsible for first-aid training along side of her husband for many years, the Wellesley Townsman noted that in the early part of World War II, before Pearl Harbor and the U.S. entry into the War, Jeannette joined her husband in giving First Aid classes to the Police and Firemen in town – the first responders of that time – and was forming classes to teach home nursing and care of the sick to all who wished to join this war effort. After all, she was chair of the Home Hygiene and First Aid Committee of the Wellesley Chapter of the American Red Cross. Dr. and Mrs. Stanwood were more than a couple: they were working partners who were grounded in Wellesley, interested in improving the health and wellbeing of the community.

In 1975, after Frederic’s death and nearly 60 years after the Stanwood’s construction of 323 Washington Street, Jeannette sold the property to its second owners, Stanley E. (Bud) and Georgia Collinson.



Frederic & Jeannette Stanwood in the living room of 323 Washington Street.



Dr. Frederic A. Stanwood, Mrs. Jeannette Stanwood, Frederic A. Stanwood, Jr., and Geoffrey R. Stanwood in the backyard at 323 Washington Street. The garage and Cliff Road (bridge) over the Boston & Albany tracks are in the background.

Justification for the Boundaries

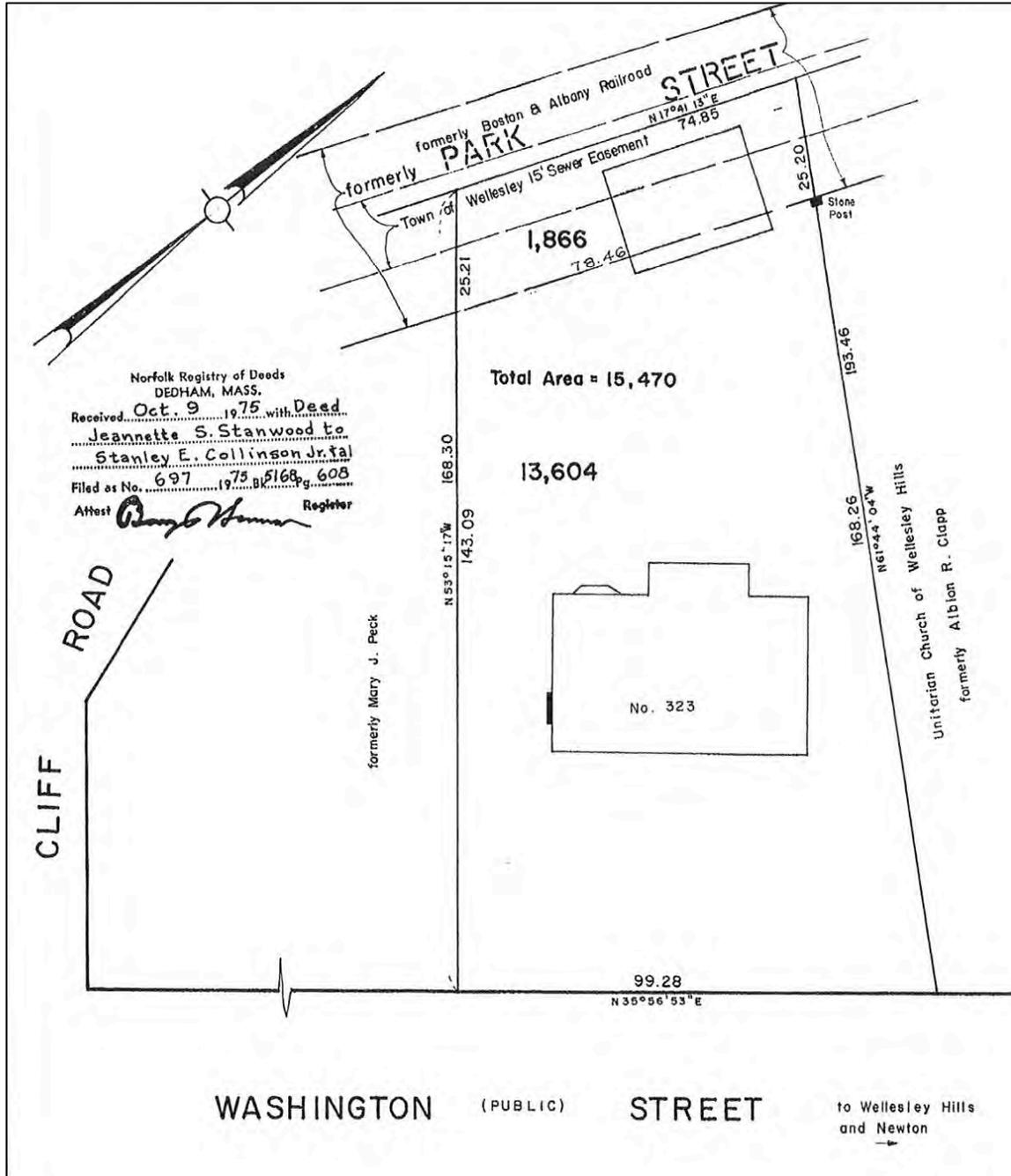


At the time of this Study Report, the property at 323 Washington Street, as defined by its boundaries, contains 15,470 square feet of land. The boundaries of the property are to comprise the 323 Washington Street [Stanwood House] Single Building Local Historic District. The property's location contributes significantly to the history and identity of Wellesley Hills and, specifically, Wellesley Hills Square.

When Frederic and Jeannette Stanwood bought 323 Washington Street from the Trustees of the Maugus Realty Trust, on 6/1/1916 [1344/302], the parcel contained approximately 13,679 square feet of land. It was bounded to the Southeast, as it is today, by Washington Street and to the Northwest by the no longer extant Park Street, a short, albeit well-travelled, cut-through street from the intersection of Washington Street and today's Cliff Road to Worcester Street, near the old fire station. Park Street was often described (in *The Wellesley Townsman*) to be the narrowest public way in Wellesley, but the only place to cut through from Worcester Street to Washington Street between Wellesley Hills Square and Kingsbury Street. The driveway entrance for 323 Washington Street was at the rear of the property, off Park Street, adjacent to the garage.



The construction of the intersection of Cliff Road with Washington Street, c. 1933: this photo looks northward to the bridge over the railroad tracks and then to an underpass being created beneath Worcester Street. The Peck house at 325 Washington Street is visible at the right.



Plan showing the land created by the Dissolution of Park Street that was added to 323 Washington Street; Norfolk Registry of Deeds, 1975 (1568/608).

In 1933, the Town of Wellesley reconstructed the intersection of Washington and Worcester Streets and created the intersection of Washington Street and Cliff Road, constructing the bridge over the Boston & Albany Railroad tracks and an underpass for Cliff Road beneath Worcester Street. This was part of a larger project undertaken by the

Commonwealth: the reconstruction of Worcester Street from a residential street to a major artery leading west to Worcester. It was then, by an action at Annual Town Meeting 1933, that Park Street was discontinued. The land that comprised Park Street was divided between the Boston and Albany Railroad to the Northwest and the property owners who abutted it to the Southeast: Peck at 325 Washington Street, Stanwood at 323 Washington Street, the Albion Clapp Estate at 319 Washington Street, and the Unitarian Church of Wellesley Hills at 309 Washington Street. From this transaction, Frederic and Jeanette Stanwood added 1866 square feet of land to their property. Coincidentally, the garage was moved and turned 90 degrees; the driveway from Washington Street for this garage was created.

Within the deed transfer in 1975, the property is fully described:

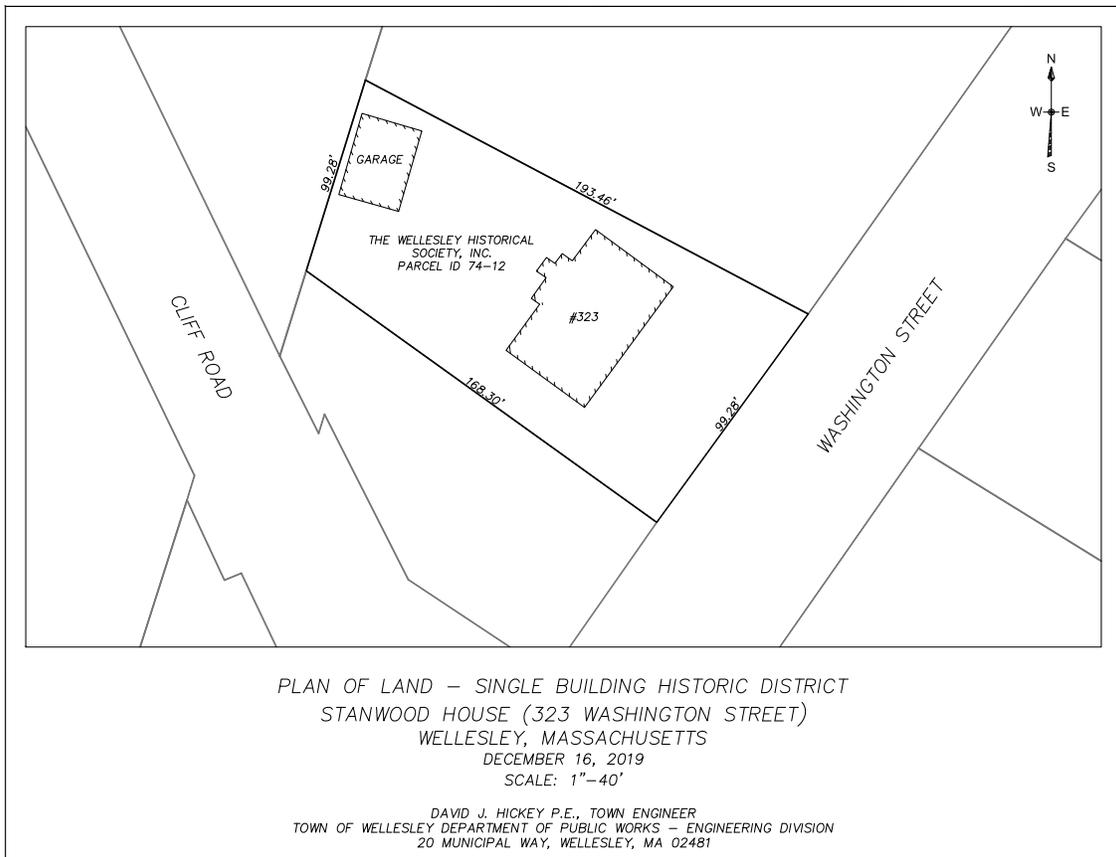
A certain parcel of land with the buildings thereon in Wellesley, Norfolk County, Massachusetts, numbered 323 Washington Street, and being shown on plan of land entitled, 'Plan of Land, Wellesley, Mass.,' dated 9/27/1975, drawn by Joseph Selwyn, Civil Engineer, to be recorded herewith and bounded and described as follows: "Southeasterly by Washington Street, as shown on said Plan, 99.28 feet; Southwesterly by land now or formerly of Mary J. Peck, 168.30 feet, Northwesterly by land now or formerly of Boston & Albany Railroad, 74.85 feet; and Northeasterly by land of Unitarian Church of Wellesley Hills, 193.46 feet. Containing 15,470 square feet, more or less, according to said plan [editorial underlining]. For reference to Title see Deed of Helen M. Woodfin to Frederic A. Stanwood and Jeanette S. Stanwood dated 11/25/1952 [3132-594]. See also Discontinuance of Park Street by instrument dated 2/21/1933 [1987-366]. See also indenture establishing new division lines recorded [2021-171].¹

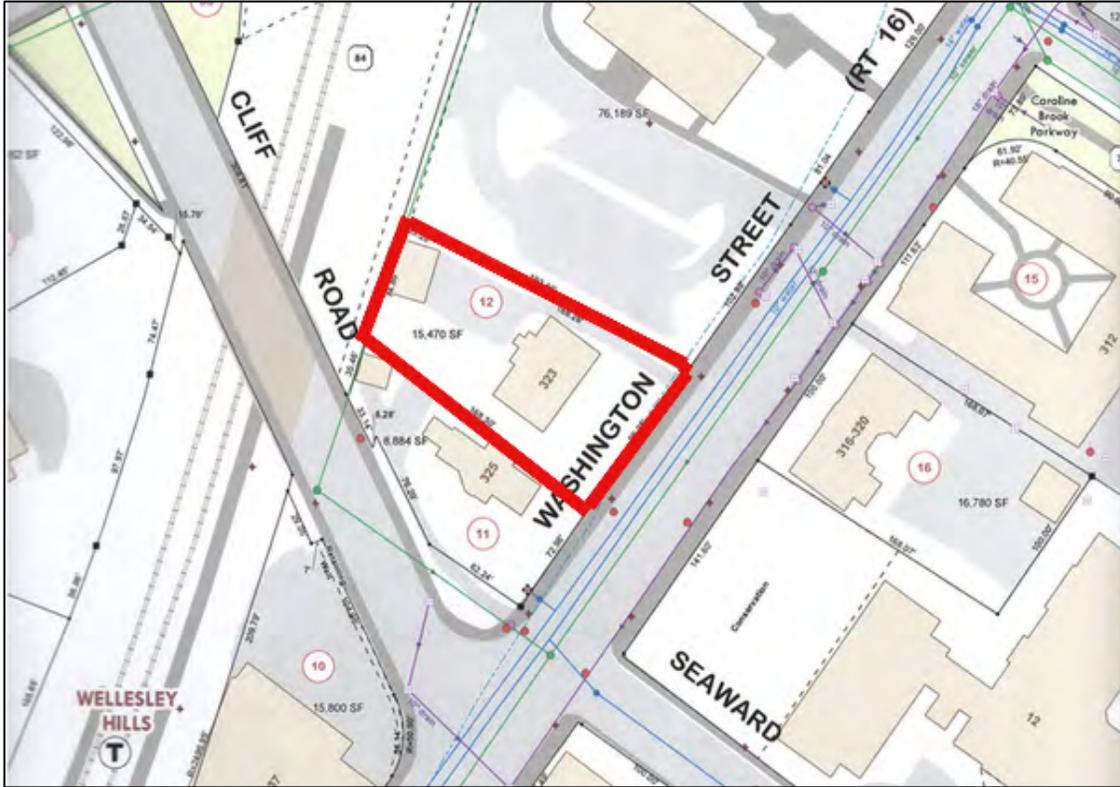
¹ From Norfolk Country Registry of Deeds [1568,608], 10/9/1975, Jeanette S. Stanwood to Stanley E. & Georgia B. Collinson, Jr.

Maps of the Proposed Historic District

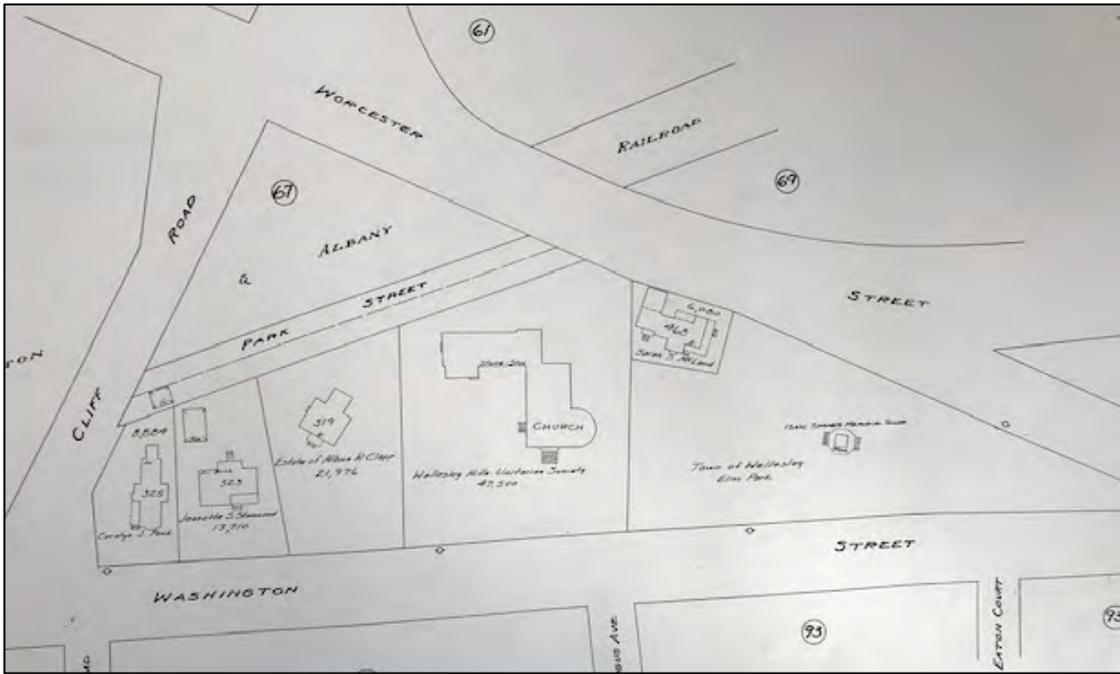
T

he Plan of Land for the Single Building Historic District Stanwood House (323 Washington Street), Wellesley, Massachusetts is shown below. It was produced on December 16, 2019, by Dave Hickey, Town Engineer, Department of Public Works – Engineering Division. Appropriate sections that show the property from three other maps are included in this section for reference: (1) the Town of Wellesley Engineering map (2016), (2) the Atlas of the Town of Wellesley (1935), and the Atlas of the Town of Wellesley (1897).

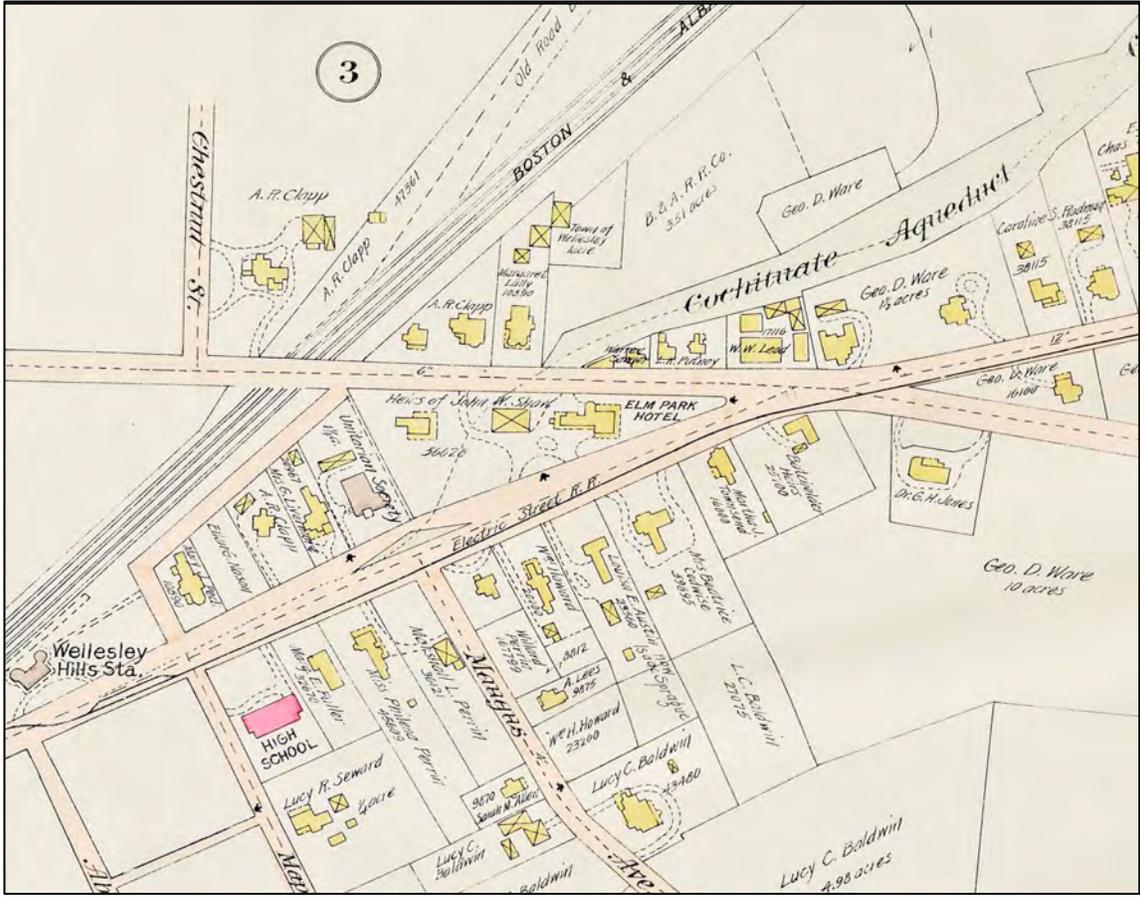




Town of Wellesley, Town Plan, 2016



Atlas of the Town of Wellesley, 1935



Atlas of the Town of Wellesley, 1897

Options and Recommendations



The Study Committee recommends that the 323 Washington Street (Stanwood House) Single Building Local Historic District be governed by the Town of Wellesley's Historic District Zoning Bylaw 14D and be administered by the existing Historic District Commission. This decision was reached after consultation with the Historic District Commission. Further, the Study Committee recommends that the Town consider researching the larger area of and surrounding Wellesley Hills Square in order to identify and evaluate this area according to the Massachusetts Historical Commission's protocols, followed by the registration and protection of Wellesley Hills Square.

Wellesley Zoning Bylaw Text, followed by Form B

SECTION 14D. HISTORIC DISTRICTS.

Part A. Purpose.

The purpose of the Historic District is to promote the education, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the Town of Wellesley and the Commonwealth, or their architecture, and through the maintenance and improvement of settings of such buildings and places and the encouragement of design compatible therewith.

This Bylaw is not intended to conflict with any other Section of this Zoning Bylaw or other Bylaws of the Town of Wellesley. The requirements established herein do not relieve any person from also satisfying any and all applicable Zoning Bylaws or other applicable rules, regulations and laws.

Part B. Authority.

Historic Districts in the Town of Wellesley shall be created and maintained in every respect under and according to the provisions of General Laws of the Commonwealth, Chapter 40C and all amendments thereto, and this Section shall be in every respect controlled by and subject to the provisions of said Chapter 40C of the General Laws and all amendments thereto.

Part C. Definitions.

For the purposes of this Section, the following terms shall be defined as follows:

Altered - includes the words "rebuilt", "reconstructed", "restored", "removed" and "demolished" and the phrase "changed in exterior color".

Building - means a combination of materials forming a shelter for persons, animals or property.

Commission - means the commission acting as the Historic District Commission.
Constructed - includes the words "built", "erected", "installed", "enlarged", and "moved".

Exterior Architectural Feature - means such portion of the exterior of a building or structure as is open to view from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

Structure - means a combination of materials other than a building, including a sign, fence, wall, terrace, walk, or driveway.

Part D. Applicability.

1. The boundaries of the Historic District are shown on a map of the Historic District which is filed with the Town Clerk of the Town of Wellesley and recorded in the Registry of Deeds. The Historic District is indicated on the Zoning Map of the Town of Wellesley.
2. Historic Districts shall be considered as overlapping other zoning districts.

Part E. Certification.

1. Except as this Section may otherwise provide under Part G Exceptions no building or structure within an Historic District shall be constructed or altered in any way that effects exterior architectural features unless the Commission shall first have issued a certificate of appropriateness, a certificate of non-applicability, or a certificate of hardship, with respect to such construction or alteration.
2. Any person who desires to obtain a certificate from the Commission shall file with the Commission an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, in such form as the Commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and

appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.

3. No building permit for construction of a building or structure or for alteration of an exterior architectural feature within an Historic District and no demolition permit for demolition or removal of a building or structure within an Historic District shall be issued by the Zoning Board of Appeals or by the Building Inspector until the certificate required by this Section has been issued by the Commission.
4. If the Commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the Historic District, the Commission shall cause a certificate of appropriateness to be issued to the applicant. In the case of a disapproval of an application for a certificate of appropriateness, the Commission shall place upon its record the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefor as set forth in the records of the Commission, to be issued to the applicant, and the Commission may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material and similar features. Prior to the issuance of any disapproval, the Commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the Commission. If within fourteen days of the receipt of such notice the applicant files a written modification of his application in conformity with the recommended changes of the Commission, the Commission shall cause a certificate of appropriateness to be issued to the applicant.
5. In case of a determination by the Commission that an application for a certificate of appropriateness or for a certificate of non-applicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the Commission in accordance with the provisions of Part G., the Commission shall cause a certificate of non-applicability to be issued to the applicant.
6. If the construction or alteration for which an application for a certificate of appropriateness has been filed shall be determined to be inappropriate, or in the event of an application for a certificate of hardship, the Commission shall determine whether owing to conditions especially affecting the building or structure involved, but not affecting the Historic District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purpose of this Bylaw. If the Commission determines in either such instance that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, or if the Commission fails to make a determination on an application within the time specified in Section 11 of

Chapter 40C of the General Laws, the Commission shall cause a certificate of hardship to be issued to the applicant.

7. Each certificate issued by the Commission shall be dated and signed by its chairman, vice-chairman, secretary or such other person designated by the Commission to sign such certificates on its behalf.
8. The Commission shall file with the Town Clerk and with the Building Inspector, Zoning Board of Appeals, and the Planning Board a copy of all certificates and determination of disapproval issued by it.
9. The Commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the Commission. If the Commission determines that such application involves any such features which are subject to approval by the Commission, the Commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided. The Commission shall fix a reasonable time for the hearing on any application and shall give public notice of the time, place and purposes thereof at least fourteen days before said hearing in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as they appear on the most recent real estate tax list, to the Building Inspector, to the Planning Board of the Town, and to any person filing written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the Commission shall deem entitled to notice.*
10. As soon as convenient after such public hearing but in any event within sixty days after the filing of the application, or within such further time as the applicant may allow in writing, the Commission shall make a determination of the application. If the Commission shall fail to make a determination within such period of time the Commission shall thereupon issue a certificate of hardship.
11. A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the Commission if the Commission determines that the exterior architectural feature involved is so insubstantial in its effect on the Historic District that it may be reviewed by the Commission without public hearing on the application, provided, however, that if the Commission dispenses with a public hearing on an application a notice of the application shall be given to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as above provided, and ten days shall elapse after the mailing of such notice before the Commission may act upon such application.

*See also SECTION 26A.

Part F. Guidelines.

1. In passing upon matters before it the Commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design arrangement, texture, and material of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size and shape of the building or structure, both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the Commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by other applicable Bylaws. The Commission shall not consider interior arrangements or architectural features not subject to public view.
2. The Commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the Historic District.
3. The Commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which will meet the requirements of an Historic District and a roster of certain colors of paint and roofing materials which will meet the requirements of an Historic District, but no such determination shall limit the right of an applicant to present other designs or colors to the Commission for its approval.

Part G. Exceptions.

1. The authority of the Commission shall not extend to the review of the following categories of buildings or structures or exterior architectural features in the Historic District, and the buildings or structures or exterior architectural features so excluded may be constructed or altered within the Historic District without review by the Commission:
 - a) Temporary structures or signs, subject however, to the other applicable sections of this Zoning Bylaw.
 - b) Terraces, walks, sidewalks and similar structures, or and one or more of them, provided that any such structure is substantially at grade level.
 - c) One antenna per building, storm doors and windows, screens, window air conditioners, lighting fixtures and similar appurtenances.
 - d) The color of paint, provided that the paint color does not cause substantial derogation from the intent and purpose of the Bylaw and is in keeping with accepted aesthetic standards.
 - e) The color or materials used on roofs.
 - f) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation, or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly.

- g) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided that the exterior design is substantially similar to the original and that such reconstruction is begun within one year thereafter and carried forward with due diligence.
2. The Commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including without limitation, any of those enumerated under paragraph 1., may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purpose of this Bylaw.
3. Upon request the Commission shall issue a certificate of non-applicability with respect to construction or alteration in any category then not subject to review by the Commission in accordance with the provisions of paragraphs 1. and 2.

Part H. Ordinary Maintenance, Repairs or Replacement.

Nothing in this Section shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within an Historic District which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent the landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the adoption of this Section.

Part I. Further Review and Rights of Appeal.

Any applicant aggrieved by a determination of the Historic District Commission may within twenty days after the filing of the notice of such determination with the Town Clerk, file a written request with the Commission for a review by a person or person of competence and experience in such matters, designated by the Metropolitan Area Planning Council.

The finding of the person or persons making such review shall be filed with the Town Clerk within forty-five days after the request, and shall be binding on the applicant and the Commission, unless a further appeal is sought in the Superior Court as provided in Section 12A of Chapter 40C of the General Laws.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

74-12

Natick

WEL.490

Town/City: Wellesley

Place: Wellesley Hills

Address: 323 Washington Street

Historic Name: Stanwood House

Uses: Present: Wellesley Historical Society Library/Museum

Original: Single Family Dwelling & Doctor's Office

Date of Construction: 1916

Source: Norfolk County Registry of Deeds, Wellesley Annual Town Reports, Historical Society Archives

Style/Form: Colonial Revival (asymmetrical)

Architect/Builder:

Architect: Luther C. Greenleaf (1866-1926)

Builder: unknown

Exterior Material:

Foundation: Cement

Wall/Trim: Frame, Pressed Brick, Stucco

Roof: Slate

Outbuildings/Secondary Structures:

Three-Car Frame and Stucco Garage

Major Alterations

1923: Stucco Finish Applied to Second Story

1933: Driveway to Park Street closed, garage rotated and moved, side entrance scaled back, and walkway from Washington Street removed for new driveway, southeast corner (portion of loggia) enclosed for patient waiting room.

After 1975: Garage windows and doors replaced, rear porch remodeled

Condition: Good

Moved: no yes **Date:**

(Garage relocated/rotated on site, 1933)

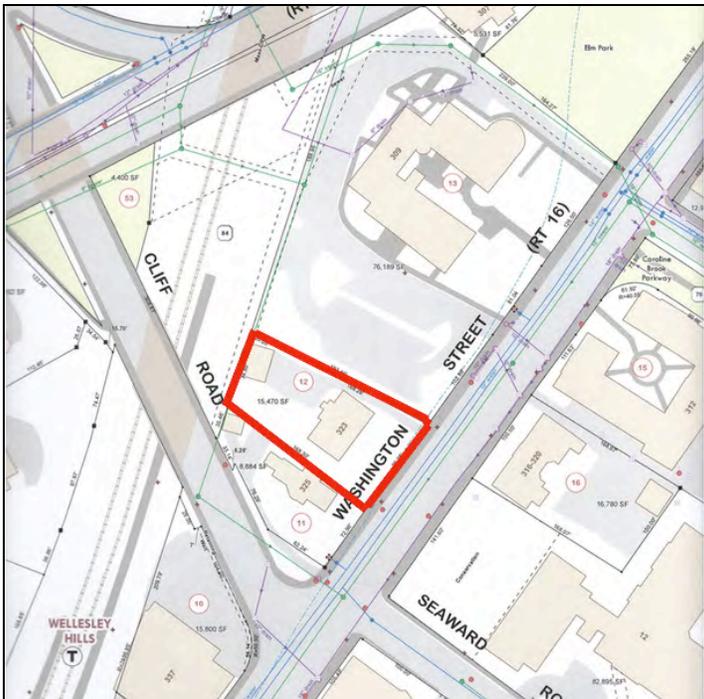
Acreage: 15,470 square feet (0.355 acres)

Setting: Located on the north side of Washington Street (MA State Route 16), approximately 100 feet from Cliff Road and 250 yards from the Worcester Turnpike interchange. It is bounded to the northwest by the Framingham-Worcester line of the MBTA Commuter Rail (formerly the Boston & Albany Railroad). Zoned in a General Residence District, it stands across from the 1894 high school (discontinued use 1911), converted (NRHP 1981) to senior apartments and the Babson Institute Building (1912). Character of the neighborhood is mixed-use, further established by its neighbors to the east: the Unitarian Church of Wellesley Hills (1888) and the Isaac Sprague Memorial Clock Tower in Elm Park (1908-1928, NRHP 2007).

Photograph



Locus Map



Recorded by: Catherine Johnson & Amy Griffin

Organization: 323 Washington Street Single Building
Historic District Study Committee

Date: December 2019

INVENTORY FORM B CONTINUATION SHEET

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 Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Stylistically, the house at 323 Washington Street is Colonial Revival with some defining characteristics that indicate both Italian Renaissance and Craftsman influence. Its Colonial Revival subtype is Asymmetrical, which is rarely seen after 1910, but as its architect was Luther C. Greenleaf of Boston, whose earlier work in Brookline and even Wellesley drew from the freedom of the Queen Anne style, the asymmetry is not surprising. The intended use of the building as a residence with a subordinate doctor's office determined the floor plan that is reflected on the exterior. The Stanwood residence is a simple box, with asymmetrical window and porch placements, especially the original front porch at the southeast corner of the first floor (enclosed 1933). Integrated with this are bold classical motifs that distinguish the Italian Renaissance Revival, such as round arches, wide cornices, Doric columns, and dentils. These are arranged in eclectic compositions that also became popular in the late Nineteenth Century. Deep overhanging eaves, whose densely spaced, long ornamental brackets emphasize the staccato effects of light and shadow, and exposed joists projecting beneath the bay windows, express the Craftsman vernacular.

The building is two and one-half (2-1/2) stories, surmounted by a ridged hipped slate roof, with hipped slate dormers on each slope. It is visible, and thus presentable, from all directions. Entrances characterize the southeast (front), northwest (rear), and northeast elevations of the house, while an exterior chimney gives prominence to the southwest side. While all of the façades are subordinate to and unified by the roof, architectural hierarchy is not evident across each elevation. However, every façade retains the fine details and workmanship apparent on the principal one, which is directed towards Washington Street.

The molded concrete foundation rises several feet above grade and rounds inwards at the wall junction. Pressed red bricks, laid in common bond with Flemish header courses, clad the first story frame walls. When constructed, the southeast corner of the first story, running from the front entrance almost to the side entrance on the northeast side was open – a porch or loggia. It was defined by an entablature with significant dentils that remains visible today. There also is a timber belt that surrounds the house, clearly separating the brick and the stucco of the second floor. It emphasizes the horizontal orientation of the façades. The front doorway is at the left end of the porch, roughly centered on the floor plan of the building. Details such as broad double and tripartite windows and the long brackets supporting low-pitched eaves, contribute to the lateral thrust of the structure. Shutters frame only the second story windows on the front, rear, and northeast elevations. In 1923, buff stucco with a heavy dash finish was applied to the second story and dormer walls.

In 1933, Dr. and Mrs. Stanwood enclosed much of the porch/loggia area in order to create an interior waiting room for patients. This produced a more sheltered front entry. The exterior wall of what became the patient waiting room is solid masonry, with piers two courses deep supporting the door and window openings. Two plain, Doric columns (most likely original) flank the sheltered entry, while an unglazed arched window opening allows light to filter in. Within the entry, a niche on the northeast interior wall aligns with and has similar proportions to the unglazed arched window.

The garage complements the architecture of the residence. It is a frame structure that has three bays, surmounted by a ridged hipped asphalt shingle roof, with casement windows on the rear and side elevations and an entry door on the left side. The garage sits on a concrete slab foundation, scored for drainage, with a concrete apron. The interior of the framing is coated with a mortar parget. The garage doors open overhead and have electric controls.

Originally, when Dr. and Mrs. Stanwood purchased the land and constructed the house and garage in 1916, Park Street was the rear of the property and the driveway entered the property from that private way. The garage was at the left rear corner of the parcel, facing northeast. In 1933, when Wellesley created a connection from Washington Street northward, over the railroad tracks and under Worcester Street to attach to Chestnut Street/Cliff Road and dissolved the existence of Park Street, as part of the reconfiguration of roadways associated with the construction of State Route 9 along Worcester Street, Dr. and Mrs. Stanwood acquired 1,866 sq. ft. of land that had been half of the roadway. They had the existing garage moved and rotated 90 degrees clockwise so the doors faced Washington Street. What had been a dedicated

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pedestrian pathway to the side entrance into Dr. Stanwood's office was turned into a fairly narrow driveway that extended back to the rotated garage, with a curb cut on Washington Street.

According to Town Building Department records and anecdotal information from one of the second owners, the interior of the house remained quite simple until the third owner, David L. Zuretti, renovated it extensively in 2006. The work included an elaborate kitchen, installation of millwork, carved paneling, and the installation of a decorative, Victorian-era mantel and surround on the rear wall of the foyer to indicate a faux fireplace, as well as the remodeling of at least two bathrooms.

The specific location of Dr. & Mrs. Stanwood's residence at 323 Washington Street is significant in the architectural development of Wellesley Hills. The house sits diagonally across the street from what is called the Stuart Building at 316-320 Washington Street, which was designed for prominent Wellesley resident and business leader Roger Babson as the home of The Babson System (and later The Babson Institute). Renowned Boston architect Luther C. Greenleaf designed both: The Babson System/Institute building in 1912 and the Stanwood residence/office in 1916. These two buildings – one institutional with a plan for upper story residences and one residential with a professional office – engage in a continual dialogue based on building materials, classical form, and architectural detailing. Together, the form a nexus that becomes a pivot from the Nineteenth Century frame construction that predominated Wellesley Hills Square to the progress-oriented Twentieth Century development that would mark the post World War I growth of the Town. Yet, while espousing progress, Wellesley remained a community that protected itself fiercely against urban expansion, demonstrating this by the choice of small-scale buildings and classical articulation.

Luther C. Greenleaf (b. 1866 in Abbot, ME; d. 1926 in Dorchester, MA), whose body of work coalesced in the western suburbs, especially in Brookline and Dedham, was well known in Wellesley by the beginning of the Twentieth Century. Along with his business partner, Albert W. Cobb, he had been responsible for the design of the Ames School House (DED.201, c. 1897) and the Greenleaf Building (c.1900; deteriorated by the 1930s; partially razed to one story in the 1940s) in Dedham. Within Brookline, Greenleaf designed many residences within the Graffam-McKay neighborhood. In Wellesley, Luther C. Greenleaf's residential work included 7 Woodlawn Avenue (1908), 188 Washington Street (1909-10), 105 Abbott Road (WEL.507, 1910), 23 Arlington Road (WEL.533, 1911), 26 Arlington Road (WEL.534, 1911), 118 Abbott Road (WEL.513, 1911-12), 65 Livermore Road (WEL.584, 1912), 126 Abbott Road (WEL.516, 1915-16), and institutional or commercial buildings including Rock Ridge Hall (c. 1900, demolished c. 1925), the Waban Block in Wellesley Square (WEL.422, 1913), and possibly Eaton Court (residential attached) in Wellesley Hills (1905-06) as well as the Babson Institute Building (WEL.411, 1912). Notably, Greenleaf was favored by Isaac Sprague, one of Wellesley most respected and influential citizens, and who is almost single-handedly responsible for the development and character of Wellesley Hills. So, in that Sprague was one of the Trustees of the Maugus Realty Trust, which sold the land at 323 Washington Street to Dr. & Mrs. Stanwood, it is not surprising that there would be a connection to Greenleaf as the architect for this property.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The property at 323 Washington Street is significant not only because of its association to the architecture and architectural development of Wellesley Hills as it grew from a rural community to a sophisticated suburb during the first half of the Twentieth Century, but also because the original owner, Dr. Frederic A. Stanwood (1880-1975) was integral to the awareness and implementation of public health as a discipline in Wellesley that was critical for the growth of the town during this same period.

Frederic Arthur Stanwood was born in Brooklyn, New York in 1880, just over a year before Wellesley separated itself from the Town of Needham. The family, which had New England roots north of Boston, moved throughout the country when Frederic and his siblings were young. After his father died in 1894 in Colorado, his widowed mother moved herself and her children to Wellesley Hills. Frederic finished his studies at Wellesley High School in three years, before attending and graduating from Bowdoin College (1902) and Harvard Medical School (1907). His early career was spent living and working in Boston with Dr. Elliott Proctor Joslin, who is widely believed to be the first doctor in the United States specializing in diabetes care and who founded what is known today as The Joslin Diabetes Center. By 1912, Dr. Stanwood, recently married, had moved his family back to Wellesley Hills.

At that time, Wellesley was a small town (population in the 1910 Census was 5413, spread over 10.5 square miles), where wooded acreage and farmland prevailed. According to noted town resident Gamaliel Bradford in his recollections of his boyhood and later years, Early Days in Wellesley (published in 1929), the Town was known for its healthy lifestyle and temperance. Yet Dr. Stanwood recognized the need for

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and advantage of implementing many of the newly developing public health protocols he had encountered in medical school and in working with Dr. Joslin. By 1915, Dr. Stanwood was holding weekly first-aid clinics.

Dr. Stanwood, with his wife, Mrs. (Helen) Jeannette Snare Stanwood (1887-1977), commissioned 323 Washington Street (in her name) as a primary residence with a physician's office in 1916. Dr. Stanwood had been practicing medicine in Wellesley for only four years. He was one of a very few physicians who were developing the ability to treat patients in home offices. Most doctors at that time simply made house calls, relying on isolation or quarantine to treat infectious diseases. Hospitals were places to go only for palliative, end-of-life care.

Dr. and Mrs. Stanwood had purchased the parcel of land at 323 Washington Street from the Maugus Real Estate Trust, one of the foremost land developers in Wellesley Hills. The building was a late addition to the 2.5-acre triangular island now bounded by Washington Street (State Route 16), Cliff Road, and Worcester Street (State Route 9). It shared this turf with three notable properties: the French Second Empire Peck House (1868) on the west and, to the east, the Unitarian Church (1888) and Elm Park (1908).

In 1918, Dr. Stanwood was elected to the Town of Wellesley Board of Health. He became Board Chair almost immediately and, except for a one-year leave of absence to serve at the end of World War I in the Army Medical Reserve Corps (rank of Major), Dr. Stanwood served in that position for 45 years until his retirement in 1963.

The decades that followed World War I coincided with incredible advancements in the fields of medicine and public health. Prior to 1900, when Annual Town Meeting elevated the Wellesley Board of Health from a subcommittee under the Board of Selectmen to a full board, health related only to sanitation and the care of farm animals. Even by 1912, the Board of Health's annual achievements included fly and mosquito suppression, inspection of animals, licensing of stables, and the establishment of a [public] convenience station in Wellesley Hills Square. During the influenza pandemic of 1918-1919, when 250 people in Wellesley were infected, the Board of Health simply took over the Maugus Club off Washington Street as an emergency hospital in order to quarantine (rather than medicate) 25 critically ill patients. Of those, four died, but 21 were released as cured.

Major advances in medicine and the treatment of diseases during the next four decades brought the development of new medicines such as insulin, as well as inoculations, yearly physicals for school children – including frequent vision and hearing examinations and posture tests to detect scoliosis – as well as polio vaccinations and the controversial introduction of fluoride to the drinking water. It is critical to note that Dr. Stanwood, the Chair of the Board of Health, assumed the position of Wellesley School Physician in 1923, which he retained until 1960. He worked assiduously to enhance the role of school nurses in the educational system. By 1916, when 323 Washington Street was built, one of the school nurses, Ms. Theresa Richmond, observed: "It seems impossible any longer to fix the responsibility for the child's health exclusively on the parents. Because of poverty or ignorance or insufficiency in the home...the school is compelled to take over many of the functions which formerly devolved in the home."

Dr. Stanwood and his colleagues on the Board of Health also worked with town leaders, such as Isaac Sprague, to build a strong relationship with Newton-Wellesley Hospital and remove the stigma that hospitals were not just places where people went simply to die. In 1936, Dr. Stanwood served as President of the Medical Staff at the hospital. Stretching his career's focus even further, he was reappointed that year by the Governor as the Associate Medical Examiner of the First District of Norfolk County.

As much as Dr. Stanwood was the public face of medicine – both preventative and treatment – in Wellesley, his wife was integral to his connection to the Town. Born in Philadelphia, Helen Snare – known by her middle name, Jeannette – was a Dana Hall student in Wellesley at the time that Frederic was a medical student at Harvard. They married in 1911 after he had completed medical school and she had trained as a nurse at Presbyterian Hospital in New York City. They were more than a couple: they were working partners who were grounded in the community. Jeannette was responsible for first-aid training alongside of her husband for many years. She was chair of the Home Hygiene and First Aid Committee of the Wellesley Chapter of the American Red Cross. As the *Wellesley Townsman* noted: in the early part of World War II, before Pearl Harbor and the U.S. entry into the War, Jeannette joined her husband in giving First Aid classes to the Wellesley Police and Firemen – the first responders of that time – and formed classes to teach home nursing and care of the sick to all who wished to join this war effort.

The residence at 323 Washington Street, with its prime location in Wellesley Hills, became a centralized command in efforts to improve the health and well-being of the town. After Frederic's death in 1975, Jeannette sold 323 Washington Street to its second owners, Stanley E. (Bud) and Georgia Collinson. The Collinsons were well-known and respected realtors in Wellesley. They owned and operated Hill & Company Realtors, which had a small office in the block of stores between 294 – 310 Washington Street until 1995 when they merged the office with a large New England firm, The DeWolfe Cos., based in Lexington. In 2003, the Collinson family sold 323 Washington Street to another Wellesley Hills resident, David L. Zuretti, who taught middle school math and science in Natick and who was described in a 2014

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obituary as a Renaissance man who taught across all disciplines, especially writing. Mr. Zuretti was responsible for significant and elaborate interior renovations. The current owner, Wellesley Historical Society, has owned 323 Washington Street since December 31, 2012.

List of owners (with dates)		Book/Page
12/31/2012	David L. Zuretti (Trustee of the Washington Street 323 Realty Trust) to Wellesley Historical Society	30871/387
09/18/2008	David L. Zuretti to David L. Zuretti (Trustee of the Washington Street Realty Trust)	26072/8
07/11/2003	Stanley E. Collinson, Jr. (individually) and Stanley E. Collinson, Jr., Ellen M. Harrington & Jane C. Reidy (Trustees of the Georgia B. Collinson Trust) to David L. Zuretti	19503/559
02/22/1993	Stanley E. Collinson, Jr. & Georgia B. Collinson (as tenants by the entirety) to Stanley E. Collinson, Jr. & Georgia B. Collinson (as tenants in common)	9753/559
10/08/1975	Jeanette S. Stanwood (widow) to Stanley E. Collinson, Jr. & Georgia B. Collinson	5168/608
<i>Includes 323 Washington Street on 13,679 sq. ft. lot</i>		
11/25/1952	Helen M. Woodfin to Frederic A. Stanwood & Jeannette S. Stanwood	3132/594
11/25/1952	Jeannette S. Stanwood to Helen M. Woodfin	3132/594
<i>Includes 323 Washington Street on 13,679 sq. ft. lot</i>		
06/11/1916	Isaac Sprague, Marvin Sprague & Clarence Alfred Bunker (Trustees of the Maugus Real Estate Trust) to Jeannette S. Stanwood	1344/302

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Harvard's Military Record in the World War (1921)
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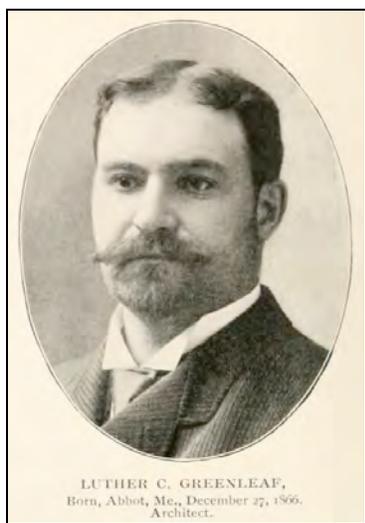
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*Top left: front (southeast) elevation
Top right: rear (northwest) elevation
Middle left: left (southwest) elevation
Middle right: right (northeast) elevation
Lower left: Luther C. Greenleaf, Architect*

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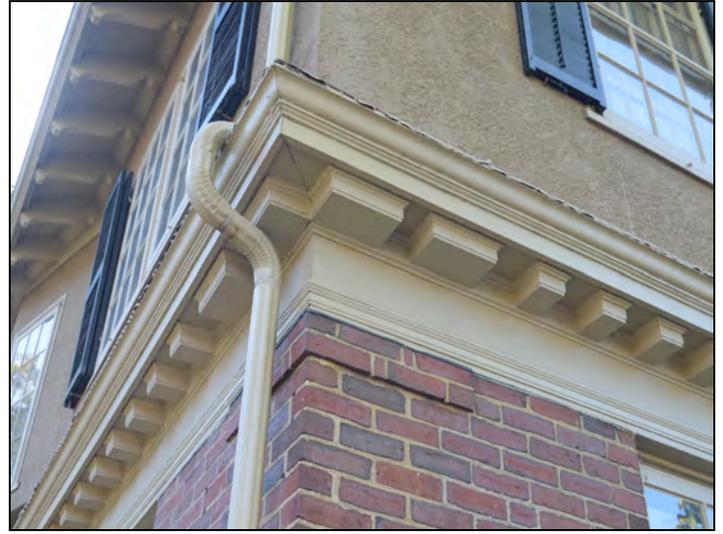
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*Top left: garage exterior
Top right: dentil detailing at southeast corner
Middle left: brackets
Middle right: unglazed front arch, niche in background
Lower left: timbers under bay window*

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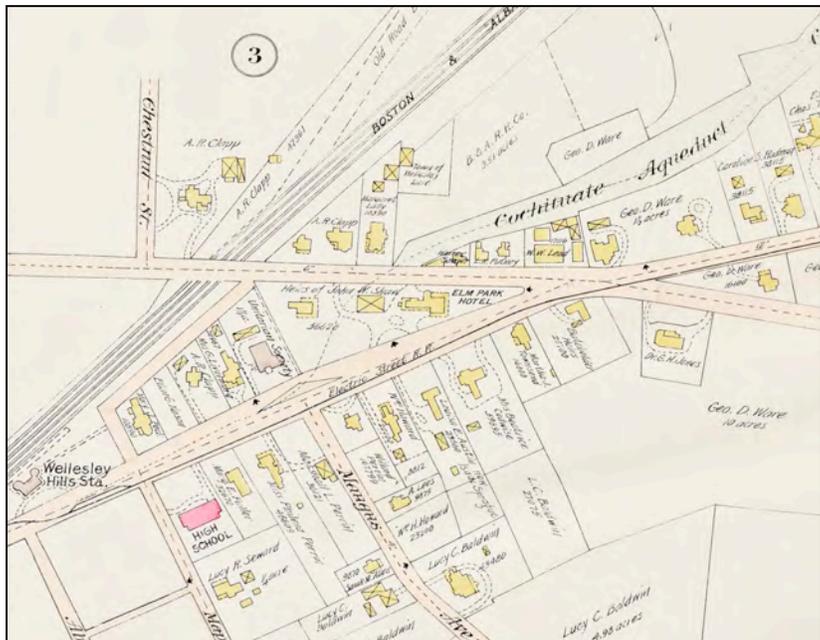
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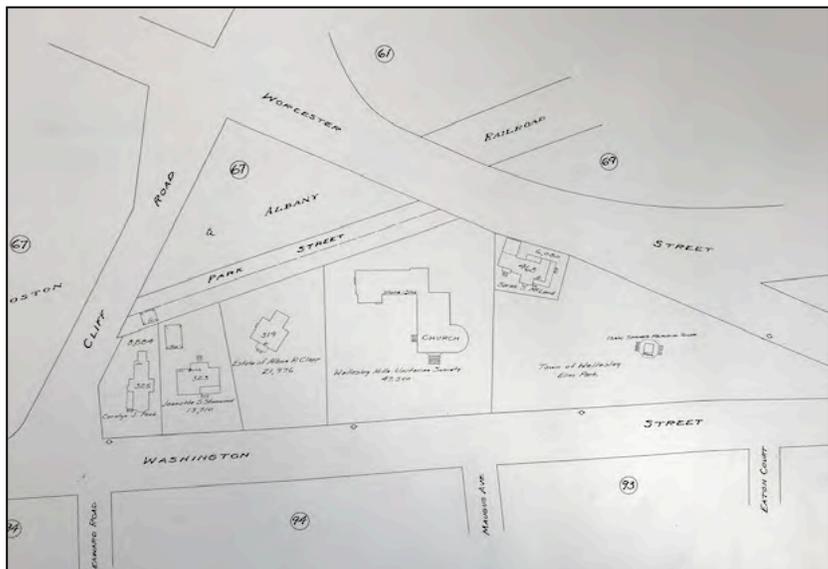
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TOWN OF WELLESLEY- SOURCES AND USES OF FUNDS

Exhibit I

	FY2020 Tax Rate	FY2021 Request	% Change
*** SOURCES OF FUNDS ***			
Tax & Other Current Revenues			
Within Levy Limits			
Real Estate & Per. Prop. Tax	134,008,497	139,158,709	3.84%
From the Commonwealth	10,714,574	10,714,574	0.00%
Local Revenue	11,352,725	12,990,000	14.42%
Sub-Total (Tax & Cur. Rev.)	156,075,796	162,863,283	4.35%
Outside Levy Limits			
Real Estate & Pers.Prop.Tax	10,888,408	10,638,135	-2.30%
Available Funds			
Water and Sewer	307,072	314,750	2.50%
Parking Meter Receipts	1,015,728	1,174,100	15.59%
Appropriated/Reserved CPA Surcharge	887,500	-	-100.00%
CPA Funds for North 40	552,044	553,444	0.25%
Free Cash- balance budget	2,515,000	2,500,000	-0.60%
Free Cash- Other items	1,985,670	150,000	100.00%
Unencumbered/Transfers from other funds	154,145	120,801	100.00%
Sub-Total (Available Funds)	18,305,567	15,451,230	-15.59%
TOTAL SOURCES OF FUNDS	174,381,363	178,314,513	2.26%
*** USE OF FUNDS ***			
Personal Services (Non-School)			
Expenses (Non-School)	28,410,802	29,358,634	3.34%
Subtotal (Non-School)	39,069,488	40,325,235	3.21%
Personal Services (School)			
Expenses (School)	69,116,050	71,645,840	3.66%
Subtotal (School)	76,783,930	80,438,605	4.76%
Sub-Total (Pers. Svcs.& Exp)	115,853,418	120,763,840	4.24%
Capital & Debt:			
Within Levy Limits			
Capital/Extraord./Special Items	5,893,417	6,291,237	6.75%
Debt Service	4,300,000	4,775,000	11.05%
Sub-Total (Within Levy Limits)	10,193,417	11,066,237	8.56%
Outside Levy Limits			
Debt Service	11,440,452	11,191,579	-2.18%
SUB-TOTAL (CAPITAL & DEBT)	21,633,869	22,257,816	2.88%
Employee Benefits:			
Health Insurance & other	20,113,538	21,225,462	5.53%
Pension Contribution	7,487,909	7,965,781	6.38%
OPEB Liability Fund	3,432,000	3,432,000	0.00%
Sub-Total (Shared Costs)	31,033,447	32,623,243	5.12%
SUB-TOTAL (OPERATIONS)	168,520,734	175,644,899	4.23%
Special Items:			
Traffic & Parking Management	975,018	1,138,015	16.72%
Appropriated/Reserved CPA Surcharge	887,500	-	-100.00%
State & County Assessments	1,262,442	1,262,442	0.00%
Property Tax Abatements	750,000	650,000	-13.33%
Free cash	1,985,670	-	100.00%
Sub-Total (Special Items)	5,860,630	3,050,457	-47.95%
TOTAL USE OF FUNDS	174,381,364	178,695,356	2.47%
TOTAL SOURCE OF FUNDS	174,381,363	178,314,513	2.26%
SURPLUS (DEFICIT)	(1)	(380,843)	

Reserves Projection

	<u>Amount</u>
Reserves as of 6/30/2019	
Free Cash Actual	\$ 16,171,779
General Purpose Stabilization fund	3,371,774
Other Stabilization Funds	2,131,623
	<u>\$ 21,675,176</u>
Sources and (Uses) of Reserves in FY19	
- Snow & ice removal	(300,000)
Hunnewell Design	(2,000,000)
Other Capital projects	(1,000,000)
removed from SPED stabilization in 2020	(500,000)
Add to SPED stabilization 2021	(500,000)
Add to SPED stabilization - Medicaid	(100,000)
Add to IOD stabilization	(49,419)
Add to Baler Stabilization	(50,000)
Additions to various Stabilization (no impact)	695,000
Stabilization interest	100,000
Balance FY21 budget (Article 8)	(2,500,000)
Net operating change - estimated	2,000,000
Estimated Reserves as of 6/30/20	<u><u>\$ 17,470,757</u></u>
FY21 Revenue	\$ 162,984,084
% of Revenue	10.72%

	Fav/(Unfav)	
September - Guideline Meeting	\$	(457,152)
Departmental Capital/Debt Reductions	\$	616,447 *
Health Insurance Under estimate	\$	157,271 **
Net revenue adjustments	\$	28,394
Town Departments under Guideline	\$	138,614 ***
Revised Town Departments	\$	(132,969)
School over Guideline	\$	(303,034)
School SPED needs	\$	(664,203) ****
North 40 Remediation	\$	(214,000)
SEC Capital	\$	(55,300)
Other Capital	\$	8,300
Debt to policy	\$	287,000
Traffic and Parking	\$	36,085
BOH Capital		
Reduce HR provision (had \$125K plus depts)	\$	103,703
Provide for additional reclasses/contracts	\$	(80,000)
One time transfer from Insurance Fund	\$	150,000
Current	\$	(380,844)

* DPW, FMD, Library, NRC

** Health Insurance Estimate is preliminary

*** Provides for 40/50/60 and Union settlements
and Includes TC, Sustainability, Insurance and Planning out of Guideline

**** Ongoing discussions with School Committee

FY'21 Budget Request

2 fewer SS
 From FTE
 \$1.1M cap

Category	Salary	Health	Expenses	Total	% Change	% Change Cum.
FY'20 Adjusted Budget	\$68,817,105	\$0	\$7,966,825	\$76,783,930		
FY'21 Level Service	\$2,633,910	(\$40,000)	\$787,741	\$3,381,651	4.40%	4.40%
FY'21 Strategic Plan	\$104,663	\$20,000	\$0	\$124,663	0.16%	4.56%
FY'21 Other Critical Need	\$90,162	\$22,500	\$38,199	\$150,861	0.20%	4.76%
Sub-Total	\$71,645,840	\$2,500	\$8,792,765	\$80,441,105	4.76%	
Spec. Ed. Funds	\$0	\$0	(\$664,203)	(\$664,203)	(0.87%)	
Total	\$71,645,840	\$2,500	\$8,128,562	\$79,776,902	3.90%	

Bldg TAs in budget-book

FY'21 Level Service Positions

School	Salary and Other Compensation Changes	FTE	Cost
Elem.	Reassignment of Teaching Assistant to Middle School	(6.00)	\$ (158,868)
Production	Production Center Associate Increased Hours	0.30	\$ 11,392
WHS	English as a Second Language Teacher	(0.10)	\$ (7,476)
WMS	Drama Elective	0.10	\$ 7,476
WMS	Music Elective	0.10	\$ 7,476
WMS	Reassignment of Teaching Assistant from Elementary Schools	6.00	\$ 156,426
WMS	Reduction of One-Time Additional Release of WL Director	(0.20)	\$ (14,952)
WMS	World Language Grade 8 Section	0.20	\$ 14,952
WMS/HS	Transfer of Paraprofessionals from Federal Grant Funds	4.00	\$ 153,208
District	Base Level Personnel Changes (Steps, Leaves, Late Starts)	-	\$ 2,891,298
District	Elementary Section Reduction	(2.00)	\$ (149,518)
District	Extended School Year Rate Restructure (Unit A)	-	\$ 50,000
District	Lane Change / Salary Reserve	-	\$ 322,500
District	Turnover Savings	-	\$ (650,000)
Sub-Total		2.40	\$ 2,633,914

FY'21 Level Service Expenses

School	Program / Expense Description	Cost
District	Offset: Reduction in Revenue for Transportation (Increased Waivers)	\$5,000
District	IT: Public Address System Maintenance, Virtual Servers, Acct. Automation	\$43,527
District	Human Resources: AESOP Substitute Schedule Software Inflation	\$2,071
District	Human Resources: Unit C Tuition Reimbursement Fund	\$5,000
District	Spec. Ed.: Human Resource Services (HRS) Contract	\$1,450
District	Transportation	\$44,138
Elementary	Spanish: Instructional Materials and Dues	(\$6,045)
Elementary	Science: Projected Enrollment Change to Per Pupil	\$15
OOD	Circuit Breaker Fund Balance Use in FY'20	\$536,276
OOD	Circuit Breaker Reimbursement (75% Estimated)	(\$311,727)
OOD	Collaborative Placements	\$108,828
OOD	Contracted Transportation Increase	\$5,773
OOD	In-State Tuition	(\$51,299)
OOD	Out-of-State Tuition	(\$88,696)
OOD	Private Placements	\$293,361
OOD	Residential Placements	\$172,275
Vocational	Vocational: Transportation and Tuition	\$2,648
WHS	Offset: Increased Revenue in Special Education Tuition	(\$2,398)
WMS/HS	Athletics	\$27,544
Sub-Total		\$787,741

FY'21 Strategic Plan Positions

School	Salary and Other Compensation Changes	FTE	Cost	Benefits
WMS	Computer Science	0.20	\$ 14,952	\$ -
WMS	Scholars Program	0.20	\$ 14,952	\$ -
WHS	Computer Science	1.00	\$ 74,759	\$ 20,000
Sub-total		1.40	\$ 104,663	\$ 20,000



FY'21 Other Critical Need Positions

School	Salary and Other Compensation Changes	FTE	Cost	Benefits
Bates	Building Teaching Assistant	1.00	\$ 27,002	\$ 7,500
Hunnell	Building Teaching Assistant	1.00	\$ 27,002	\$ 7,500
WHS	Testing Coordinator	1.00	\$ 26,586	\$ 7,500
WHS	Testing Stipend	-	\$ (7,650)	\$ -
WHS	Assistant Athletic Director	0.20	\$ 16,472	\$ -
District	English as a Second Language Summer Testing	-	\$ 750	\$ -
Sub-Total		3.20	\$ 90,162	\$ 22,500

* 100 days of testing during schyr



FY'21 Other Critical Need Expenses

School	Program / Expense Description	Cost
District	Nurse: Medical Supplies, AED Maintenance, User Access to Database	\$2,725
District	Perf. Arts.: Instructional Materials and Equipment Maintenance	\$3,272
District	Spec. Ed.: Assistive Technology Equipment	\$1,712
Elementary	Art: Professional Development / Conference	\$1,400
Schofield	Principal: Instructional Materials Inflation	\$330
WHS	Principal: Dues	\$400
WHS	Principal: Professional Development	\$1,400
WMS	Art: Eliminate Art Fees	\$20,000
WMS/HS	Fitness and Health: Equipment Maintenance	\$2,000
WMS/HS	World Lang.: Field Trip Transportation, Seal of Biliteracy Proctors	\$4,960
Sub-Total		\$38,199



Wellesley Public Schools
Initial FY'21 Projections (July 19, 2019)

FY'21 Summary of Anticipated Need		Percent of FY'21 Adds
FY'20 Approved Budget	\$ 76,783,930	
Collective Bargaining	\$ 2,672,525	3.48%
General Education Needs	\$ 291,149	0.38%
Special Education Base Needs	\$ 342,370	0.45%
FY'21	\$ 80,089,974	4.31%
FY'21 Summary of Anticipated Need (Sc 1)		Percent of FY'21 Adds
FY'20 Approved Budget	\$ 76,783,930	
Collective Bargaining	\$ 2,672,525	3.48%
General Education Needs	\$ 291,149	0.38%
Special Education Base Needs	\$ 842,370	1.10%
FY'21	\$ 80,589,974	4.96%
FY'21 Summary of Anticipated Need (Sc 2)		Percent of FY'21 Adds
FY'20 Approved Budget	\$ 76,783,930	
Collective Bargaining	\$ 2,672,525	3.48%
General Education Needs	\$ 291,149	0.38%
Special Education Base Needs	\$ 1,342,370	1.75%
FY'21	\$ 81,089,974	5.61%

80,089,974 July #
- 79,776,902 1/7/20

\$ 313,072 diff

79,776,902 1/7/20
- 76,783,930 ATM 19

\$ 2,992,972
= 3.9% ↑

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Wellesley School Redistricting School Committee Presentation

January 21, 2020

AppGeo

Covered Today

1. Introductions
2. Project Overview
3. Project Background
4. School Committee Guidelines
5. Redistricting Process & Workflow
6. Wellesley Context Maps
7. Map Options Presentation

Introductions

Your AppGeo Team



**Kate Hickey,
Vice President**

- 18 years experience
- School redistricting subject matter expert
- Will oversee and advise process, attend key meetings and facilitate discussion



**Priya Sankalia,
Project Manager**

- 16 years experience
- Point of contact
- Will manage team, work with technical staff, coordinate project activity



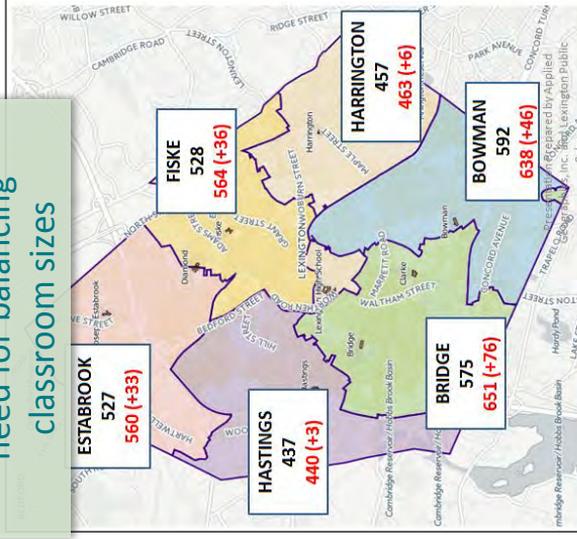
**Ashley Tardif,
Geospatial Analyst**

- Extensive experience in spatial data processing, analytics, and data visualization

Extensive experience working with MA School Districts

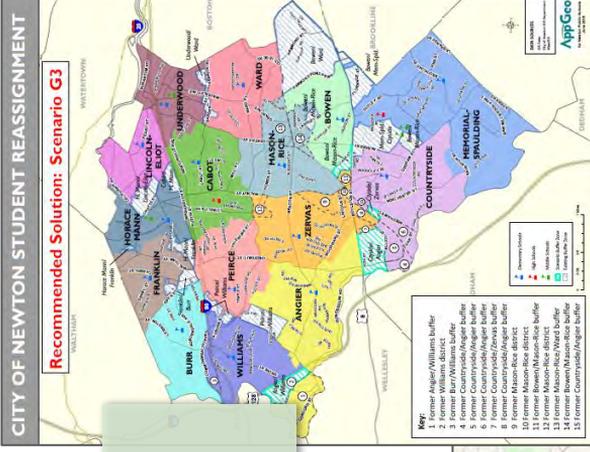
Lexington

Increased enrollment and need for balancing classroom sizes



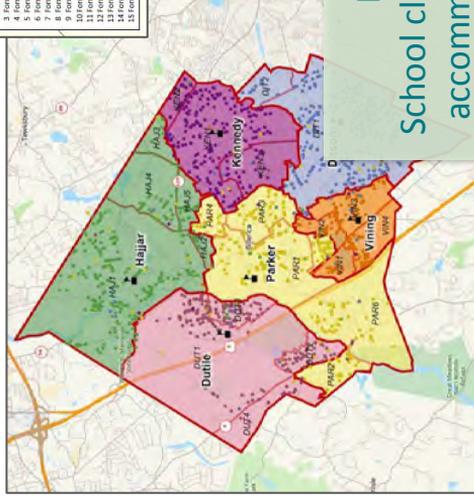
Newton

New school opening needed to balance enrollment



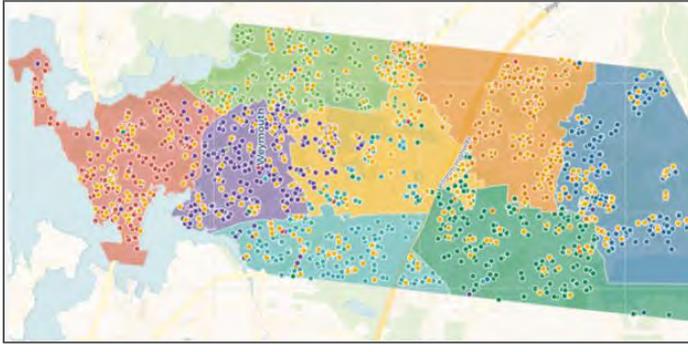
Billerica

School closing, needed to accommodate students



Weymouth

Low enrollment; need a strategy for elementary and middle school configurations



Redistricting Team

Wellesley Public School Staff

- David Lussier, Superintendent
- Cynthia (Cindy) Mahr, Asst Superintendent Finance and Operations
- Deane McGoldrick, Transportation Director
- Jeff Dees, Upham School Principal
- Charlene Cook, Hardy School Principal

Wellesley School Committee Representative

- Matt Kelley

AppGeo (Consultant) Staff

- Kate Hickey, VP
- Priya Sankalia, Project Manager
- Ashley Tardif, Geospatial Analyst

Redistricting Team

Parent Representatives

- Martha Rockwood, Bates
- Megan Leblanc, Fiske
- Ming Sun, Hardy
- Aimee Bellew, Hunnewell
- Dan Burke, Schofield
- Brook Rosenbaum, Sprague
- Stephanie Hubbard, Upham

Project Overview

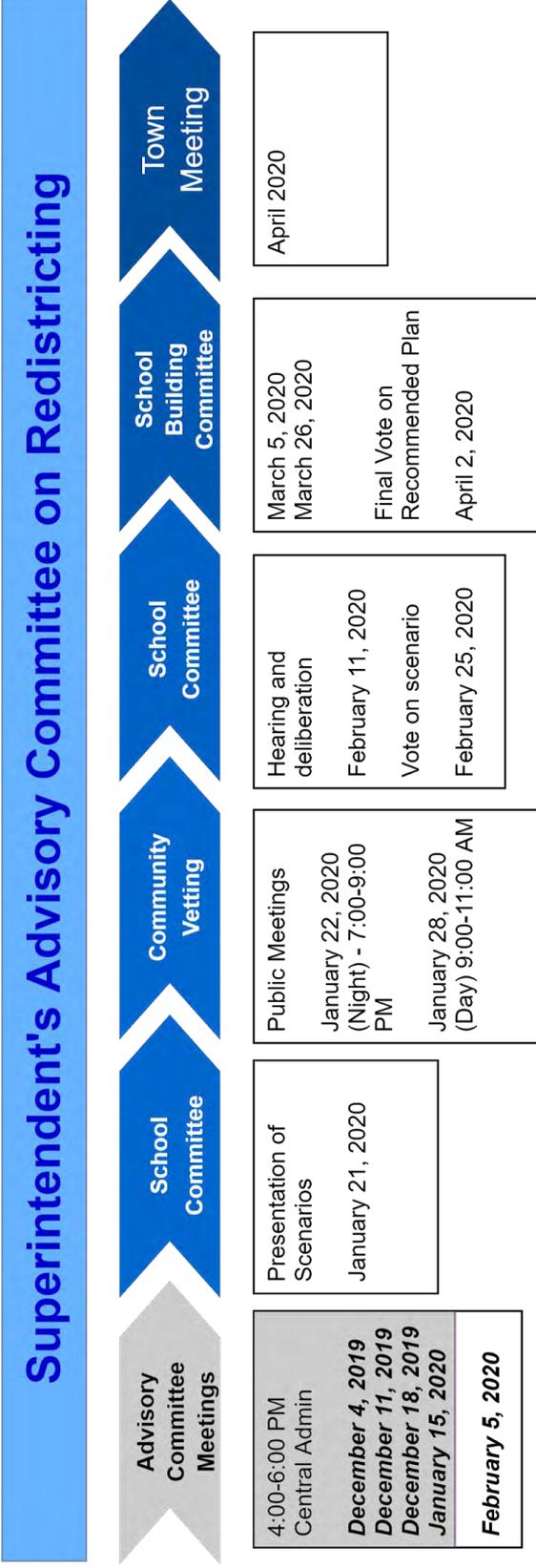
Project Goals & Objectives

- The redistricting project is part of the larger School Building Committee Project to rebuild Hunnewell and rebuild Hardy OR Upham using MSBA funds (See <https://www.wellesleyhhu.org/>)
- The project goal is to realign districts to accommodate the impending building projects
- The project team will submit 2 redistricting plans, one each for a new Hardy or a new Upham to be included in the feasibility study
- Earliest implementation of the chosen rebuild and redistricting plan will be in 2024

Project Overview

- WPS hired AppGeo as consultants to assist in the redistricting effort
- The project was kicked off in early December 2019
- The project team was formed that developed a timeline for the project
- AppGeo processed background information and data provided by WPS
- The project team worked collaboratively on building the map options taking into consideration:
 - School Committee guidelines (neighborhood schools, travel distances etc.)
 - Enrollment projections from FutureThink
 - School capacities and targets
- Team presents to School Committee 2 maps each for building at Hardy or Upham

Timeline



Project Background

History of redistricting in Wellesley

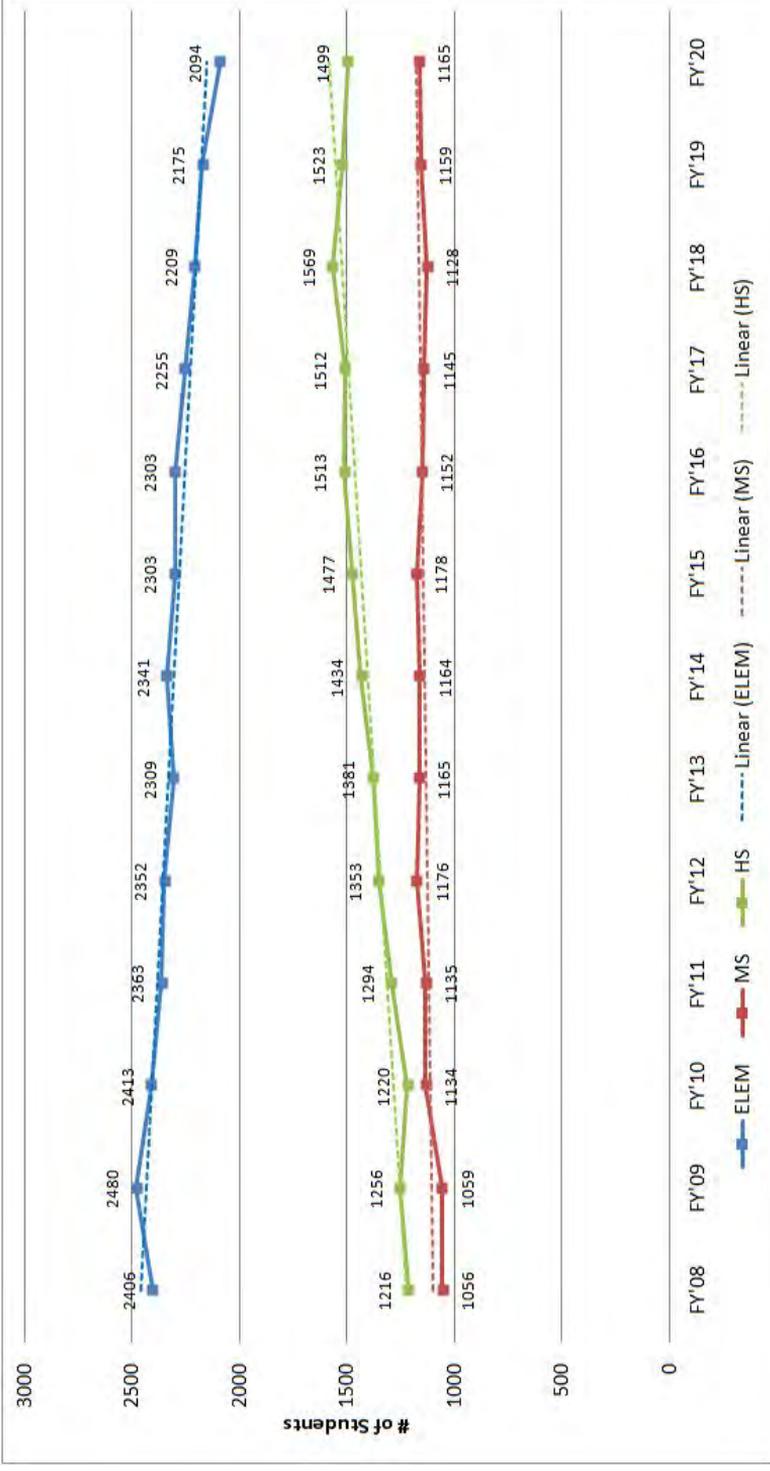
- Major redistricting efforts have coincided with opening and closure of schools
- Most recently redistricted from six to seven schools when Sprague reopened in 2002-2003
 - Drew the attendance zone lines as they are today
- Superintendent formed redistricting study committee in 2013-2014
 - Address imbalances in enrollments and class sizes across the District
 - Art/Music rooms had been repurposed
 - Ultimately decided not to redistrict at that time
 - Adopted a policy to manage enrollments through grade level closures

Why do we need a redistricting plan?

- Sustained enrollment decline
 - Over the last 12 years
- Aging schools
 - Three schools (Hunnewell, Hardy, and Upham) need to be rebuilt
- Planned new housing developments
 - Several projects expected to come on line before 2024 or 2026
- Enrollment projections
 - Town has undertaken 2 sets of enrollment projection studies and performed internal projections to inform this process
- MSBA Feasibility Study for Upham/Hardy Project

Given lower enrollment, results of the internal and external enrollment projections, and the need to rebuild - a redistricting plan with maps is needed to evaluate impact of rebuilds and lower enrollment

Enrollment over time and grade level



- Enrollment over the past 12 years has shown a steady decline at the Elementary level
- In contrast the high school enrollment has grown slightly and middle school enrollment is flat

Maps Using Projected Numbers

1. Current geo-located student counts were used to calculate percentage of students in each component
2. This percentage of students in each component was applied to the projected student count (from Future Think) to derive the projected students in a component
3. The Future Think projected student count takes into consideration the new developments expected to go online after 2024
4. Maps were built using this component projection
5. Maps were built assuming a school at Hardy OR Upham

Capacity/Target Discussion

1. Assumption is that all the schools will be 18 section schools
 - a. This takes into account art and special programming including a classroom for STEM
 - b. Assuming 22 students in grades K-2 and 24 in grades 3-5
2. MSBA Guidelines for targeted enrollment: 85%
3. Our maps have been built/evaluated against the 85% metric

School Committee Guidelines

School Committee Guidelines

- Current class size guidelines shall be maintained
 - 18-22 in grades K-2 and 22-24 in grades 3-5.
- Appropriate dedicated space shall be maintained for art, music, English Language Learner (ELL) programs, special education programs, and other instructional interventions.
- In order to defer the need for any future redistricting as much as possible, attendance zones should be designed to provide long-term stability, by distributing excess capacity as evenly as possible across the town.

School Committee Guidelines, contd...

- Natural boundaries in town (such as Route 9, Washington St, and the train tracks), as well as traditional neighborhood boundaries, should be respected as much as possible.
- Encouraging walkability and minimizing the need for driving should be considered.

Redistricting Process & Workflow

Redistricting Analysis Workflow

1 : Data gathering and processing current student locations and getting an understanding of the problem to solve

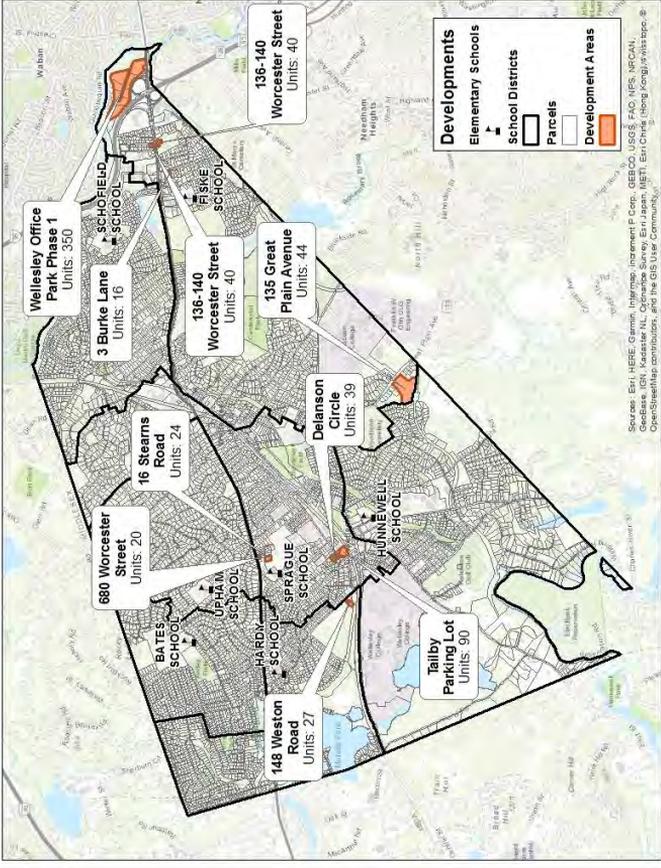
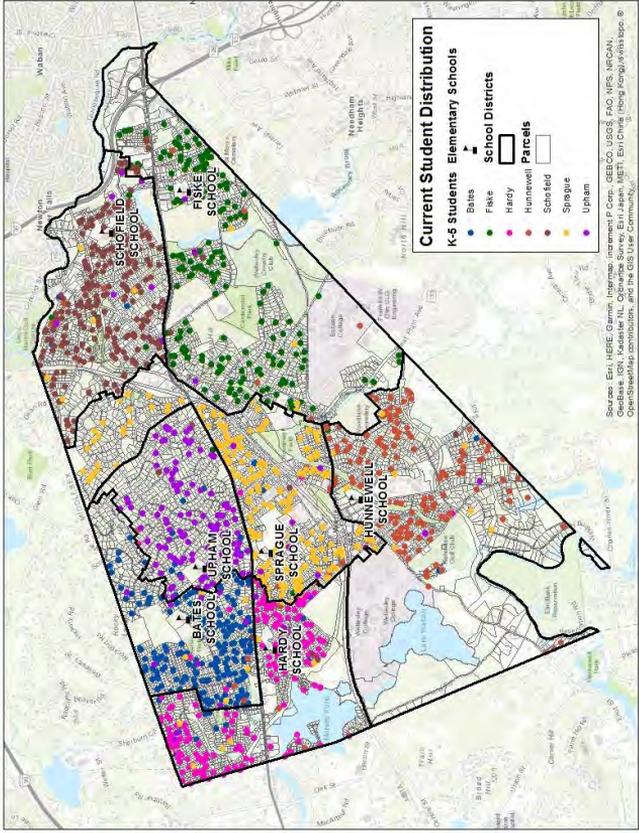
2 : Identifying discrete areas that become components or the building blocks for map options

3 : Collaboratively building maps and evaluating maps against district considerations

4 : Presenting information in the form of maps, charts and graphics to staff and community

Data Gathering & Analysis

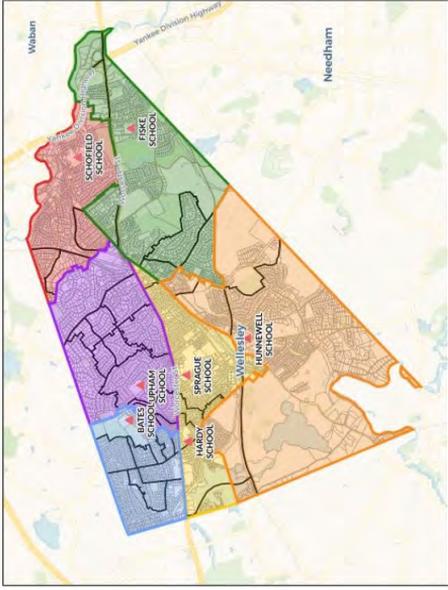
Current student locations were geocoded and conflated with component geography. Additional background information was mapped including planned developments, sale history, land use etc.



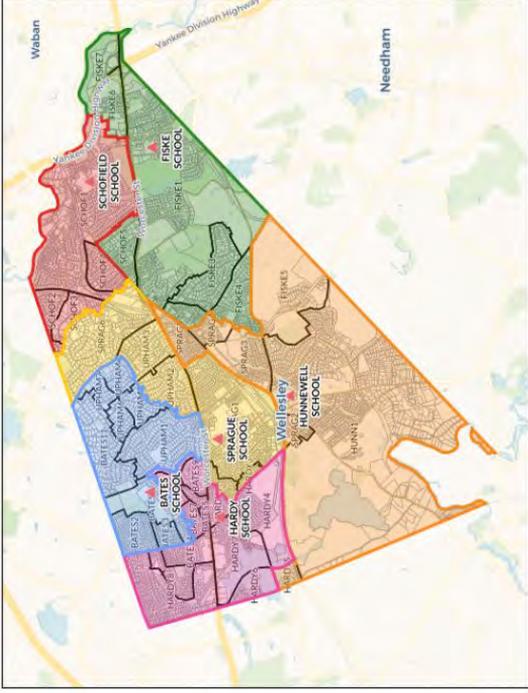
Map Option Building

Map options were built collaboratively using the components. A map option consists of new district boundaries created as a combination of components. For each option (Upham and Hardy) multiple (8-10) map options were created. Every map option was presented with projected capacity and walkability information.

Upham Map 4



Hardy Map 9



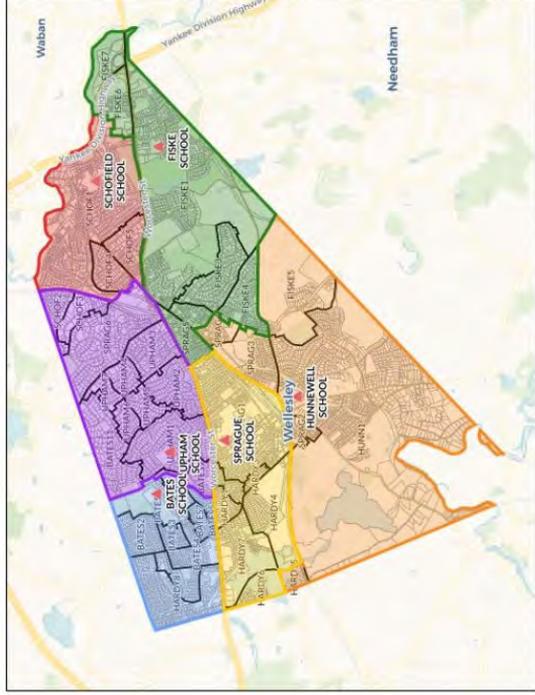
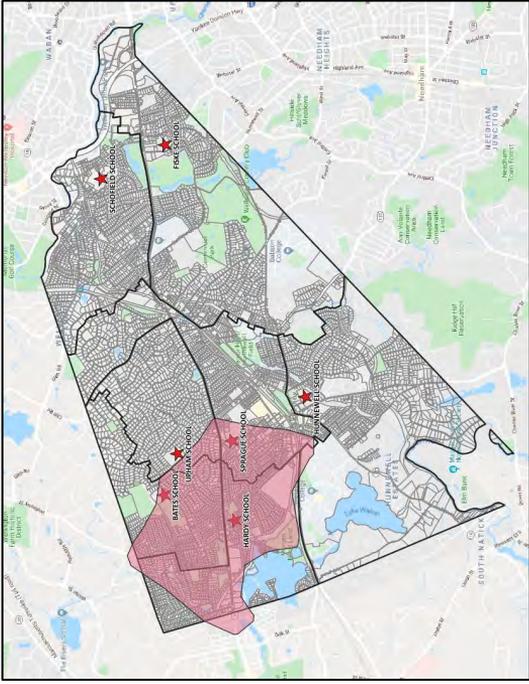
District	School Capacity (Planned)	Target Enrollment (85%)	Projected Enrollment	% Projected Enrollment Capacity
Bates	414	352	340	82%
Fiske	414	352	310	75%
Hardy	414	352	320	77%
Hunnewell	414	352	329	75%
Schofield	414	352	327	79%
Sprague	414	352	344	83%

Residential Properties in Assigned District Under, 0.5, 1, and 2 miles from School

District	% Under 1/2 Mile	% Under 1 Mile	% Under 2 Miles
Current Scenario	22%	61%	90%
Scenario 6	21%	59%	92%
Scenario 7	21%	61%	91%
Scenario 8	21%	60%	92%
Scenario 9	21%	59%	90%

Map Option Evaluating

Each map option was evaluated against the school committee guidelines, identifying pros and cons of each map. Detailed review of each map included an evaluation of walkability, drivability, and projected capacity with a strong emphasis on keeping neighborhoods intact and balancing projected enrollment across all districts.



Upland Map 7

Residential Properties in Assigned District Under, 0.5, 1, and 2 miles from School

District	% Under 1/2 Mile	% Under 1 Mile	% Under 2 Miles
Bates	15%	54%	100%
Fiske	20%	30%	58%
Hunnewell	14%	70%	98%
Schofield	29%	84%	100%
Sprague	20%	69%	96%
Upland	12%	50%	93%

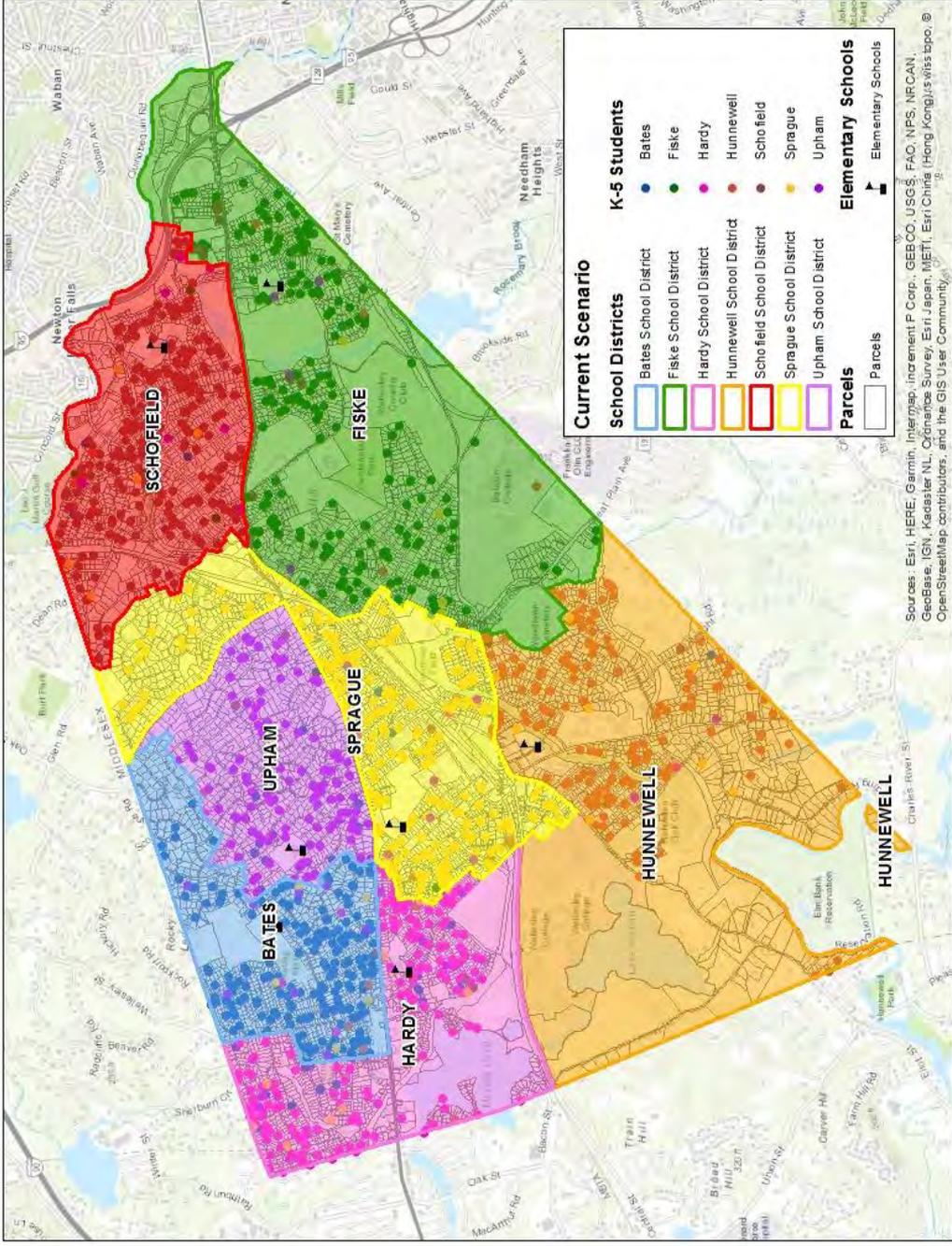
District	% Under 1/2 Mile	% Under 1 Mile	% Under 2 Miles
Current Scenario	22%	61%	90%
Scenario 5	17%	56%	91%
Scenario 6	17%	57%	93%
Scenario 7	18%	58%	91%

Wellesley Context Maps

Background Information

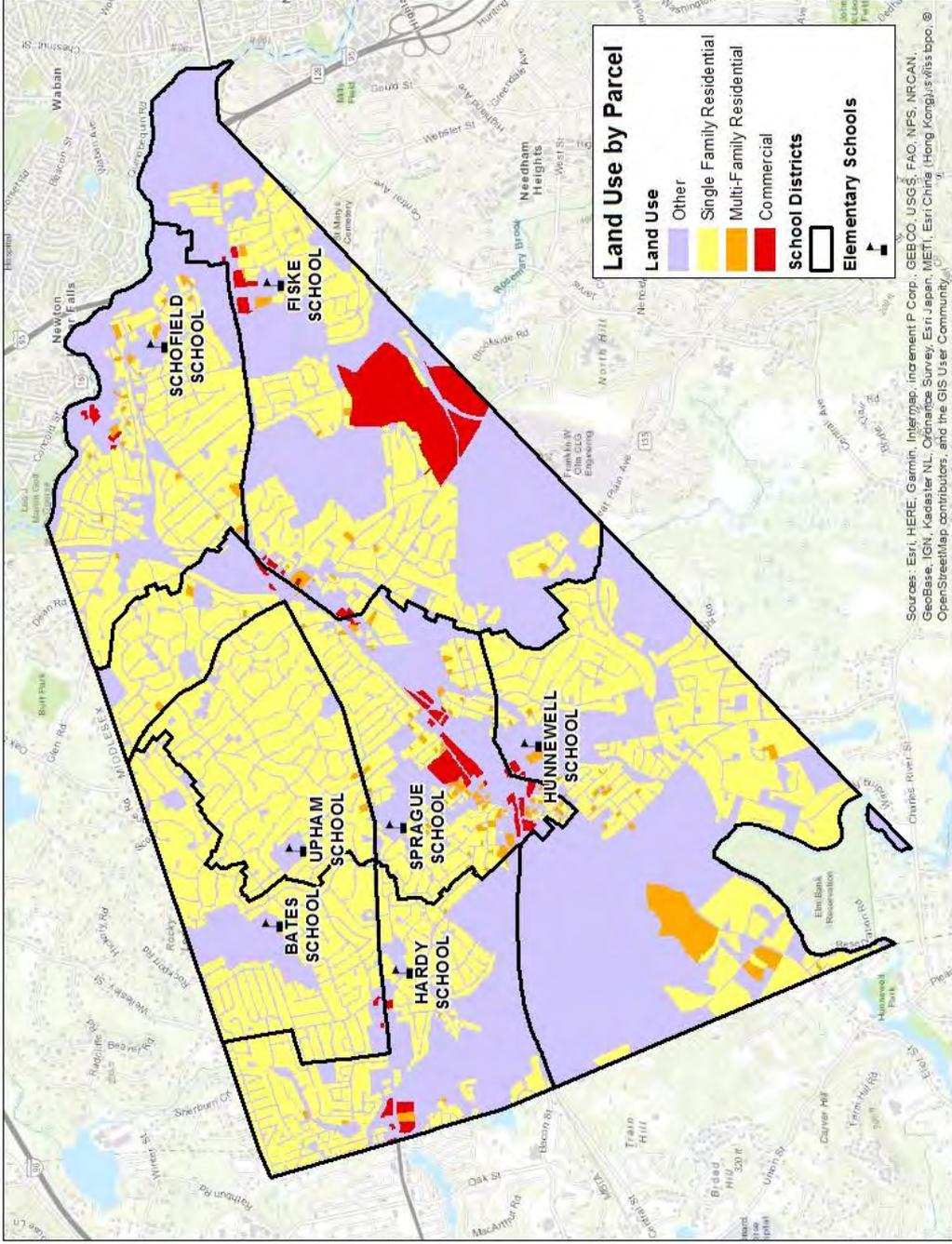
Current Districts & Enrollment

District	K Thru 5
Bates	335
Fiske	295
Hardy	256
Hunnewell	254
Schofield	374
Sprague	355
Upham	225



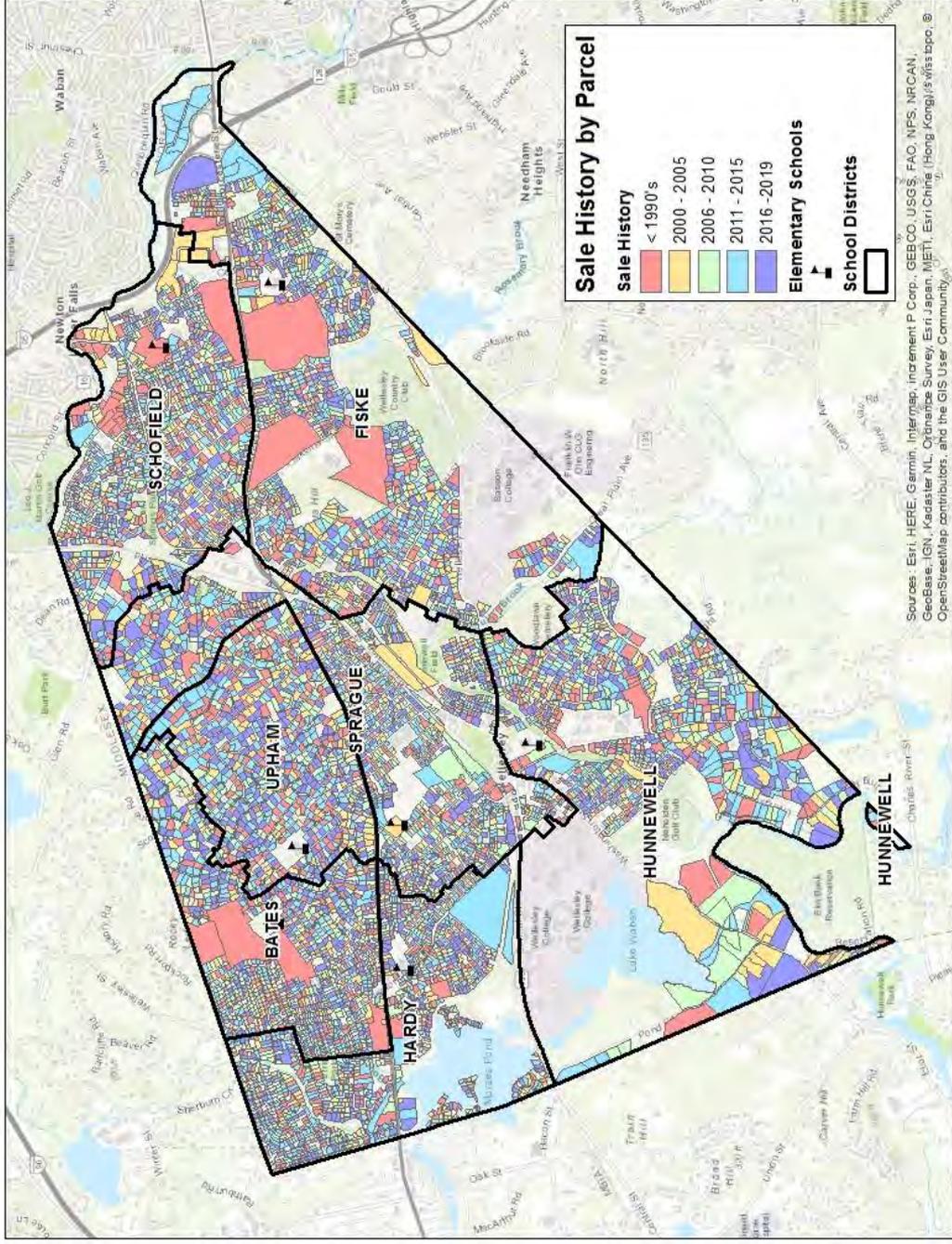
Background Information

Land Use by Parcel



Background Information

Sale History by Parcel

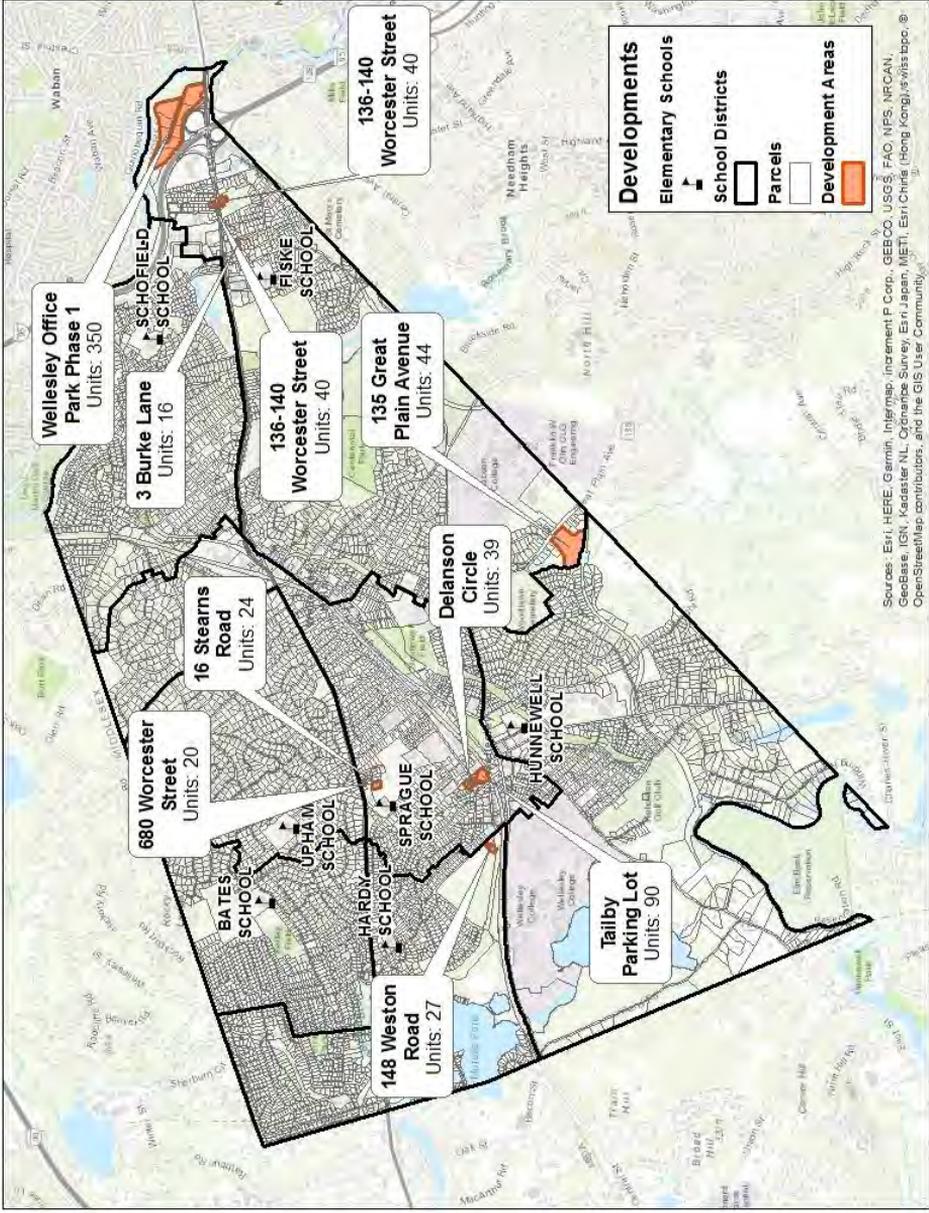


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, MFS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community

Background Information

Development Projections

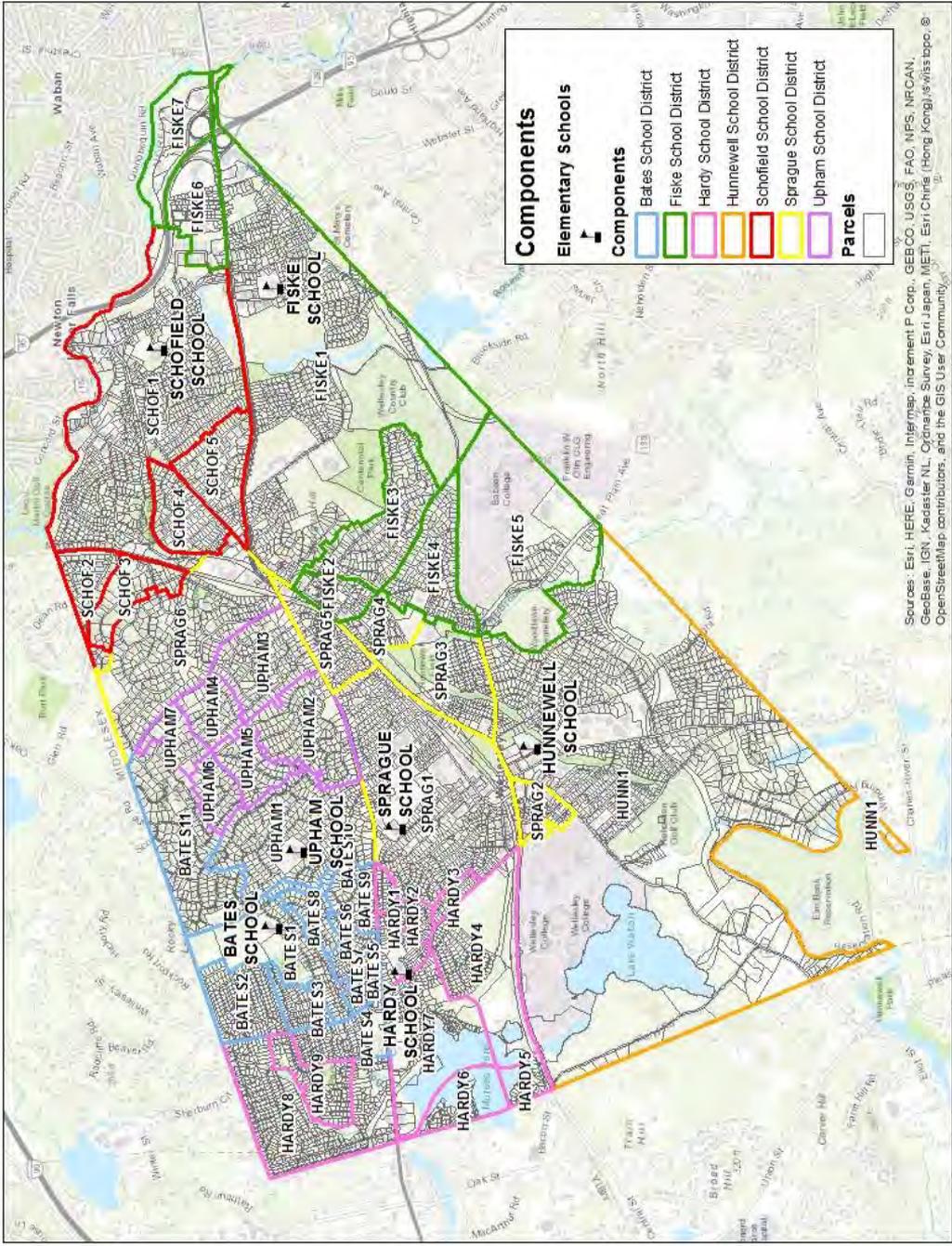
The Future Think projected student count used in this analysis takes into consideration the new developments expected to go online after 2024



Map Options Presentation

Redistricting Process

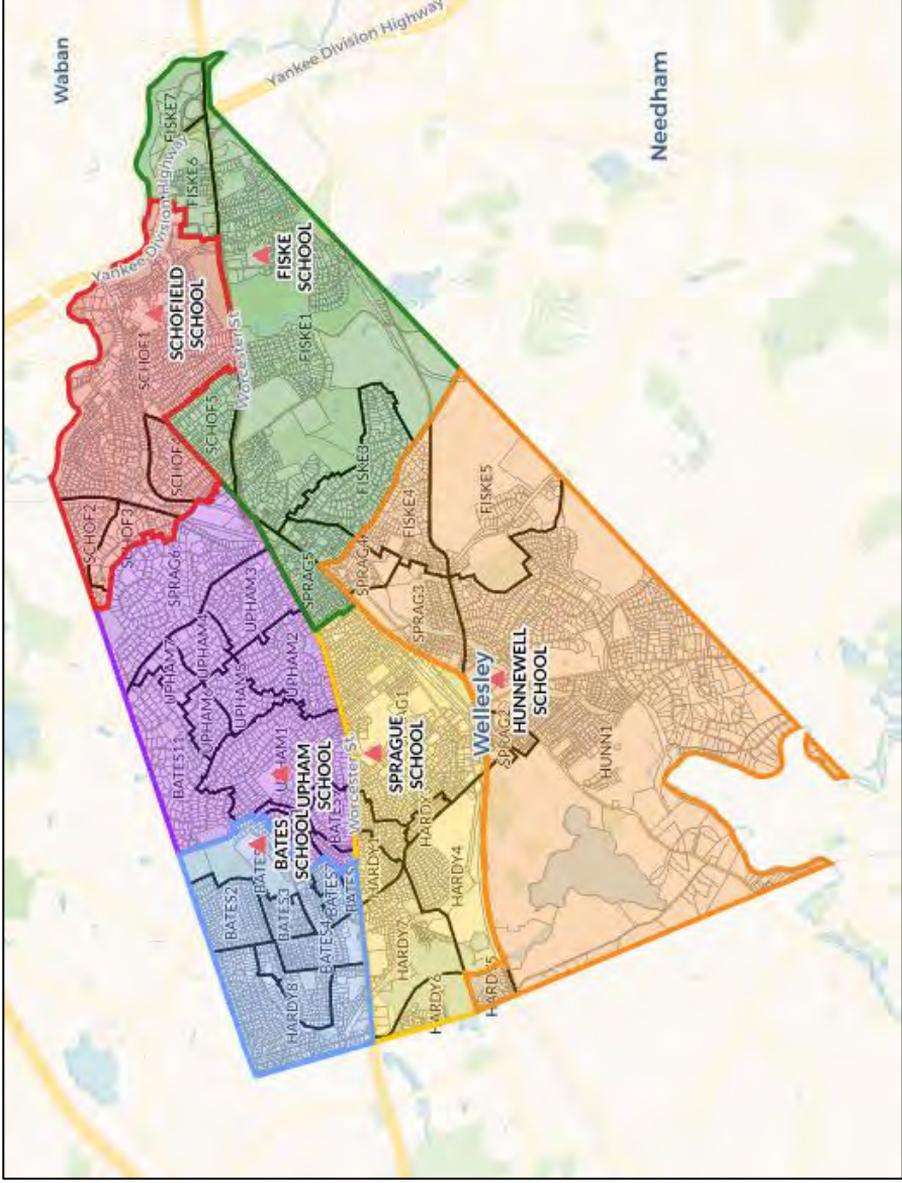
Components



Sources: Esri, HERE, Garmin, Infigrmap, InCREMENT P Corp., GBCO, USGS, FAO, MFS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community.

Upham Map 1

- Largely avoids district lines crossing Route 9 - Sprague and Hardy components north of Route 9 move to Upham and Bates and Hardy components south of Rte 9 to Sprague
- Moves Schofield and Sprague components to Fiske to relieve those schools while increasing utilization at Fiske
- Components from Fiske, Sprague and Hardy move to Hunnewell
- Up to 7% enrollment differences between all schools

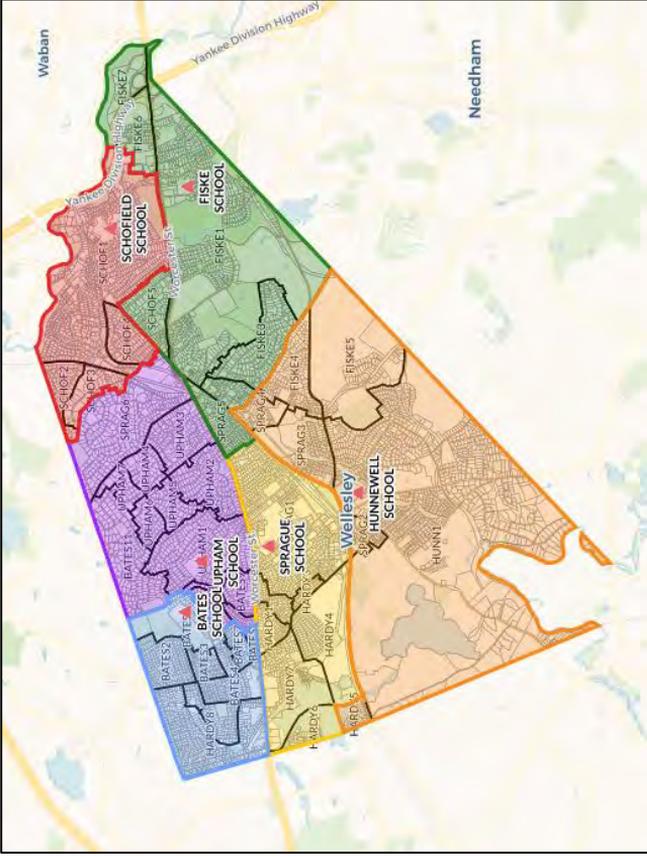


District	School Capacity (Planned)	Target Enrollment (85%)	Projected Enrollment	% Projected Enrollment Capacity
Bates	414	352	325	79%
Fiske	414	352	311	75%
Hunnewell	414	352	328	79%
Schofield	414	352	327	79%
Sprague	414	352	340	82%
Upham	414	352	339	82%

Note: 18 students were added as Non-Residential placeholders to the projected enrollment for each school.

Upham Map 1

Residential Properties in Assigned District Under, 0.5, 1, and 2 miles from School



District	% Under 1/2 Mile		% Under 1 Mile		% Under 2 Miles	
	Map 1	Current Map	Map 1	Current Map	Map 1	Current Map
Bates	11%	22%	51%	79%	100%	100%
Fiske	20%	21%	31%	32%	64%	61%
Hunnewell	13%	14%	64%	72%	98%	97%
Schofield	30%	26%	75%	76%	100%	100%
Sprague	20%	15%	69%	39%	96%	82%
Upham	12%	22%	55%	76%	99%	100%

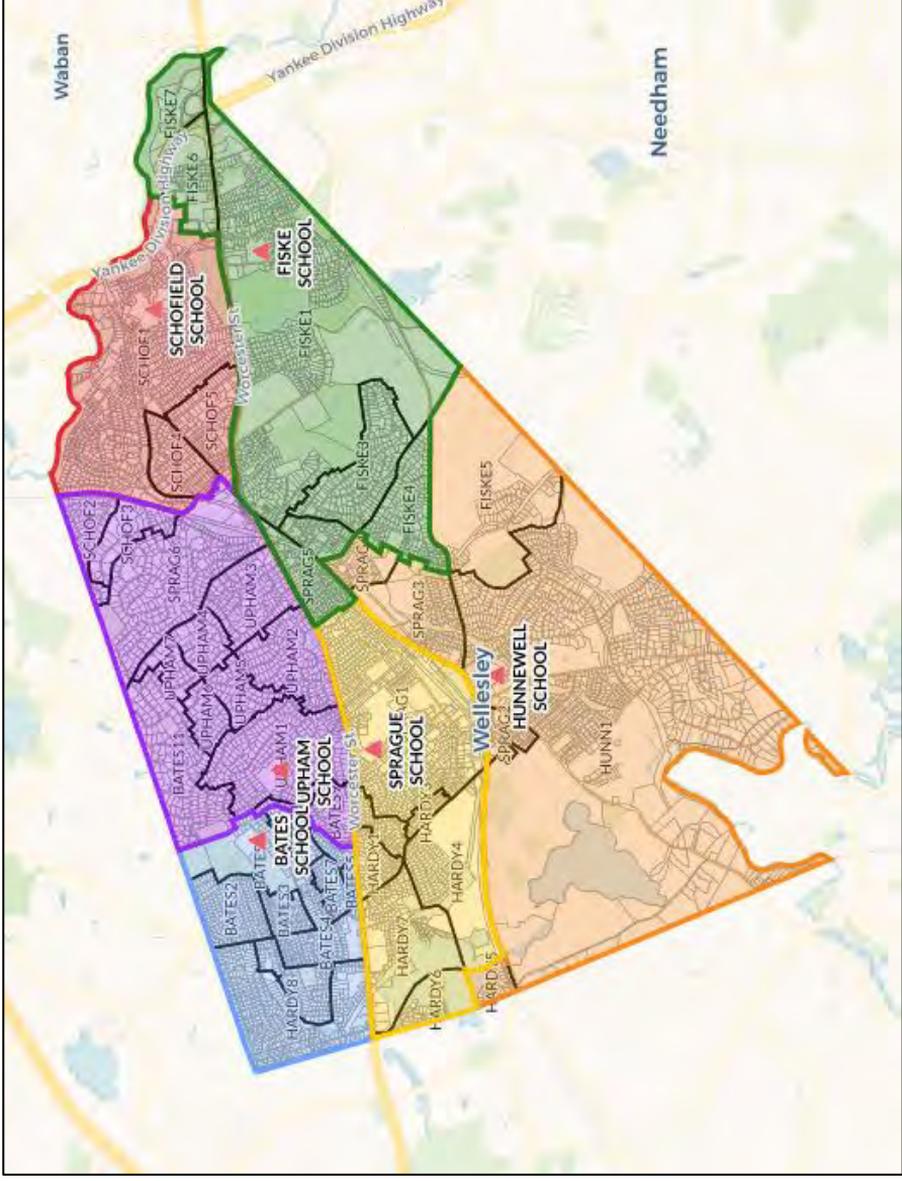
Walking distances calculated from Open Route Service, using Open Street Map roads, and based on all residential properties, not student locations.

For example: in Map 1, 20% of residential properties in Fiske are under ½ mile.

District	% Under 1/2 Mile	% Under 1 Mile	% Under 2 Miles
Current Map	22%	61%	90%
Map 1	17%	57%	93%
Map 2	18%	58%	91%

Upham Map 2

- Compared to Map 1, this option moves the Bates/Upham boundary to the east keeping areas close to Bates in Bates
- This results in a counterclockwise domino effect moving the Upham boundary to the east, the Schofield boundary to the south, and the Fiske boundary to the west.
- Up to 13% enrollment difference between all schools

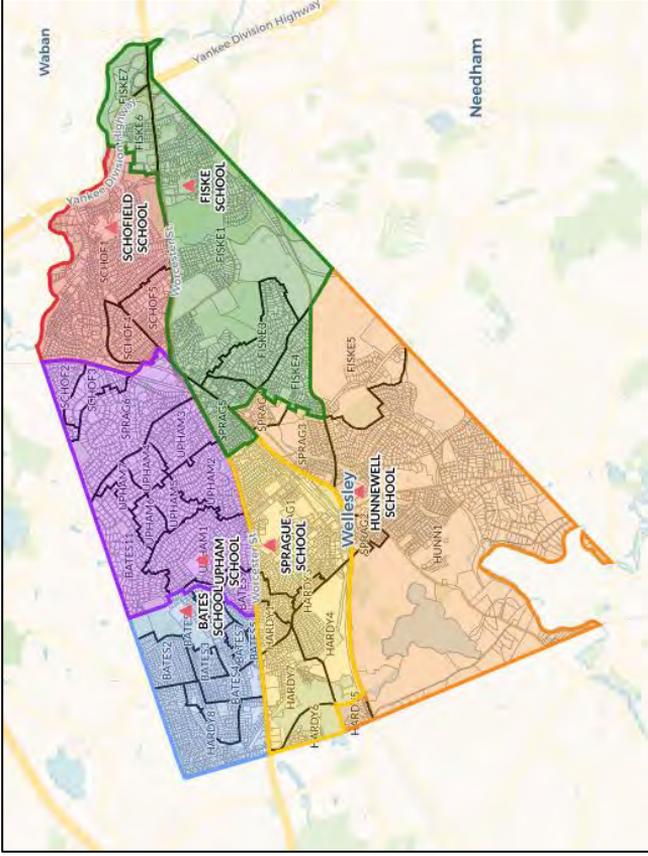


District	School Capacity (Planned)	Target Enrollment (85%)	Projected Enrollment	% Projected Enrollment Capacity
Bates	414	352	352	85%
Fiske	414	352	307	74%
Hunnewell	414	352	299	72%
Schofield	414	352	333	80%
Sprague	414	352	340	82%
Upham	414	352	339	82%

Note: 18 students were added as Non-Residential placeholders to the projected enrollment for each school.

Upham Map 2

Residential Properties in Assigned District Under, 0.5, 1, and 2 miles from School



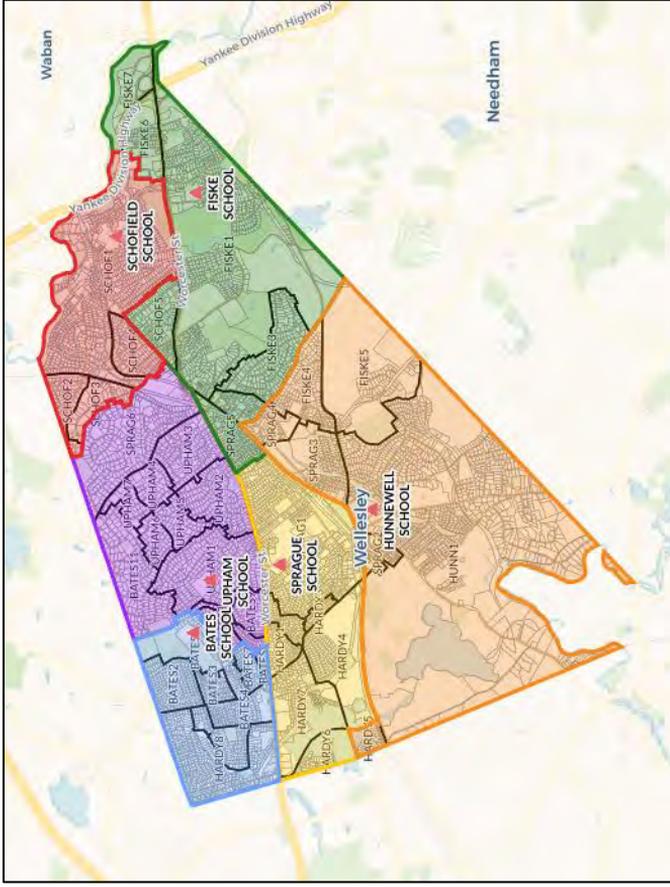
District	% Under 1/2 Mile		% Under 1 Mile		% Under 2 Miles	
	Map 2	Current	Map 2	Current	Map 2	Current
Bates	15%	22%	54%	79%	100%	100%
Fiske	20%	21%	30%	32%	58%	61%
Hunnewell	14%	14%	70%	72%	98%	97%
Schofield	29%	26%	84%	76%	100%	100%
Sprague	20%	15%	69%	39%	96%	82%
Upham	12%	22%	50%	76%	93%	100%

District	% Under 1/2 Mile	% Under 1 Mile	% Under 2 Miles
Current Map	22%	61%	90%
Map 1	17%	57%	93%
Map 2	18%	58%	91%

Walking distances calculated from Open Route Service, using Open Street Map roads, and based on all residential properties, not student locations.

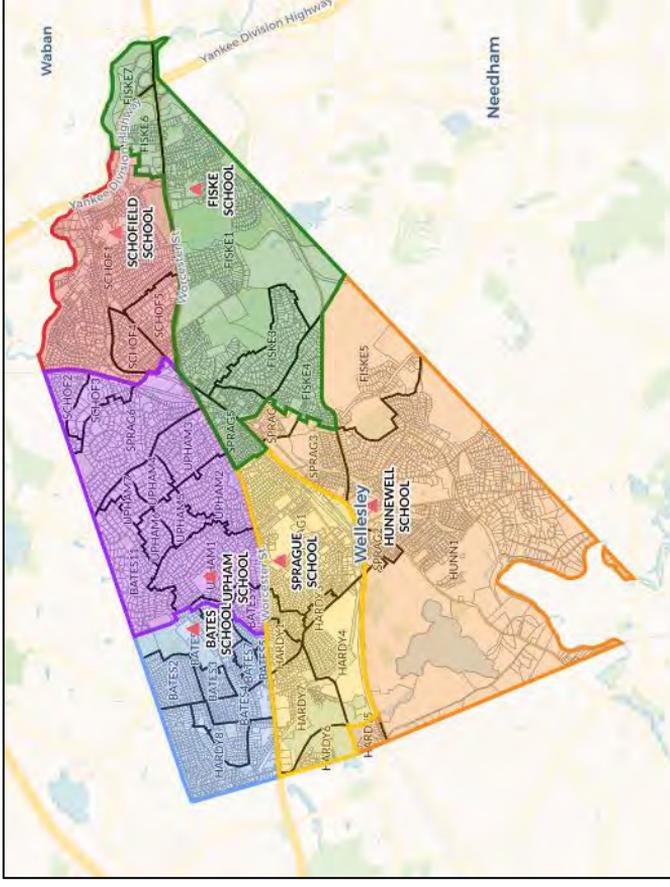
For example: in Map 2, 20% of residential properties in Fiske are under 1/2 mile.

Upham Map 1



- SCHO 5 to Fiske
- BATES 6 & 8 to Upham
- FISKE 4 to Hunnewell

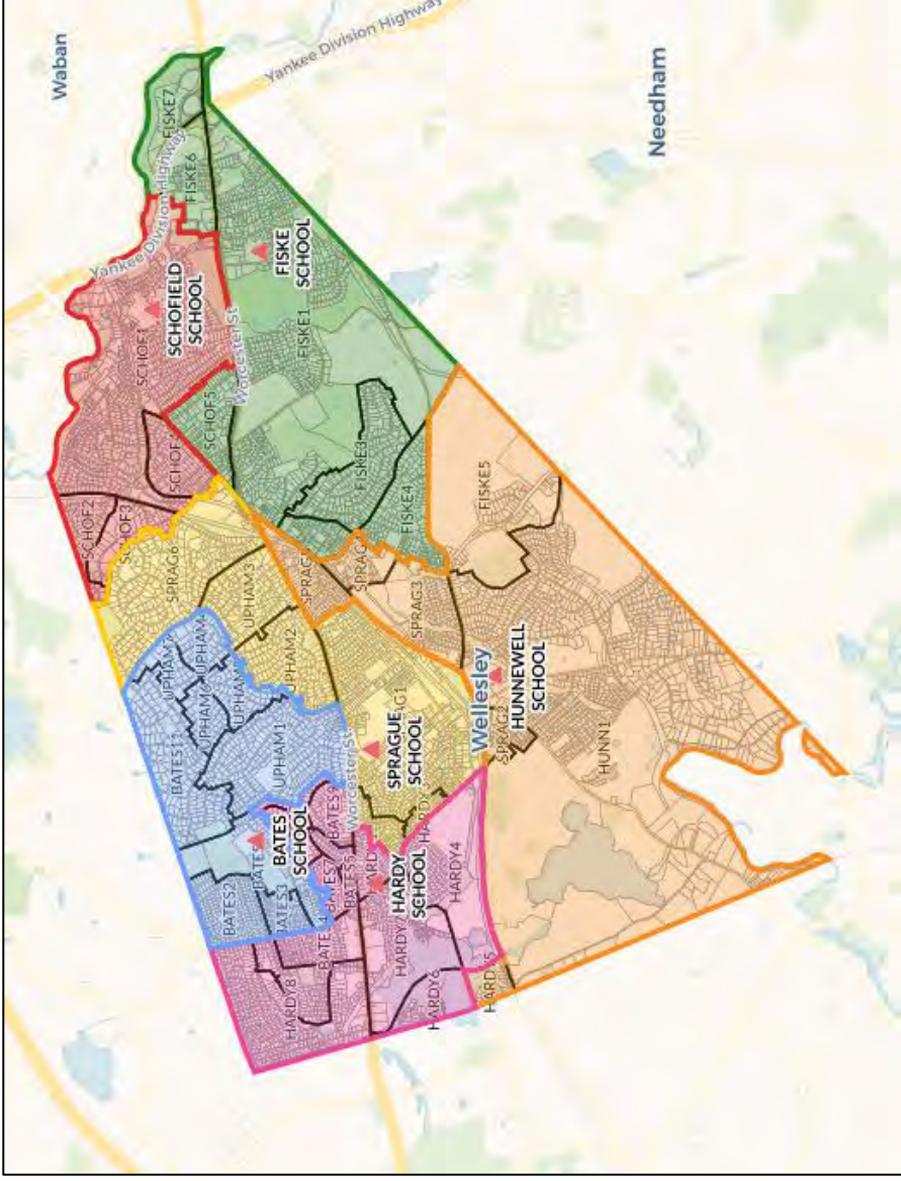
Upham Map 2



- SCHO 2 & 3 to Upham

Hardy Map 1

- Largely maintains the existing Hardy district adding closest areas to the school from Bates and Sprague
- Sends areas north of Rte 9 from Upham to Sprague
- Components from Fiske, Sprague and Hardy move to Hunnewell
- Moves Schofield component to Fiske to relieve Schofield while increasing utilization at Fiske
- Up to 8% enrollment difference between all schools

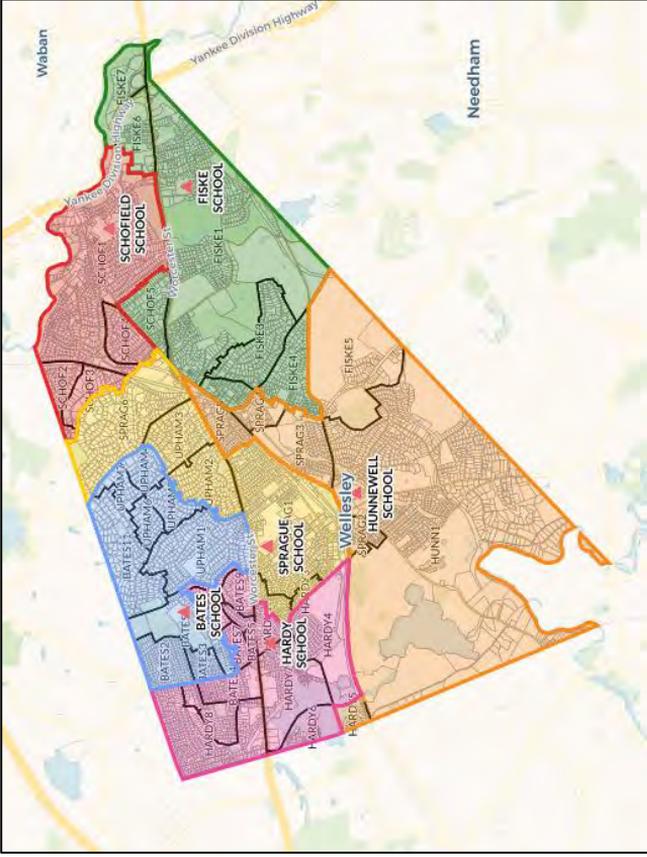


District	School Capacity (Planned)	Target Enrollment (85%)	% Projected Enrollment Capacity	
			Projected Enrollment	Capacity
Bates	414	352	340	82%
Fiske	414	352	310	75%
Hardy	414	352	320	77%
Hunnewell	414	352	329	79%
Schofield	414	352	327	79%
Sprague	414	352	344	83%

Note: 18 students were added as Non-Residential placeholders to the projected enrollment for each school.

Hardy Map 1

Residential Properties in Assigned District Under, 0.5, 1, and 2 miles from School



District	% Under 1/2 Mile		% Under 1 Mile		% Under 2 Miles	
	Map 1	Current Map	Map 1	Current Map	Map 1	Current Map
Bates	15%	22%	61%	79%	100%	100%
Fiske	19%	21%	29%	32%	65%	61%
Hardy	31%	32%	76%	68%	100%	98%
Hunnewell	13%	14%	64%	72%	98%	97%
Schofield	30%	26%	75%	76%	100%	100%
Sprague	17%	15%	50%	39%	81%	82%

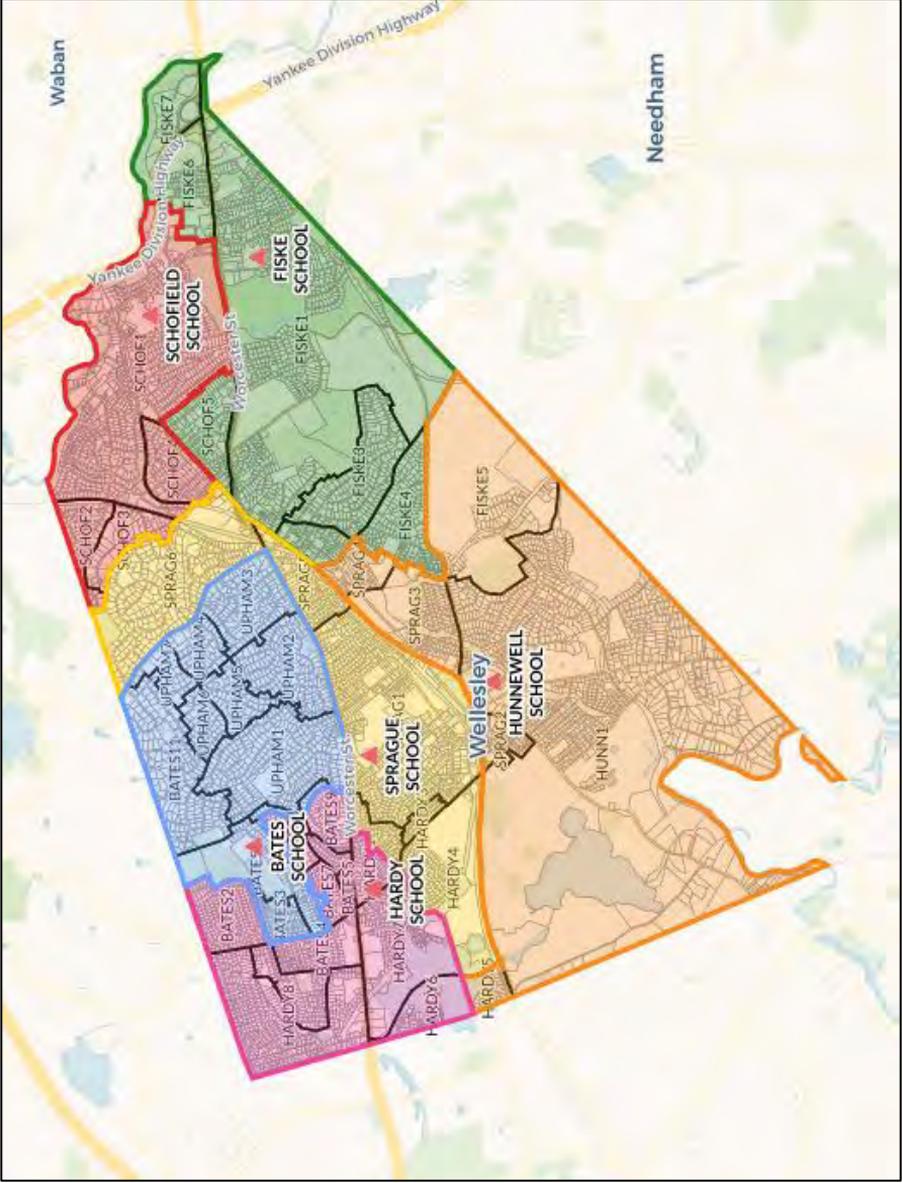
District	% Under 1/2 Mile	% Under 1 Mile	% Under 2 Miles
Current Map	22%	61%	90%
Map 1	21%	59%	90%
Map 2	20%	59%	90%

Walking distances calculated from Open Route Service, using Open Street Map roads, and based on all residential properties, not student locations.

For example: in Map 1, 19% of residential properties in Fiske are under 1/2 mile.

Hardy Map 2

- All of Upham incorporated into Bates reducing the northern areas moving across Rte 9
- This results in a clockwise domino effect moving southern parts of Hardy to Sprague and more areas from Bates to Hardy
- Up to 16% enrollment difference between all schools

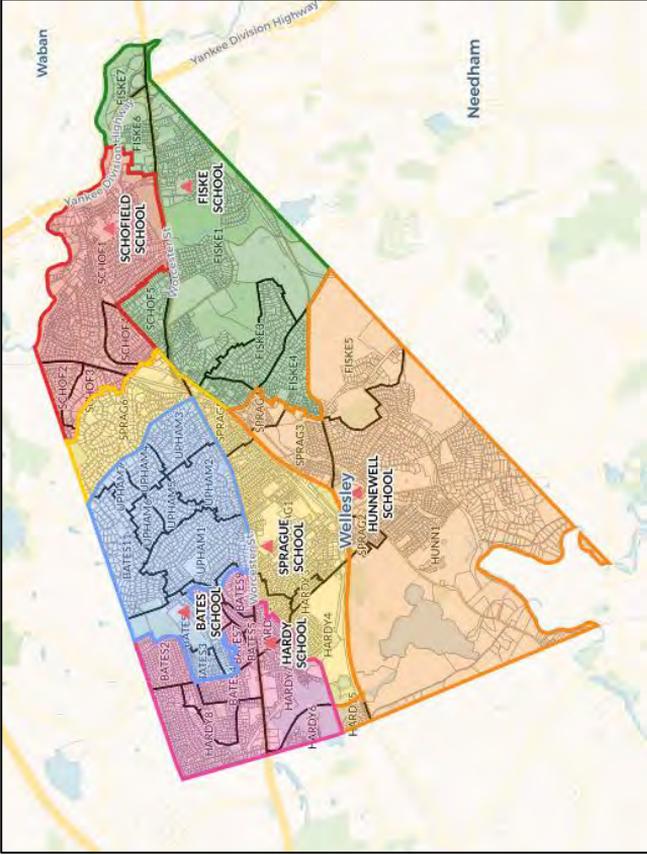


District	School Capacity (Planned)	Target Enrollment (85%)	Projected Enrollment	% Projected Enrollment Capacity
Bates	414	352	366	88%
Fiske	414	352	310	75%
Hardy	414	352	330	80%
Hunnewell	414	352	299	72%
Schofield	414	352	327	79%
Sprague	414	352	338	82%

Note: 18 students were added as Non-Residential placeholders to the projected enrollment for each school.

Hardy Map 2

Residential Properties in Assigned District Under, 0.5, 1, and 2 miles from School



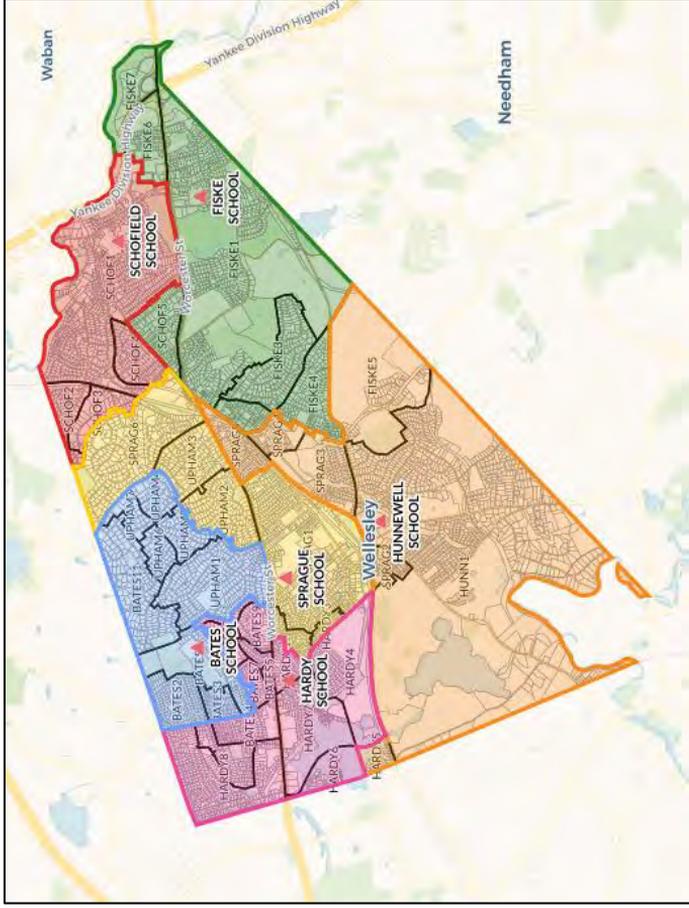
District	% Under 1/2 Mile		% Under 1 Mile		% Under 2 Miles	
	Map 2	Current Map	Map 2	Current Map	Map 2	Current Map
Bates	15%	22%	53%	79%	100%	100%
Fiske	19%	21%	29%	32%	65%	61%
Hardy	23%	32%	71%	68%	100%	98%
Hunnewell	14%	14%	70%	72%	98%	97%
Schofield	30%	26%	75%	76%	100%	100%
Sprague	18%	15%	55%	39%	82%	82%

Walking distances calculated from Open Route Service, using Open Street Map roads, and based on all residential properties, not student locations.

For example: in Map 2, 19% of residential properties in Fiske are under 1/2 mile.

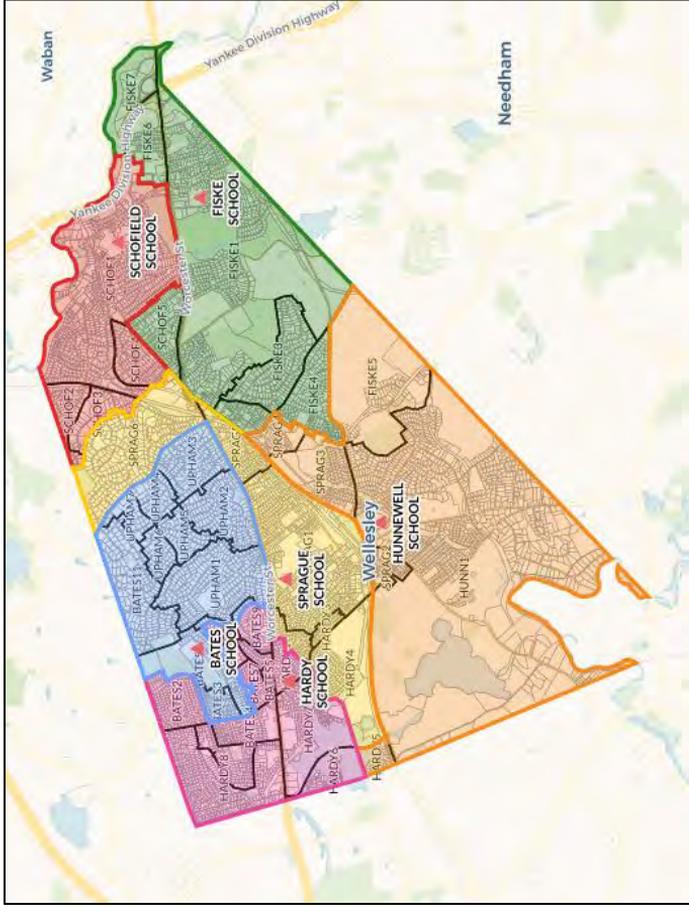
District	% Under 1/2 Mile	% Under 1 Mile	% Under 2 Miles
Current Map	22%	61%	90%
Map 1	21%	59%	90%
Map 2	20%	59%	90%

Hardy Map 1



- SPRAG 5 to Hunnewell
- UPHAM 2 & 3 to Sprague
- BATES 10 to Hardy

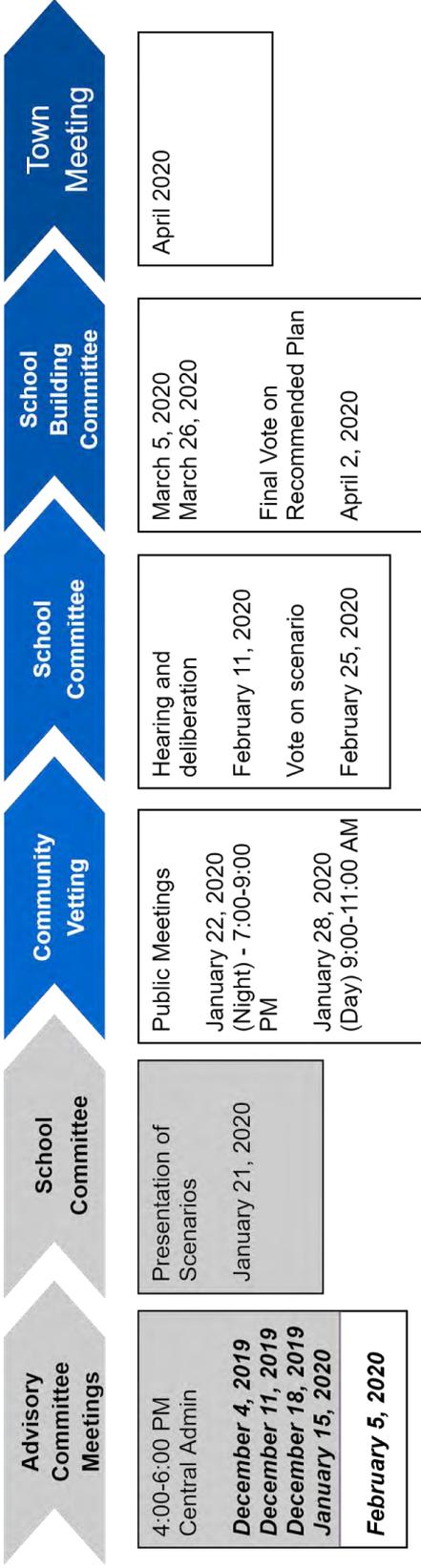
Hardy Map 2



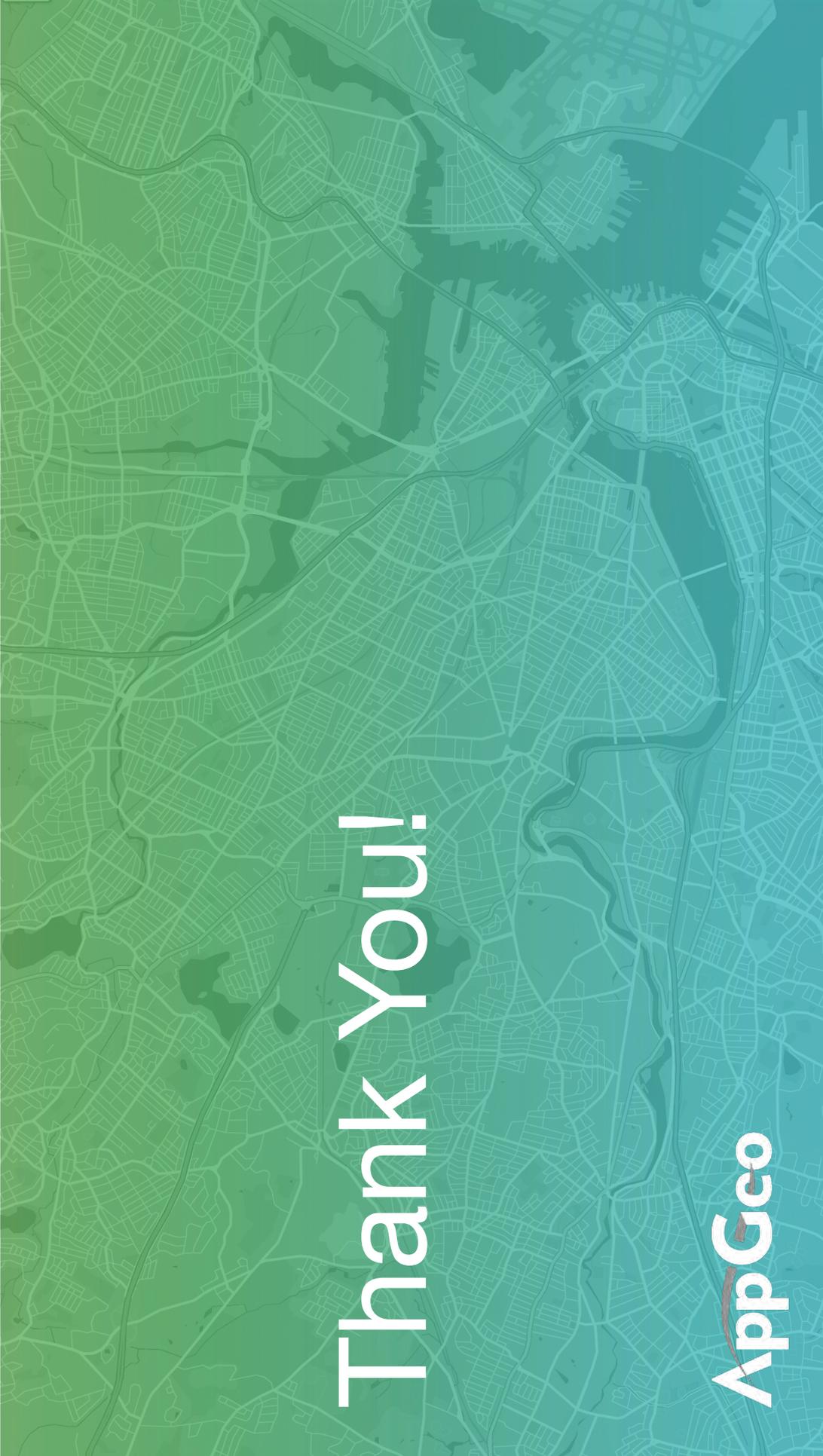
- HARDY 4 to Sprague
- BATES 2 to Hardy

Timeline

Superintendent's Advisory Committee on Redistricting



**MSBA Submission
May 6, 2020**



Thank You!

AppGeo

Meagher, Cathryn

From: Cooper, Elizabeth <ecooper@massbay.edu>
Sent: Friday, January 24, 2020 6:28 AM
To: Meagher, Cathryn
Subject: MassBay Business Club to Purchase 20 New Coats for Students

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



Contact:

Liz Cooper

781-239-2636

ecooper@MassBay.edu

MassBay Business Club to Purchase 20 New Coats for Students

WELLESLEY HILLS, Mass. (January 22, 2020) – MassBay Community College’s student-run Business Club recently held a 3-on-3 basketball tournament and raised \$593 to purchase winter coats for students in need. The money will be used to purchase 20 winter coats to be added to the on-campus coat racks for students to take or donate winter jackets. All remaining funds will be donated to the MassBay Student Hunger Assistance Fund.

The Business Club’s basketball tournament was held on Thursday, December 12, 2019, and raised almost \$600 via donations along with eight team-entry fees of \$12 per team. Tournament participants also won prizes that the members secured from many local businesses including, LifeTime Fitness, Duck Soup, Starbucks, and Corporate Chefs. The 3-on-3 basketball team who won the tournament were **Sebastian Denis of Plainville, Sam Masse of Waltham, and Jean-Philippe O’Brien of Waltham.**

“The fundraiser was the idea of the students in the Business Club and was in response to the increasing awareness of homelessness, lack of basic needs, and food insecurity among our students,” said MassBay Business Club Advisor and Professor, Carolyn Gould. “The hope is to educate the community-at-large about the extent of the impact of these issues on our students how they affect students’ ability to succeed in college and beyond.”

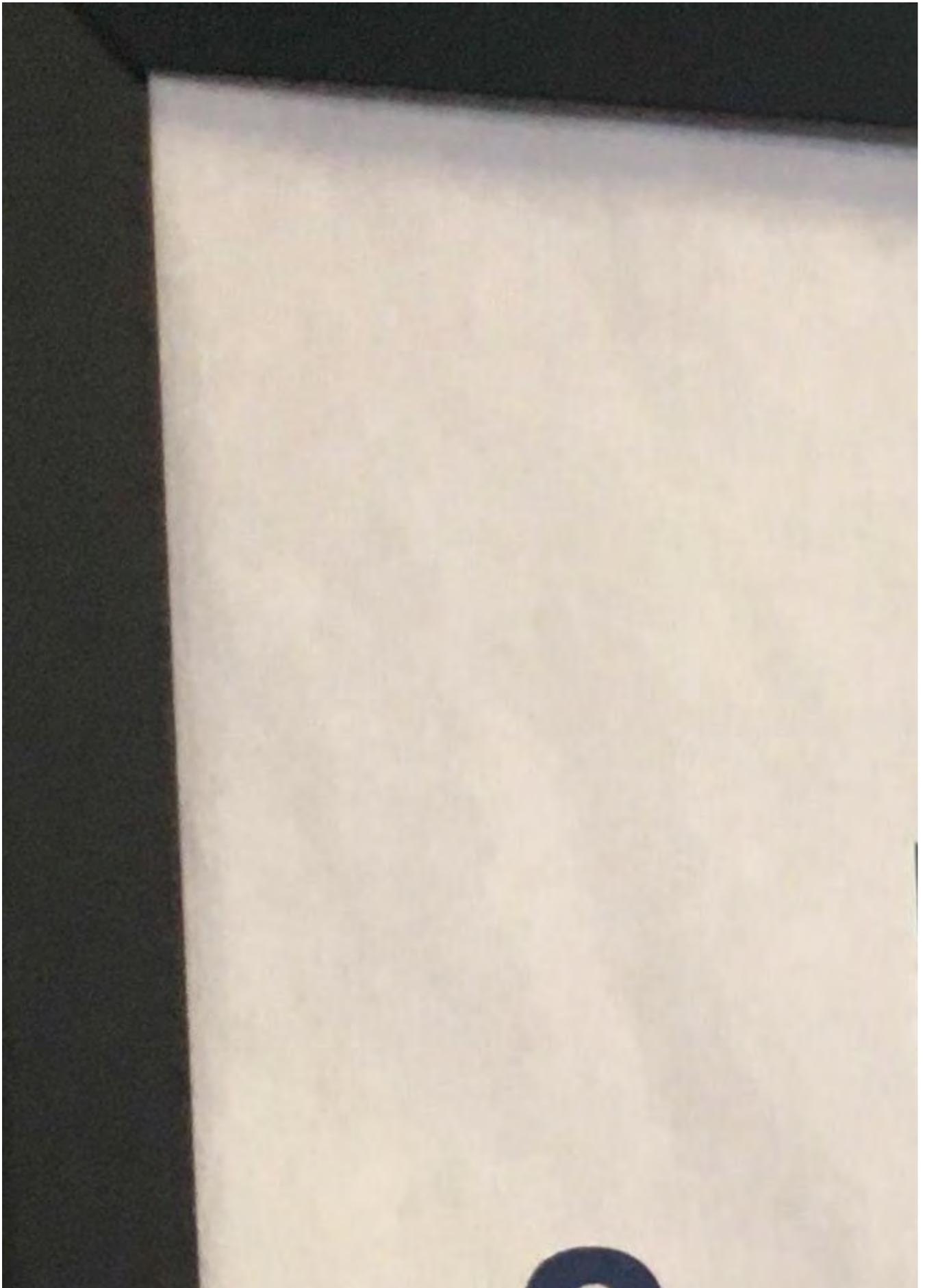
This was the second 3-on-3 basketball tournament the Business Club held this year. In spring 2019, the club held the first tournament, raising \$843 for the Student Hunger Assistance Fund.

***Attached is a photo of our coat exchange rack on the Wellesley Hills campus, for your consideration. Coat racks are available in the Framingham and Wellesley Hills campus cafeterias.**

To learn more about at MassBay, visit www.massbay.edu.

MassBay Community College is ranked by the Brookings Institution as one of the top schools for value added and earned salaries in the workforce. Ranked #1 for two-year colleges in Massachusetts, #2 in New England, and #16 nationally. The College’s facilities in Wellesley Hills, Framingham, and Ashland house day, evening and weekend classes that meet the needs of degree-seeking students and career minded life-long learners. Online options provide convenience and allow faculty to facilitate the learning process. Since its founding in 1961, MassBay has been accredited by several governing bodies and strives to meet the needs of the diverse local communities it serves.

##





COUNTY OF NORFOLK
COUNTY OF PRESIDENTS
REGISTRY OF DEEDS

NORFOLK REGISTRY DISTRICT OF THE LAND COURT

WILLIAM P. O'DONNELL
REGISTER OF DEEDS
ASSISTANT RECORDER OF THE
LAND COURT

January 17, 2020

Ms. Meghan C. Jop
Wellesley Executive Director
525 Washington Street
Wellesley, MA 02482

Dear Ms. Jop,

The fees for the Community Preservation Act are set by the State Legislature on land documents recorded here at the Norfolk County Registry of Deeds. I thought the chart on the reverse side would be of interest to you. It provides an illustration of the funds generated by the Community Preservation Act (CPA) in your community based on recorded real estate filings during the 2019 calendar year. Please note these fees were recently readjusted upwards by the legislature and went into effect on December 31, 2019.

The Community Preservation Act was signed into law on September 14, 2000. Today there are 176 Massachusetts communities that have adopted this act. There are 16 communities out of the 28 communities that make up Norfolk County that have adopted the law. The Registry of Deeds, at no additional cost to the Commonwealth or local communities, collects these revenues once a land document is recorded and forwards the monies to the Massachusetts Department of Revenue on a monthly basis. The funds forwarded to the Commonwealth are then redistributed back to the communities that have adopted the Community Preservation Act.

The Norfolk County Registry of Deeds which is located at 649 High Street, Dedham, is the principal office for real property in Norfolk County. The Registry is a resource for homeowners, title examiners, mortgage lenders, genealogists, municipalities and others with a need for secure, accurate, accessible land record information. For assistance, please contact our Customer Service Center at (781) 461-6101, or visit our website at www.norfolkdeeds.org.

I hope you find this data to be timely, informative and useful. In the meantime, if I can be of assistance to you, please do not hesitate to contact me at 781-461-6116 or by email at registerodonnell@norfolkdeeds.org. I wish you a happy and healthy New Year.

Sincerely yours,

William P. O'Donnell
Norfolk County Register of Deeds

WPO/aag

649 HIGH STREET, DEDHAM, MASSACHUSETTS 02026
TELEPHONE: 781-461-6116 FAX: 781-326-4246
EMAIL: registerodonnell@norfolkdeeds.org

www.norfolkdeeds.org

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linkedin.com/company/Norfolk-County-Registry-of-Deeds

[@NorfolkDeeds](https://instagram.com/NorfolkDeeds)



NORFOLK COUNTY REGISTRY OF DEEDS
COMMUNITY PRESERVATION ACT (CPA)
SURCHARGES BY TOWN FOR CALENDAR YEAR 2019

TOWN	TOTAL
AVON	\$19,945
BELLINGHAM	\$74,615
BRAINTREE	\$143,415
BROOKLINE	\$162,560
CANTON	\$92,585
COHASSET	\$43,625
DEDHAM	\$95,680
DOVER	\$25,515
FOXBOROUGH	\$60,995
FRANKLIN	\$126,230
HOLBROOK	\$45,280
MEDFIELD	\$52,215
MEDWAY	\$52,215
MILLIS	\$35,195
MILTON	\$95,750
NEEDHAM	\$116,460
NORFOLK	\$42,300
NORWOOD	\$91,890
PLAINVILLE	\$30,805
QUINCY	\$257,605
RANDOLPH	\$104,350
SHARON	\$60,715
STOUGHTON	\$105,130
WALPOLE	\$98,430
WELLESLEY	\$93,550
WESTWOOD	\$61,725
WEYMOUTH	\$205,230
WRENTHAM	\$52,960

cc: M. Jap
U. Deary

Wellesley Animal Control Monthly Report December 2019

Dec. 4th I attended a training in Westborough, MA . A certificate of completion is attached. It was a good refresher on dealing with animals disasters. The table top exercises within the program made this an excellent program.

I was asked by Dr. Oconnor from the Mass. Dept. of Agriculture to work with the USDA – APHIS veterinarian on quarantine within Wellesley. It was a chance to use locally the training I had from FEMA and my work with National Veterinary Response Team.

Dec 6th I met with middle school students to talk about how animal control works and the intersection with humane society.

The Muscovy duck I had been treating in my office was finally able to walk. Keeping him confined to a crate had allowed the swelling to subside. SPIN paid his veterinary bill for his visit to Tufts Veterinary school, his x-ray and pain medication. I returned him to his fans at Lake Waban. I have checked on him and received updates that he continues to do well and is back to his old antics.

Breakdown of enforcement

- 83 Warnings (57unvaccinated, 22 unlicensed)
- 36 Citations (16 unvaccinated, 12 unlicensed)
- 10 Follow up letters unpaid fines
- 0 Request for Court hearings

After no response to follow up letters on unpaid fines I send the information to court to request hearings.

A volunteer continues to take photos of stray pets and post them on social media. This helps to keep in mind that owners of lost pets should report lost pets to Animal Control, thus helping us get more returned to the owners. A student also posts adoptable pets on petfinder.com and uploads video of each pet that is available for adoption.

I update town animal control web site to alert citizens or current issues about pets and wildlife around town. When winter arrives and the leaves are off trees there is

always an increase of sightings of coyotes and other wildlife passing through yards.

The annual Livestock inspections were completed for the State Dept. of Agricultural Resources and local Board of Health. Knowing where livestock is located is important for disaster preparedness and control of diseases which might spread and affect our food supply.

29 locations checked – 21 with animals

8 geese

2 ducks

3 pigs

10 beef

51 horses

72 chickens

ON my own time

Dec 7 I worked with Unleashed by Petco on Linden St. from 1 – 4pm. They did photos with Santa to raise funds for animal shelters. I meet townspeople and was available to answer questions about leash law and wildlife.

I continue working with Linkup Education Network and coordinate their SafePeopleSafePets program..

I continue to help set up weekly trainings for Search and Rescue ground searchers and k-9 handlers. I attended the MA SAR group meeting at the MA State Police barracks in Milbury, MA.

Month of: December 2019

42 Total incidents investigated

Off Duty calls 12
Police Responded

14 Loose/Uncontrolled
1 Bite
1 Bark
10 Wild
5 Cat
11 Other

4 Loose/Uncontrolled
1 Bite
1 Bark
2 Wild
 Cat
3 Other

Report filed/Assistance given 6
Gone on arrival/Quiet 6

119 Total actions taken

83 Warning

4 Loose
22 Unlicensed
57 Unvaccinated

8 \$50.00 Loose
12 \$25.00 Unlicensed
16 \$50.00 unvaccinated

7 Total Animals Picked Up

Dog	Cat	Domestic	Wild
<u> </u>	<u> </u>	<u>1 duck</u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u>1</u>
<u> </u>	<u> </u>	<u> </u>	<u>4</u>
<u>1</u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

On Hand Begining
Hospital
Truck
Station
Dead on arrival

<u>1</u>	<u> </u>	<u>1 duck</u>	<u>4</u>	Returned to owner/wildlife released
<u> </u>	<u> </u>	<u> </u>	<u> </u>	Adopted
<u> </u>	<u> </u>	<u> </u>	<u> </u>	Transferred to humane Shelter
<u> </u>	<u> </u>	<u> </u>	<u>1</u>	Euthanized
<u> </u>	<u> </u>	<u> </u>	<u> </u>	Deceased-unclaimed
<u> </u>	<u> </u>	<u> </u>	<u> </u>	On hand end

Wellesley Animal Control Monthly Report

Number of calls received daily: December 2019

1. <u> </u>	7. <u> </u>	13. <u>5</u>	19. <u> </u>	25. <u> </u>
2. <u>9</u>	8. <u> </u>	14. <u> </u>	20. <u>8</u>	26. <u>1</u>
3. <u>5</u>	9. <u>11</u>	15. <u> </u>	21. <u> </u>	27. <u>5</u>
4. <u> </u>	10. <u>11</u>	16. <u>5</u>	22. <u> </u>	28. <u> </u>
5. <u>19</u>	11. <u>7</u>	17. <u>4</u>	23. <u>5</u>	29. <u> </u>
6. <u>9</u>	12. <u>6</u>	18. <u>3</u>	24. <u>2</u>	30. <u>4</u>
				31. <u> </u>

Average calls per day: 6-7

Total Calls this year: 989

Type of Calls

- 3 Lost/Found Dogs
- 5 Lost/Found Cats
- 14 Cat nuisance
- 14 Cat rabies vaccination
- 7 Dog rabies vaccination
- 4 Licensing
- 20 Wildlife
- 5 Dead animal
- 5 Adoptions
- 28 Other

Anonymous 19

Violation calls

- 12 Loose/uncontrolled
- Bite
- 2 Bark
- Other

Total Violation calls this year: 82

Rural Domestic Preparedness Consortium

Certificate of Completion

This Document Certifies

sue m. webb

Has Successfully Completed

*AWR-328 All Hazards Preparedness for Animals
in Disasters*

Developed by University of California Davis

8 Contact Hours



FEMA

December 4, 2019
Westborough, Massachusetts

Lonnie Lawson

Lonnie Lawson, Principle Investigator, RDPC
The Center for Rural Development, President and CEO

