SELECTMEN’S MEETING
TENTATIVE AGENDA
Town Hall – Julianni Room
7:00 P.M. Monday, January 28, 2019

1. 7:00 Call to Order – Open Session
2. 7:02 Public Comment
3. 7:05 Continued Public Hearing – Wellesley Office Park
4. 8:05 Approve License Agreement – 81 Prospect Street
5. 8:20 Execute 2019 Annual Town Meeting Warrant
6. 8:35 Review MassHousing Eligibility Letter – 3 Burke Lane
7. 8:50 Executive Director’s Report
   • Approval of Minutes
8. 8:55 New Business and Correspondence

Please see the Board of Selectmen’s Public Comment Policy

Next Meeting Dates: Monday, February 4, 2019 7:00 pm – Julianni Room
                    Monday, February 11, 2019 7:00 pm – Julianni Room
**Board of Selectmen Calendar – FY19**

<table>
<thead>
<tr>
<th>Date</th>
<th>Selectmen Meeting Items</th>
<th>Other Meeting Items</th>
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</thead>
<tbody>
<tr>
<td>2/4</td>
<td><strong>Meeting</strong></td>
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<tr>
<td></td>
<td>David Kornwitz - Overview of Pension Fund</td>
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<td></td>
<td>Discuss Delanson Circle &amp; 148 Weston Road Project Proposals</td>
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<td></td>
<td>Appoint Two Firefighters</td>
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<td>Appoint Historical Commission Members</td>
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<td></td>
<td>Approve Summer Hall Hours</td>
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<td>Discuss FY20 Budget</td>
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<td>Approve SPED stabilization fund expenditure</td>
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<tr>
<td>2/11</td>
<td><strong>Meeting</strong></td>
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<tr>
<td></td>
<td>Discuss Delanson &amp; 149 Weston Proposals and Development Agreements</td>
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<td></td>
<td>Discuss Wellesley Office Park Development Agreement</td>
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<td>Proclamations - BSW</td>
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<td>MLP Appointment</td>
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<td>Central Street Trees - Levy Damages for illegal pruning</td>
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<td>Vote to Adopt Unified Plan</td>
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<td>Discuss Request for Add'l Hours in HR - OSHA Requirements</td>
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<td>2/18</td>
<td><em>President's Day – Town Hall Closed</em></td>
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<td>2/19</td>
<td><strong>No Meeting</strong></td>
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<td>2/25</td>
<td><strong>Meeting</strong></td>
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<tr>
<td></td>
<td>Appoint Firefighters</td>
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<td></td>
<td>Discuss Development Agreements - Wellesley Office Park, Delanson, 148 Weston Rd</td>
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<td>3/4</td>
<td><strong>No Meeting - Wellesley Club</strong></td>
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<td>3/5</td>
<td><strong>Meeting</strong></td>
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<td>3/11</td>
<td><strong>Meeting</strong></td>
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<td>3/18</td>
<td><strong>Meeting</strong></td>
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<td>3/25</td>
<td><strong>Start of ATM</strong></td>
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<td>3/26</td>
<td><strong>ATM</strong></td>
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<td>4/9</td>
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### July 2019

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<td>4/15</td>
<td>NO ATM – School Vacation</td>
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<td>4/16</td>
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<td>5/20</td>
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<tr>
<td>5/27</td>
<td>MEMORIAL DAY – TOWN HALL CLOSED</td>
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<td>5/30</td>
<td>Memorial Day Events Observed</td>
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<td>6/13</td>
<td>BOS annual retreat?</td>
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<td>7/1</td>
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<td>7/4</td>
<td>JULY FOURTH – TOWN HALL CLOSED</td>
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#### Notes

Quarterly updates

- Traffic Committee (Deputy Chief Pilecki)
- Facilities Maintenance (Joe McDonough)
- Wellesley Club Dates 10/1/18, 11/5/18, 1/7/19, 3/4/19
3. **MOVE** that the Board reopen the Public Hearing regarding the 40R Program regarding Wellesley Office Park.

**MOVE** that the Board authorize the Chair to execute an Application for Preliminary Determination of Eligibility for 40R Zoning for the proposed redevelopment of the Wellesley Office Park at William Street, Wellesley, MA to the Department of Housing and Community Development.

4. **MOVE** that the Board authorize a Construction Access License between the Town and Jonna Capecci Beauregard to remove an encroachment to the Cochituate Aqueduct at 81 Prospect Street.

5. **MOVE** that the Board execute the warrant for the 2019 Annual Town Meeting.

6. **MOVE** to approve the letter to MassHousing regarding the Town’s comments on the proposed 40B development at 2 & 3 Burke Lane and authorize the Chair of the Board of Selectmen to make final edits to the letter prior to submission.

7. **MOVE** that the Board approve the minutes of the January 8th, 10th (retreat) and 14th, 2019.
Our meeting will begin on Monday at 7:00 in the Juliani Room.

1. **Call to Order – Open Session**
   
   - Announcements
2. **Public Comment**
3. **Continued Public Hearing - Wellesley Office Park**

This item is on the agenda to re-open the public hearing the Board held on December 3rd regarding the proposed redevelopment of the Wellesley Office Park under the 40R Smart Growth Zoning statute. As reported at last week’s meeting, progress has been made towards consensus on the infrastructure (electric, water, sewer, and traffic) necessary to support the changes to the park, and the fiscal analysis of the financial impact to the Town that this project would have. At the close of the hearing and board deliberation, we are asking you to consider a motion to authorize the submission of a preliminary application to the Department of Housing and Community Development (DHCD) to invite the Town into the 40R program.

New in your packet this week is a memo from BETA regarding their summary findings regarding traffic. They concur with Vanasse that a new signal to manage the Williams Street and frontage road intersection is necessary, and a “slip” lane for traffic leaving the Office Park and headed north on Route 95/128. John Hancock has identified a cost of $180,000 to install this traffic signal, and has committed to take on that responsibility. The solutions identified by the group will mitigate the impact of traffic, but no single solution has been reached, in part because MassDOT must be a party to that process. Also included is a certification letter from Dave Hickey, Town Engineer noting water and sewer deficiencies, and the commitment from John Hancock to address them. In general, agreement has been reached regarding these which would be addressed in the first phase of the project (i.e. the initial 350 units of housing). A table in the attachments indicates that John Hancock will pay for a sewer pump station, and the cost of water and sewer lines would be shared with the Town. The Town’s costs would be capped at a total of $500,000 for these, for which the anticipated source of funding would be a portion of the payment from the State once the 40R bylaw is adopted. With regard to traffic, Mr. Hickey has referenced the recommendations from BETA. Dick Joyce has confirmed the sufficiency of the electrical infrastructure on behalf of the MLP. Finally, Judi Barrett has reviewed the financial impact analysis on behalf of the Town and agrees with the conclusions that are drawn. The attached documents include:

- Summary Cover Memo from Peter Tamm and Chris Clements, Goulston & Storrs, dated January 17, 2019;
- Fiscal Impact Analysis, prepared by Fougere Planning and Development, Inc., dated January 21, 2019 (updated to correct a typo);
- Municipal Infrastructure Improvements Proposal Summary Table;
- Infrastructure Improvements Summary and Cost Estimate Memo from Stantec, dated January 17, 2019;
- William Street Access Improvements Memo from Vanasse & Associates, dated January 17, 2019; and
- Preliminary Traffic Summary Memo from BETA, dated January 23, 2019;
- Electrical Infrastructure Certification Letter regarding Electricity - from Dick Joyce, MLP, dated December 31, 2018; and
- Infrastructure Certification Letter regarding Water, Sewer & Traffic – from David Hickey, Town Engineer dated January 25, 2019
Michael Zehner will have a short PowerPoint presentation at the meeting on Monday night, it is not available at the time we completed the FNM. Also present at the meeting will be Chris Heep from Miyares & Harrington in case the board has any legal questions.

**MOVE** that the Board reopen the Public Hearing regarding the 40R Program regarding Wellesley Office Park.

**MOVE** that the Board authorize the Chair to execute an Application for Preliminary Determination of Eligibility for 40R Zoning for the proposed redevelopment of the Wellesley Office Park at William Street, Wellesley, MA to the Department of Housing and Community Development.
MEMORANDUM

TO: Town of Wellesley Board of Selectmen

CC: Blythe Robinson, Executive Director, Town of Wellesley
    Thomas Harrington, Esq., Town Counsel
    Michael Zehner, Planning Director, Town of Wellesley

FROM: Peter Tamm
      Chris Clements

DATE: January 17, 2019

SUBJECT: Wellesley Office Park Redevelopment — Fiscal Impact Analysis and Infrastructure Plan

This memorandum provides an update to facilitate the advancement of the 40R “Smart Growth” overlay zoning under consideration by the Town in coordination with our client, John Hancock Real Estate (“JHRE”) to support the mixed-use redevelopment of the Wellesley Office Park (the “Project”). More specifically, this memo and its accompanying documents provide for the following Project-related planning materials: (i) an analysis of the Project’s potential fiscal impacts upon the Town, (ii) a plan for implementation of new municipal water and sewer infrastructure and (iii) a plan for the implementation of traffic improvements.

The first phase of the Project is limited to the demolition of the office building at 40 William Street and the construction of a 350 unit apartment building and parking garage in its place (“Phase I”). Phase I will also include the construction of some limited accessory retail space, along with site improvements in the vicinity of the Phase I site. Subsequent phases of redevelopment are not yet defined as to scope and will be addressed following the completion of Phase I, subject on market conditions.

Fiscal Analysis

As you know, JHRE commissioned Fougere Planning & Development, Inc. to prepare a fiscal impact analysis of the overall potential impacts of the Project. This analysis is enclosed for your review and consideration. We expect that your review will help to further refine this analysis but its key findings are unlikely to change in any material respect:

I. Phase I will generate approximately $1.5M in tax revenue per year.
A. Even discounting this amount to pay the salaries of (i) a new firefighter, (ii) 50% of the salary of a new police officer and (iii) two new teachers as well as a teacher’s aide, Phase I will still yield over $900,000 annually in new tax revenue to the Town.

II. Additional redevelopment comparable to that reflected in the conceptual 40R master plan has the potential to generate an additional $2.6M+ in annual tax revenues to the Town, or approximately $2.3M net annually after discounting potential costs/impacts.

III. One-time 40R payments of approximately $1.3M will be paid by the Massachusetts Department of Housing and Community Development to the Town upon issuance of building permits for Phase I. Up to an additional $1M may be paid to the Town in connection with a subsequent residential component of the Project. Under c. 40R, these direct payments to the Town are intended to help defray development impacts but there is no limitation on the use of these funds.

**Municipal Infrastructure Improvements**

JHRE proposes to partner with the Town in the planning, design and upgrade of off-site municipal infrastructure identified by the Town in the course of our discussions. Although JHRE initially proposed implementing municipal infrastructure improvements in a phased approach in conjunction with the full build-out of the Project, based on conversations with Town engineers and officials, JHRE is now committed to completing all of the municipal infrastructure improvements identified below in conjunction with Phase I, subject to the cost-sharing approach set forth in the enclosed materials. We expect that final details and commitments can be memorialized in a development agreement that would be authorized by town meeting.

**I. Water and Sewer Improvements**

Water and sewer infrastructure improvements supporting the Project, as proposed, are informed by the attached memorandum by Stantec Consulting Services, Inc. dated January 17, 2019.

**Water**

JHRE will coordinate with the Town to prepare plans, obtain necessary permits, and install a new 12” waterline paralleling the existing 12” waterline running east-west under Route 95. This new water line would provide an upgraded 12” redundant potable water service line to the site. JHRE proposes evenly sharing the costs of these water improvements with the Town, estimated at $500,000 in total.

**Sewer**
JHRE will coordinate with the Town, at JHRE’s sole cost and expense, to complete the design, permitting and installation of a replacement sewer pump station on the site. Upon completion of the new pump station, JHRE will also take responsibility for all costs associated with its ongoing operation and maintenance so that the Town does not have any maintenance obligations. The replacement sewer pump station is estimated to cost $250,000.

JHRE will also install a new 6” force main as a replacement of the existing 4” force main running east-west under Route 95. JHRE proposes evenly sharing the costs of these sewer improvements with the Town, estimated at $500,000 in total.

II. Transportation Improvements

Transportation improvements supporting Phase I of the Project, as proposed, are informed by the attached memorandum and Conceptual Improvement Plan (“CIP”) by Vanasse & Associates, Inc. dated January 17, 2019, with additional consultation from BETA Group on behalf of the Town. The CIP identifies potential improvements to the William Street/Frontage Road intersection and depicts the implementation of traffic signal control of the intersection.

From a traffic flow and safety perspective, the prior traffic analysis has shown that no improvements are necessary to be implemented in conjunction with Phase I. Nevertheless, JHRE is proposing to complete the below improvements in conjunction with Phase I in order to improve existing traffic and safety conditions.

JHRE will coordinate with the Town, at their sole cost and expense, to prepare plans and obtain necessary permits to install a traffic control signal that would control both Frontage Road westbound and traffic exiting from William Street, and would include a pedestrian phase for crossing William Street. This signal will permit egress from Wellesley Office Park without the need for a police detail. The signal is estimated to cost approximately $180,000.

The improvements contemplated will result in improved operations and safety at the intersection of William Street and Frontage Road. The improvements are not anticipated to require significant geometric roadway improvements and will not stop traffic on Route 9.

Additional traffic and pedestrian improvements may be implemented in conjunction with future phases of redevelopment, which are currently undefined in nature and scope. JHRE will undertake a feasibility study of a number of additional potential traffic improvements as set forth in the Vanasse & Associates, Inc. memorandum. Accordingly, the Town can expect that future improvements necessary to address project impacts will be considered and addressed in the course of (i) MassDOT review and approval (ii) issuance of a special permit by the Planning Board and/or (iii) complying with the terms and conditions of a development agreement to be

4850-8499-4691.3
entered into between JHRE and the Town. Ensuring safe operations in and out of the property is in both JHRE’s and the Town’s interest.

**Summary**

We trust this memorandum, accompanying documentation and proposal is a helpful further step in planning for the redevelopment of Wellesley Office Park. The proposed infrastructure improvements are intended to address identified municipal infrastructure concerns, while the cost-sharing elements are intended to prevent the Town from having to seek new capital funds for replacement infrastructure. The Town can rely on the 40R payments alone to more than address its proposed share of these costs, with the bulk of these items being shouldered by JHRE. We look forward to addressing any further concerns and appreciate your continued coordination in advancing this important project.

**Attachments:**

2. Municipal Infrastructure Improvements Proposal Summary Table;
3. Memorandum by Stantec Consulting Services, Inc., dated January 17, 2019; and
Fiscal Impact Analysis
Planned Mixed-Use Redevelopment of Wellesley Office Park

January 21, 2019

Prepared For John Hancock Real Estate
Prepared By
Fougere Planning & Development, Inc.
I. Introduction

Fougere Planning and Development has been engaged by John Hancock Real Estate to undertake a Fiscal Impact Analysis to assess the estimated new revenue the Town of Wellesley may realize while taking into account the potential service demands that may result from the proposed redevelopment of the Wellesley Office Park into a mixed-use development pursuant to the adoption of a 40R “Smart Growth” overlay zoning district that will provide the flexibility to enable the redevelopment of the Wellesley Office Park for a mix of uses.

This analysis is based upon a phased conceptual master-planned redevelopment of the property. The initial phase of the redevelopment consists of a new 350 unit apartment community in place of the existing 76,000 +/- square foot office building at 40 William Street, which is planned to be razed to accommodate this project. This initial phase will include a new parking garage to be shared with the existing office building at 20 William Street and may also include approximately 5,900 square feet of new amenity retail space. Twenty-five percent of the apartments in this initial residential development will be “affordable”, thereby advancing a key goal of the Town’s newly-adopted Housing Production Plan by producing affordable housing units available to local Wellesley residents and by ensuring that all 350 units will count on the Town’s Subsidized Housing Inventory. It is anticipated that this initial phase will be completed within 3 years.

The master plan for the Wellesley Office Park contemplates further redevelopment that could be realized under the new 40R zoning regulations. Any such further redevelopment will proceed in discrete phases, depending on market conditions, and is unlikely to commence sooner than the completion of Phase I, so as not to adversely impact existing uses within the office park. Despite this uncertainty, this analysis studies a potential
"completed" master plan redevelopment scenario to provide an understanding of the potential municipal impacts that could be realized by approval of the 40R overlay zoning.

This scenario, which shall be described as the "Master Plan," contemplates a redevelopment of additional parcels on the site resulting in (i) up to 250 additional multifamily residences (also 25% affordable), (ii) a new, select service hotel, (iii) 5,600 additional square feet of amenity retail space and (iv)a new 240,000+/- square foot Class A office building. In terms of site impacts, as shown conceptually on the Master Plan, these potential new uses would likely require razing additional existing buildings on the site; an additional multifamily community could replace the 31,207 square foot office building fronting the Charles River at 65 William Street. A new Class A office building of approximately 240,000 square feet could be developed in the place of the existing office buildings located at 60 and 80 William Street containing, in total, 125,002 square feet of office space.. Table One outlines this project mix contemplated by the Master Plan.

Table One
Phase One¹
(removes 76,000+/- sf office at 40 William St)

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Market</th>
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<th>Total</th>
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<td>Studio</td>
<td>25</td>
<td>9</td>
<td>35</td>
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<td>One Bed</td>
<td>131</td>
<td>44</td>
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<td>Two Bed</td>
<td>79</td>
<td>26</td>
<td>105</td>
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<td>Three Bed</td>
<td>26</td>
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<td>Totals</td>
<td>262</td>
<td>88</td>
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Amenity Retail 5,900 Sq. Ft.

Later Phases of the Master Plan¹
(would replace 156,000+/- sf of office by razing 3 buildings at 60, 65 and 80 William St)

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<th>Unit Type</th>
<th>Market</th>
<th>Affordable</th>
<th>Total</th>
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<tbody>
<tr>
<td>Studio</td>
<td>19</td>
<td>6</td>
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<tr>
<td>One Bed</td>
<td>94</td>
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<td>Two Bed</td>
<td>56</td>
<td>19</td>
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<tr>
<td>Totals</td>
<td>188</td>
<td>62</td>
<td>250</td>
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Amenity Retail 5,600 Sq. Ft.
Hotel 120 Rooms
Office Space 241,200 Sq. Ft.²

¹ Unit mix is preliminary and subject to change.
² Net "new" office area will be 116,198 Sq. Ft. as two office buildings presently exist that total 125,002 Sq. Ft.
II. Local Trends

Census figures\(^3\) report that from 2000 to 2010 Wellesley’s population increased from 26,613 to 27,982, showing a 5.1% growth rate over the 10-year period. The Census Bureau estimates the 2016 population to be 28,909, indicating a continued — but more modest — increase (only 3.3%) in the Town’s population. From 2000 to 2016, children under 5 years of age have decreased from 7.3% of the community’s population to 4.9%, highlighting the decreasing school enrollment trend which will be further discussed later in this Report.

As identified in the Housing Production Plan, the Town’s housing stock is critically lacking in rental housing options (and affordable units in particular), as a majority of Wellesley’s housing stock consists of single family homes, with the most recent Census data (2016) reporting 7,490 units out of a total housing stock of 9,134 units as outlined in Figure 1.

![Figure 1 Housing Unit Breakdown](image)

**Budget**

Education, along with the Public Safety departments, are some of the largest cost centers in the community as outlined in Table Two and therefore will be the primary focus of this analysis as they relate to the potential redevelopment of the office park.

\(^3\) US Census, Factfinder 2012-2016.
Table Two
Town Budgets 2017 - 2019

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<th>Department</th>
<th>2017</th>
<th>2018</th>
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<td>Cash Capital</td>
<td>$5,152,079</td>
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III. Per Capita Methodology & Marginal Cost Approach

There are a number of methodologies that are used to estimate fiscal impacts of proposed development projects. The Per Capita Multiplier Method is the most often used analysis to determine municipal cost allocation. This method is the classic "average" costing method for projecting the impact of population growth on local spending patterns and is used to establish the costs of existing services for a new development. The basic premise of this method is that current revenue/cost ratios per person and per unit are a potential indicator of future revenue/cost impacts occasioned by growth. New capital expenditures required for provision of services to a development are not added to current costs; instead, the present debt service for previous improvements is included to represent ongoing capital projects. The advantage of this approach is its simplicity of implementation and its wide acceptance by both consultants and local officials. The downside of this approach is that the methodology calculates the "average" cost as being the expected cost, which is often not the case and costs are exaggerated - significantly in some instances. (For example, if one student is added to a school system, limited cost impacts will occur; however based on an "average" cost to educate one student the cost could be noted as $15,000/year, which includes such costs as existing debt, building maintenance, administrative and other factors, all of which will be minimally impacted by the addition of one student. The "true cost" could be significantly less, especially in those communities with declining enrollment.)

The Marginal Cost Approach is a more realistic methodology that can be used to estimate and measure developmental impacts based on actual costs that occur in the community. At this time, a "level of service" exists in Wellesley to serve the community. This existing
service level, for the most part, addresses the needs of the community through existing tax collections. As new development occurs, pressures are placed on some departments to address increased demands, while other departments experience negligible, if any impacts. In reviewing the potentially impacted town departments specifically, a truer picture of anticipated cost impacts can be determined.

Given the nature of the contemplated redevelopment of the Wellesley Office Park, as will be shown by the analysis below, measurable impacts will be limited to a few Town departments. Any required off-site traffic and roadway improvements are expected to be addressed during the approval processes with the Town and MassDOT, and may be documented in a development agreement with the Town. Solid waste generated by new buildings within the office park will be removed by a private hauler, consistent with existing practices. Any ongoing sewer and water expenses associated with potable water use and sewage generated by new uses within the office park will be offset through user fees, and the costs of any required municipal utility upgrades are in the process of being assessed and are expected to be addressed in a development agreement between the Town and the property owner. All on-site property improvements will be private and all maintenance expenses will be paid for by this project owner. The existing sewer pump station may be upgraded with the initial phase of redevelopment and the property owner is prepared to take sole responsibility for its future maintenance costs, thereby relieving the community of any associated cost burden. This report does not intend to imply that no costs will occur as a result of this project. Measurable impacts of the redevelopment are expected to result to a few Town departments, most notably the School Department along with the Police and Fire Departments. Other Town agencies are projected to experience little or no measurable impacts from the redevelopment of the office park.

IV. Local Revenues from Development

1) Revenue

Local property taxes provide the bulk of general fund revenues for the Town, with fiscal year 2018 figures showing that 75.2% will be generated from this revenue source, with the remaining income being received from state aid and local receipts. The 2018 tax rate for the Town is $11.95.
Table Three outlines the estimated municipal tax revenue that may be generated by the redevelopment, based upon the anticipated assessed value\textsuperscript{4} for both Phase I & the remainder of a completed Master Plan. To arrive at this estimated value, local and regional properties were analyzed in order to estimate assessments (see list of properties in Appendix). In addition, discussions took place with Town Assessing officials. Based upon these values, Phase I will generate $1,237,602 in gross annual property tax revenue and the completion of the Master Plan could generate an additional $2,164,480 annually. For planning purposes, assuming the completion of both the Phase I project and the remainder of the Master Plan, the total property tax revenue realized to the Town would amount to $3,402,081 annually.

<table>
<thead>
<tr>
<th>Phase I Estimated Property Tax Revenue</th>
<th>Value/Unit</th>
<th>Total Value</th>
<th>Tax Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>350 Apt. Units</td>
<td>$290,000</td>
<td>$101,500,000</td>
<td>$1,212,925</td>
</tr>
<tr>
<td>Comm. Space 5,900 Sq. Ft.</td>
<td>$350/sq ft.</td>
<td>$2,065,000</td>
<td>$24,677</td>
</tr>
<tr>
<td>Phase I Annual Revenue\textsuperscript{5}</td>
<td></td>
<td></td>
<td>$1,237,602</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phase II Estimated Property Tax Revenue</th>
<th>Value/Unit</th>
<th>Total Value</th>
<th>Tax Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>250 Apt. Units</td>
<td>$290,000</td>
<td>$72,500,000</td>
<td>$866,375</td>
</tr>
<tr>
<td>Hotel 120 Keys</td>
<td>$105,000</td>
<td>$12,600,000</td>
<td>$150,570</td>
</tr>
<tr>
<td>Office - 241,200 sq. ft.</td>
<td>$390 Sq. Ft.</td>
<td>$94,068,000</td>
<td>$1,124,113</td>
</tr>
<tr>
<td>Comm. Space - 5,600 Sq. Ft.</td>
<td>$350/Sq. Ft.</td>
<td>$1,950,000</td>
<td>$23,422</td>
</tr>
<tr>
<td>Phase II Annual Revenue\textsuperscript{6}</td>
<td></td>
<td></td>
<td>$2,164,480</td>
</tr>
<tr>
<td>Total Revenue Phase I &amp; II</td>
<td></td>
<td></td>
<td>$3,402,081</td>
</tr>
</tbody>
</table>

2) Miscellaneous Yearly Revenues

Another major revenue source for the community is from motor vehicle excise taxes. In fiscal year 2017, the Town received a total of $5,451,064\textsuperscript{7} from this revenue source. Table Four outlines the projected excise tax revenue stream for the redevelopment project, which is estimated to be $210,000 annually from Phase I and $150,000 from the remaining elements of the Master Plan.

\textsuperscript{4} Assessments are based on current market conditions and assume high occupancy rates for all uses.
\textsuperscript{5} The existing office space at 40 William Street currently generates $277,407 in property tax payments; its replacement with Phase I project will result in a net increase in property taxes of $709,245 annually.
\textsuperscript{6} The buildings at 60, 65 and 80 William Street currently generate $568,688 in property tax payments; replacement of these buildings with a redevelopment comparable to the Master Plan will result in an additional net increase in property taxes of $1,595,792.
\textsuperscript{7} Town Report.
Table Four
Motor Vehicle Excise Taxes

<table>
<thead>
<tr>
<th></th>
<th>Phase I</th>
<th>Master Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Car Value</td>
<td>$20,000</td>
<td>$20,000</td>
</tr>
<tr>
<td>Total Cars(^8)</td>
<td>420</td>
<td>300</td>
</tr>
<tr>
<td>Total Value</td>
<td>$8,400,000</td>
<td>$6,000,000</td>
</tr>
<tr>
<td>Excise Rate</td>
<td>$25/$1,000</td>
<td>$25/$1,000</td>
</tr>
<tr>
<td>Est. Excise Taxes</td>
<td><strong>$210,000</strong></td>
<td><strong>$150,000</strong></td>
</tr>
</tbody>
</table>

3) Occupancy Tax
The Town of Wellesley assesses a 4% Occupancy Tax on hotel rooms and collected $92,998 from this revenue source in 2017. Based on area market conditions and the assumptions outlined in Table Five, it is estimated that a 120 room hotel as contemplated in the Master Plan would generate $306,600 in annual revenue.

Table Five
Estimated Annual Occupancy Tax Revenue

<table>
<thead>
<tr>
<th>Hotel Tax</th>
<th>Occupancy Rate</th>
<th>Ave. Rate/Night</th>
<th>Yearly Income</th>
<th>Occupancy Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.00%</td>
<td>70%</td>
<td>$200</td>
<td>$7,665,000</td>
<td>$306,600</td>
</tr>
</tbody>
</table>

4) Total Revenues from Redevelopment
The planned redevelopment of the office park is expected to generate $1,447,602 in annual tax revenue at the completion of Phase I, along with $12,364 in CPA revenues. An additional $2,621,080 could be generated annually upon the completion of the Master Plan, along with $21,633 in CPA revenues; see Table Six. In this scenario, upon completion of the redevelopment contemplated by the Master Plan, total revenues (Phase I plus the remainder of the Master Plan) are estimated to be $4,068,681 annually.

\(^8\) 1.2 cars per unit.
### Table Six
Estimated Gross Revenues

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Value/Unit</th>
<th>Total Value</th>
<th>Tax Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>350 Apt. Units</td>
<td>$290,000</td>
<td>$101,500,000</td>
<td>$1,212,925</td>
</tr>
<tr>
<td>Vehicle Excise</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>420 Vehicles</td>
<td>$20,000/car</td>
<td>$8,400,000</td>
<td>$201,000</td>
</tr>
<tr>
<td>Comm. Space 5,900 Sq. Ft.</td>
<td>$350/sq. ft.</td>
<td>$2,065,000</td>
<td>$24,677</td>
</tr>
<tr>
<td><strong>Phase I Annual Revenue</strong></td>
<td></td>
<td></td>
<td><strong>$1,447,602</strong></td>
</tr>
<tr>
<td>CPA Surcharge 1%</td>
<td>$1,236,407</td>
<td></td>
<td>$12,364</td>
</tr>
<tr>
<td><strong>Master Plan</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>250 Apt. Units</td>
<td>$290,000</td>
<td>$72,500,000</td>
<td>$866,375</td>
</tr>
<tr>
<td>Vehicle Excise</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>300 Vehicles</td>
<td>$20,000/car</td>
<td>$6,000,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>Hotel 120 Rooms</td>
<td>$105,000</td>
<td>$12,600,000</td>
<td>$150,570</td>
</tr>
<tr>
<td>Hotel Occupancy Tax 4%</td>
<td></td>
<td></td>
<td>$306,600</td>
</tr>
<tr>
<td>Office - 241,200 Sq. Ft.</td>
<td>$350 Sq. Ft.</td>
<td>$94,068,000</td>
<td>$1,124,113</td>
</tr>
<tr>
<td>Comm. Space - 5,600 Sq. Ft.</td>
<td>$350/Sq. Ft.</td>
<td>$1,960,000</td>
<td>$23,422</td>
</tr>
<tr>
<td><strong>Master Plan Annual Revenue</strong></td>
<td></td>
<td></td>
<td><strong>$2,621,080</strong></td>
</tr>
<tr>
<td>CPA Surcharge 1%</td>
<td>$2,153,425</td>
<td></td>
<td>$21,633</td>
</tr>
<tr>
<td><strong>Total Phase I &amp; Master Plan</strong></td>
<td></td>
<td><strong>$4,068,681</strong></td>
<td></td>
</tr>
<tr>
<td>Total CPA Surcharge</td>
<td></td>
<td></td>
<td>$33,997</td>
</tr>
</tbody>
</table>

5) Community Preservation Surcharge

In 2002 the Town adopted the Massachusetts Community Preservation Act (CPA), agreeing to a 1% surcharge on the total property taxes paid. Based on the estimated taxes from the proposed redevelopment, the CPA surcharge revenue is estimated to be $12,364 annually from Phase I and $21,633 from the completion of the remainder of the Master Plan as outlined in Table Seven. Upon completion of both Phase I and the remainder of the Master Plan, the total estimated revenue is estimated to be $33,997 annually. As these funds are designated for a number of specific uses including preservation and affordable housing, they are not allocated to the general fund revenue but set aside for specific purposes outlined under the Act.

### Table Seven
Estimated CPA Revenue

<table>
<thead>
<tr>
<th>CPA</th>
<th>Property Tax Revenue</th>
<th>Estimated CPA Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>1% CPA Surcharge Phase I</td>
<td>$1,236,407</td>
<td>$12,364</td>
</tr>
<tr>
<td>1% CPA Surcharge Phase II</td>
<td>$2,163,285</td>
<td>$21,633</td>
</tr>
</tbody>
</table>
Other income sources were reviewed for this analysis but not included in the income figures. The Town receives state aid from a number of sources based upon the Town’s population and school enrollments. The anticipated new residents will create demand for local services, thereby creating a positive impact on the local economy. In addition, one-time building permit fees will be paid to the Town, and the construction economy will be enhanced from this new development project.

6) 40R Payments

Also, to incentivize the adoption of zoning with greater housing density through the 40R overlay zoning process, the Massachusetts Department of Housing and Community Development (DHCD) provides communities one-time direct incentive payments in the form of so-called zoning incentive payments and bonus payments based on the number of residential units permitted as of right beyond the number permitted under existing zoning. Should the 40R overlay zoning district contemplated for the Wellesley Office Park allow for more than 500 multifamily housing units as-of-right, the town can expect to receive zoning incentive payments totaling $600,000. In addition, the Town would be paid “bonus” payments of $3,000 per unit by DHCD upon issuance of building permits for particular projects. If 600 total residential units were developed within the office park, these “bonus” payments would total approximately $1,725,000 (this figure assumes that 25 housing units are permitted under existing zoning). For Phase I alone (350 units), the Town can expect zoning incentive payments and bonus payments to total approximately $1,325,000. For the remainder of 250 residential units contemplated the Master Plan, the Town could realize an additional $1,000,000 in incentive payments and bonus payments. Under c. 40R, these one-time 40R payments are intended to help the municipality defray municipal costs associated with resulting development, whether for deferred maintenance or capital costs associated with municipal infrastructure upgrades or for any other municipal purposes.

V. Department Impacts

As noted above, the Police, Fire and School Departments account for a significant percentage of the Town’s operating expenses. These Departments employ the largest number of personnel and have the most dramatic impact on Wellesley’s municipal budget. Given the large budgetary impact these Departments have on the Town, they are closely analyzed in this Report.
1) Police & Fire

Both the Police and Fire Departments will see a measurable increase in demand for services which can be attributed to the planned redevelopment of the office park. To gain a firm understanding of the degree of impact this redevelopment would have on these departments, over 2,400 units of housing within 40B apartment complexes were reviewed to collect the emergency call volume generated by these land uses. In addition, call data was obtained from office space and hotels to estimate demands from these uses. The data was analyzed to arrive at an average emergency call ratio per unit, which was then used to generate projected emergency calls for each department. Extrapolating from the comparable call data, increases in calls are projected for both the Town’s Police and Fire Departments. Table Eight and Nine outline the findings from this research.

<table>
<thead>
<tr>
<th>Table Eight</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Annual Police Emergency Calls&lt;sup&gt;9&lt;/sup&gt;</td>
</tr>
<tr>
<td>Phase One</td>
</tr>
<tr>
<td>Remainder of Master Plan</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table Nine</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Annual Fire Emergency Calls</td>
</tr>
<tr>
<td>Phase One</td>
</tr>
<tr>
<td>Remainder of Master Plan</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

2) Police Department

Police Department calls are estimated to increase by up to 134 calls annually or 2.6 calls per week for Phase I and up to an additional 140 calls at the completion of the Master Plan.

---

<sup>9</sup> Complete list of emergency calls located in Appendix.

<sup>10</sup> Calls to existing office buildings have been credited in the analysis.
To put the call volume into perspective, the Department received approximately 32,441 calls for service in 2017 (623 per week).

To gain an understanding of the impact of the contemplated redevelopment of the office park on the Police Department, we met with both Police Chief Pilecki and Deputy Chief Whittemore. The planned redevelopment and estimated call data was discussed. Both the Chief and Deputy concurred that the estimated calls provided an accurate representation of the impact from the planned redevelopment. However, it was pointed out that the type of calls that will be received will be different, because of the residential use, from calls currently generated from the office park. The category of calls to residential uses involve matters that may require more of an officer’s time and resources. In some cases, more than one officer may become involved with a specific call, which might include following up on details over time. Introducing these new uses into the office park may change the complexity of responses and alter activities in comparison to those that exist today. This is not a unique consideration to the planned residential use within a redeveloped Wellesley Office Park but will be a consideration wherever multifamily development is to occur in Wellesley; it is noteworthy that the Housing Production Plan calls for at least 45 new Subsidized Housing Inventory units be developed annually at locations within the Town.

The Chief believes that should the redevelopment contemplated by the Master Plan be completed, staffing levels will be impacted with the proposed new uses resulting in staffing demands making a new police officer position necessary. Although new staffing would not be required for Phase I, we have taken a conservative approach in accounting for these potential costs and included in our cost profile the full yearly expense of a police officer ($100,000), with such cost split 50% for Phase I and 50% for the remainder of the Master Plan.

In addition, to improve radio communications in this area, the Department has requested the installation of a satellite receiver with two antennas (police/fire). The installation cost is estimated to be approximately $20,000 and can be considered as a commitment within the development agreement between the property owner and the Town.
3) Fire Department

A much more modest call volume increase is anticipated for the Fire Department, with 59 estimated calls from Phase I and an additional 64 from the remainder of the Master Plan. In 2017 the Department responded to 4,221 incidents (81 calls per week), with a majority of the calls (1,792) being emergency medical.

We met with both Fire Chief DeLorie and Deputy Chief Peterson to review the planned redevelopment and estimated call data. The Chief believes the calls presented in this Report are a reasonable estimate of the potential impacts to his Department. He shared the same concerns as the Police Department that the type of response calls will be different as compared to the character of calls presently seen at the Wellesley Office Park. In addition, he observed, more generally, that the Department has already experienced an increase in call volume in this particular area of the community created by new land uses and changing traffic patterns. As a result of this activity, the Chief is considering undertaking a response analysis, for planning purposes, to better understand future demands of service and how best to allocate resources moving into the future.

Given the Chief’s observed increase in current call volume from other uses in the general area of the Office Park, in considering the potential impacts of a completed Master Plan development, the Chief is assessing the need to increase staffing levels with a new shift of four firefighters to account for both current needs and this potential additional redevelopment. At an annual cost of $80,000 for each firefighter position, the total cost associated with a new shift would be $320,000. The Chief believes much of this cost is attributable to more recent increases in call volumes associated with growth trends in the area which are projected to increase through the full redevelopment of the office park; there is some degree of uncertainty at this time as to the percentage of these cost that is appropriate to allocate to the potential redevelopment reflected in the Master Plan.

Therefore, to determine an estimate of costs to fire departments associated with development, we often derive a cost per call to generate an estimated impact. The Department’s 2019 budget is $5,481,195; dividing this figure by the annual call volume of 4,221, derives a cost of $1,299 per call. Multiplying this cost figure by the estimated 123 total new fire calls associated with the full redevelopment of the Master Plan, results in an estimated cost of $151,167. For the purposes of this Report, similar to the police staffing cost allocation associated with the Phase I and the Master Plan, while Phase I and the
Master Plan may not, in and of themselves, implicate new staffing needs, to be conservative, we will carry the full cost of two firefighters, with $80,000 allocated for Phase I and $80,000 carried for the remainder of the Master Plan for a total cost impact of $160,000.

4) Other Departments

Given the minimal impacts associated with the proposed apartment community planned as Phase I or other elements of the Master Plan on other Town Departments; few financial impacts are expected. Permits will be required by the Health Department for any food related business, pools or health clubs. All on site trash and snow removal will continue to be privately maintained. Water and sewer use will be addressed through the current fee structure and responsibilities for any upgrades to existing infrastructure will be addressed in a development agreement, separate from this analysis that may involve both private commitments and use of some proceeds of 40R payments from DHCD. No new public roads are proposed in association with the redevelopment and any roadway improvements are expected to be addressed in the course of review and approval by MassDOT and in a development agreement between the Town and the property owner, which is beyond the scope of this Report. To assign some costs to miscellaneous expenses that may incur to the Town, we have allocated a general government impact of $20,000 for this redevelopment assuming the completion of the Master Plan.

5) School Department

The School Department’s budget is the largest in the Town, with a fiscal year 2019 budget of $74,428,918 representing 45.1% of the total Town budget.

To allocate expected costs associated with the development, the number of children that may live in a multi-family community must be calculated. As outlined in Table 1 above, the proposed apartment community planned for Phase I is expected to be comprised of 35 studio units, 175 one bedroom units, 105 two bedroom units and 35 three bedroom units. To obtain a local understanding of the potential of school age children residing in apartments, 1,503 comparable 40B apartment units in the region were reviewed (see list in Table Nine below) Studio and one bedroom units typically do not generate school age children. By reviewing the number of two and three bedroom units in each comparable
apartment community, a refined School Age Children (SAC) ratio can be calculated. Based on this methodology, an average per unit SAC ratio of .463 was derived and when applied to the proposed 140 two and three bedroom units, results in an estimated 65 new school children in Phase I and 46 school children in the potential additional multifamily project within the Master Plan as outlined in Table Ten. However, while these numbers will be used for this Report, other evidence suggests these projections (and SAC ratio) may overestimate the actual school impact; for comparative, purposes, Hastings Village, a 53 unit 40B apartment complex (which was excluded because all units are two bedroom) in Wellesley was reviewed and 14 school age children presently reside there, resulting in a per unit SAC ratio of .269 (14/52).

<table>
<thead>
<tr>
<th>Complex</th>
<th>Total Units</th>
<th># Two/Three Bedrooms Units</th>
<th>Total SAC</th>
<th>SAC per 2/3 Unit Apt.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concord Mews</td>
<td>350</td>
<td>176</td>
<td>85</td>
<td>0.483</td>
</tr>
<tr>
<td>Newton (Three Complexes)</td>
<td>678</td>
<td>467</td>
<td>239</td>
<td>0.512</td>
</tr>
<tr>
<td>Charles River Landing (Needham)</td>
<td>350</td>
<td>105</td>
<td>28</td>
<td>0.267</td>
</tr>
<tr>
<td>Lincoln Woods</td>
<td>125</td>
<td>85</td>
<td>34</td>
<td>0.400</td>
</tr>
<tr>
<td><strong>Average:</strong></td>
<td>1,503</td>
<td>833</td>
<td>386</td>
<td><strong>0.463</strong></td>
</tr>
<tr>
<td>Wellesley Office Phase One</td>
<td>350</td>
<td>140</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wellesley Office Phase Two</td>
<td>250</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Est. School Age Children</td>
<td></td>
<td></td>
<td>65</td>
<td></td>
</tr>
</tbody>
</table>

Based upon the grade enrollment profile of the apartment complexes noted above, the estimated grade level profiles are outlined in Table 11.

<table>
<thead>
<tr>
<th>Grade Level</th>
<th>%</th>
<th>Est. SAC Phase I</th>
<th>Est. SAC Phase II</th>
</tr>
</thead>
<tbody>
<tr>
<td>K - 5</td>
<td>56%</td>
<td>36</td>
<td>26</td>
</tr>
<tr>
<td>6 - 8</td>
<td>20%</td>
<td>13</td>
<td>9</td>
</tr>
<tr>
<td>9 - 12</td>
<td>24%</td>
<td>16</td>
<td>11</td>
</tr>
</tbody>
</table>

11 Although Hastings Village was not used in Table Nine as a comparable project (because it contains all two bedrooms units) it should be noted that the grade profile for Hastings Village indicated 50% of the students were high school, 36% elementary and 14% middle school grades. If enrollments from the proposed apartments follows this profile, more high school children will be present, potentially reducing cost impacts.
Schools

As outlined above, the proposed multifamily apartment development planned for Phase I may result in up to approximately 65 school age children within residences in Phase I, a majority of which will be enrolled in the elementary grades. Upon completion of the additional multifamily development as contemplated by the Master Plan up to an additional 46 school age children might reside in new residences. Table 12 illustrates a seven-year enrollment trend for the schools along with total school enrollment, shown in Figure Two below. Elementary students residing within any residences within a redeveloped office park are currently within the Fiske School District. Enrollments have shown a general declining tendency over the last seven years in the Elementary Schools, with the Middle School remaining relatively flat and the High School increasing. Current enrollment projection estimates indicate a declining enrollment at all grade levels moving into the future.

Table 12
School Enrollments

<table>
<thead>
<tr>
<th>Grades</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>K - 5</td>
<td>2,309</td>
<td>2,341</td>
<td>2,305</td>
<td>2,307</td>
<td>2,256</td>
<td>2,209</td>
<td>2,175</td>
</tr>
<tr>
<td>6 - 8</td>
<td>1,165</td>
<td>1,164</td>
<td>1,178</td>
<td>1,153</td>
<td>1,147</td>
<td>1,130</td>
<td>1,159</td>
</tr>
<tr>
<td>9 - 12</td>
<td>1,383</td>
<td>1,435</td>
<td>1,486</td>
<td>1,515</td>
<td>1,514</td>
<td>1,569</td>
<td>1,529</td>
</tr>
<tr>
<td>Total</td>
<td>4,857</td>
<td>4,940</td>
<td>4,969</td>
<td>4,975</td>
<td>4,917</td>
<td>4,908</td>
<td>4,863</td>
</tr>
</tbody>
</table>

Fiske

<table>
<thead>
<tr>
<th>2012</th>
<th>2013</th>
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<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
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<td>343</td>
<td>342</td>
<td>335</td>
<td>298</td>
<td>291</td>
</tr>
</tbody>
</table>

Figure Two
School Enrollment Trends 2012 - 2018
To obtain a full understanding of potential school system impacts, the Consultant met with Superintendent David Lussier and Assistant Superintendent Cynthia Mahr to discuss the planned redevelopment. A host of issues were reviewed, including the estimated number of school children that may reside within both Phase I and subsequent phases of the Master Plan, teacher needs, busing, school assignments, capacity, enrollment trends and other topics.

Given the estimated enrollment impact, the Superintendent believes that between Fiske and Schofield Elementary Schools, the facilities could easily absorb the proposed total number of students anticipated through the completion of the Master Plan, using current enrollment trends. He estimates that, should the new student impacts projected by this Report be realized, the department would have to hire two new teachers and a teacher's aide to accommodate the students from Phase I ($227,500\textsuperscript{12}). In addition, two new bus routes would have to be added at an annual cost of $180,000. For potential additional children within the additional residences contemplated in the Master Plan, two additional teachers may have to be hired ($190,000).

\textsuperscript{12} Costs include benefits, $95,000 per teacher and $37,500 for aide.
SUMMARY

As outlined in Table 13, this fiscal impact analysis indicates that there will be a net positive annualized impact related to construction of the proposed development, in both Phase I and the remainder of the Master Plan.

<table>
<thead>
<tr>
<th>Table 13 Fiscal Summary</th>
<th>Phase 1</th>
<th>Remainder of Master Plan</th>
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<tbody>
<tr>
<td>Gross Projected Revenues</td>
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<td>$2,621,080</td>
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<tr>
<td>Estimated Municipal Costs</td>
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<td></td>
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<tr>
<td>Police</td>
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<td>-$50,000</td>
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<tr>
<td>Fire</td>
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<td>-$80,000</td>
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<tr>
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<tr>
<td>Other General Fund Impacts</td>
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<tr>
<td>Total Costs</td>
<td>-$547,500</td>
<td>-$330,000</td>
</tr>
<tr>
<td>Net Positive Fiscal Impact</td>
<td>+$900,102</td>
<td>+$2,291,080</td>
</tr>
<tr>
<td>CPA Revenue</td>
<td>+$12,364</td>
<td>+$21,633</td>
</tr>
</tbody>
</table>

This summary does not take into consideration the one-time zoning and bonus payments to the Town from DHCD associated with the 40R overlay zoning process.

Key findings supporting this development include:

- The planned redevelopment of the Wellesley Office Park will generate approximately $1,447,602 in gross taxes per year at the completion of Phase I and an additional $2,621,080 if the remaining elements of the Master Plan are subsequently completed. Taking into consideration estimated municipal costs, the redevelopment will yield $900,102 in positive net tax revenue from Phase I and, if redevelopment along the lines of the remainder of the Master Plan is completed, an additional $2,291,080 annually. In addition, $12,364 in CPA revenue will be realized from Phase I and $21,633 from the completion of the remainder of the Master Plan;

- One time 40R DHCD payments will be realized, with an estimated $1,325,000 in zoning and incentive payments paid to the Town upon construction of Phase I and up to an additional $1,000,000 in payments associated with any subsequent residential component within the Master Plan. As intended by c. 40R, these funds can be used to help minimize municipal development costs, such as addressing infrastructure in need of replacement or for other municipal purposes.
All on-site property maintenance and trash collection will remain private, no new public roads are proposed. Infrastructure upgrades and project sequencing are to be addressed in a development agreement.

The property owner is prepared to assume responsibility for operational costs associated with the existing sewer pump station resulting in cost savings to the Town, as may be documented in a development agreement.

Calls to the Police Department are projected to increase by 134 in Phase I and 140 calls for the remainder of the Master Plan, compared with an annual Town wide call volume of 32,461.

The Fire Department is expected to receive approximately 59 calls a year from Phase I and 64 calls from the remainder of the Master Plan, adding to the 4,221 calls a year that are presently received by the Department.

It is estimated that up to 65 school age children may reside in the Phase I residential apartment community and up to 46 in the residences contemplated in the remainder of the Master Plan;

The property owner is prepared to install necessary communications equipment at the site, at a cost of $20,000, to improve emergency call signals in the area. Such a commitment may be reflected in a development agreement with the Town.

Both short-term and long-term positive economic benefits are anticipated to occur, with construction related jobs being created and local business activity enhanced by new residential community. Additional community benefits will be realized through proactive planning to make progress in the goals of the Town’s Housing Production Plan thereby enabling the community to take greater control over future development.

The building costs associated with the construction of Phase I are anticipated to be $90,000,000 which will generate $900,000 in building permit fees. Additional fees will be collected for electrical and plumbing permits. Subsequent redevelopment projects following completion of Phase I will result in additional significant municipal permit fees.
Office Park Comps:

- All office properties on Williams Street
- Office buildings located at 93, 96, 110, & 110 Worcester Street, Wellesley.
- 1,265 Main Street, Waltham.
- 128 First Street, Needham.

Apartments

- Hanover Company's portfolio of apartment units.

Hotels

- Residence Inn, Needam.
- Homeward Suites, Needam.
## Police Department

### Apartment Calls

<table>
<thead>
<tr>
<th>Project</th>
<th>Town</th>
<th>Units</th>
<th>Avg. Police Calls Per Year</th>
<th>Avg. Call Per Unit</th>
<th>Projected Yearly Calls</th>
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<tr>
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### Hotel Calls

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### Office Calls

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<th>Total Fire Calls</th>
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<td>768,504 Sq. Ft.</td>
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## Fire Department

### Apartment Calls

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<th>Avg. Fire Calls Per Year</th>
<th>Avg. Call Per Unit</th>
<th>Projected Yearly Calls</th>
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<th>Units</th>
<th>Avg. EMS Calls Per Year</th>
<th>Avg. Call Per Unit</th>
<th>Projected Yearly Calls</th>
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### Hotel Calls

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<th>Avg. Fire Calls Per Year</th>
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<th>Projected Yearly Calls</th>
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<tbody>
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<td>Holiday Inn Express</td>
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<td>Courtyard Marriott</td>
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<td>0.040</td>
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<tr>
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### EMS Calls

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<th>Avg. Call Per Unit</th>
<th>Projected Yearly Calls</th>
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</thead>
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<td>Hampton Inn</td>
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### Office Calls

<table>
<thead>
<tr>
<th>Office Square Footage</th>
<th>Calls per Sq. Ft</th>
<th>Total Fire Calls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Occupied Space</td>
<td>500,569 Sq. Ft</td>
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<tr>
<td>Existing Office Space Fully Occupied</td>
<td>652,305 Sq. Ft</td>
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<tr>
<td>Master Plan - Net New Space 116,198 Sq. Ft</td>
<td>768,504 Sq. Ft</td>
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### Wellesley Office Park - Smart Growth Rezoning (40R)

#### Proposed Municipal Infrastructure Improvements and Cost Share

<table>
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<th>Improvement</th>
<th>Estimated Cost to Developer</th>
<th>Estimated Cost to Town</th>
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<tr>
<td>Water Line</td>
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<td>Installation of new 12&quot; water line under Route 95 [50/50 split - est. cost $500,000]</td>
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<td>$250,000</td>
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<td>Sewer Pump Station</td>
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<td>Replacement of pump station</td>
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<td>Police/fire communications equipment</td>
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<td><strong>Estimated Total</strong></td>
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Further redevelopment phases within Wellesley Office Park may require additional municipal infrastructure or roadway improvements based upon impacts and subject to (i) approval by MassDOT, (ii) issuance of a special permit and/or (iii) terms and conditions of the development agreement to be entered into and authorized by town meeting.
To: Michael Zehner  From: Frank Holmes, P.E.
File: Wellesley Office Park – Infrastructure Improvements Summary and Cost Estimate  Date: January 17, 2019

Reference: Wellesley Office Park – Residential Redevelopment

This memorandum summarizes the order of magnitude cost associated with the infrastructure improvements proposed to support the phased redevelopment of Wellesley Office Park. Table 2 on page 2 itemizes each infrastructure improvement under consideration and the order of magnitude cost.

Water System Summary

The Wellesley Office Park is serviced by two municipal water lines. The first is a 12” line crossing beneath I-95 and entering the site on the northwestern side. The second is a 6” entering the site from Route 9 and following the William Street alignment. Within the boundary of route 9, approximately 1,700 feet to the West of the Williams Street and Route 9 intersection, these lines connect forming a loop.

The Town of Wellesley’s DPW has informed us leaks have occurred in the 6” water line in Route 9 that have required repair. Furthermore, the DPW points to the age of the 12” municipal water line under Route 128 as a concern to the DPW with respect to its condition. Without upgrades, one concern that has been raised is that in the event the existing 12” water line under Route 128 were to fail, the 6” service from route 9 would not be able to provide adequate fire protection service to the Wellesley Office Park.

A flow test was conducted on January 16th, 2019 to determine available pressure and flow. The results are summarized in table 1 below.

Table 1 – Flow Test Results

<table>
<thead>
<tr>
<th>Location</th>
<th>Static Pressure (psi)</th>
<th>Residual Pressure (psi)</th>
<th>Discharge Pressure (psi)</th>
<th>Calculated Discharge (gpm)</th>
<th>Calculated Discharge at 20psi (gpm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wellesley Office Park</td>
<td>116</td>
<td>100</td>
<td>80</td>
<td>1,501</td>
<td>3,950</td>
</tr>
</tbody>
</table>

Proposed Improvements:

As a result of these identified concerns regarding the present condition of both municipal water lines, we are proposing to install a new 12” water service crossing I-95 parallel to the existing 12” service (See Table 2, Item 1).

It is assumed that the new 12” service line would be installed and connected to the existing looped network allowing domestic potable water and fire protection service for the site to continue by this
January 17, 2019
Michael Zehner, Town of Wellesley
Page 2 of 3

Reference: Wellesley Office Park - Residential Redevelopment

new line in the event either of the existing service lines failed. This scenario will require approval by MassDOT for installation of a new service line beneath Route 128.

Sanitary System Summary

The Wellesley Office Park sanitary main flows by gravity through the park following the Williams Street alignment. At the rear of #80 Williams Street is an ejector pit with a duplex 200 gallon per minute pump system that pumps sanitary waste through a 4" force main crossing I-95 that connects to the Wellesley municipal gravity system on the western side of I-95. Due to the increased flow resulting from the Phase 1 residential development, an increase of inflow exceeding the capacity of the 200 GPM pump system is expected.

Proposed Improvements:

As part of the Phase 1 residential development, the force main (Table 2, Item 2) and pump station (Table 2, Item 3) will be replaced. The force main will be upsized from 4" to a 6", and the new pump station will include 350GPM pumps in a duplex configuration, new controls, 3,500-gallon pump station structure and back-up power.

Table 2 – Order of Magnitude Cost Estimates

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
<th>Order of Magnitude Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Installation of Redundant 12&quot; Water line crossing I-95</td>
<td>$500,000</td>
</tr>
<tr>
<td>2</td>
<td>Installation of 6&quot; Sanitary Force Main crossing I-95</td>
<td>$500,000</td>
</tr>
<tr>
<td>3</td>
<td>Sanitary Pump Station</td>
<td>$250,000</td>
</tr>
</tbody>
</table>

Cost Estimate Methodology

Cost estimates have been completed based on historical data available from Stantec projects of similar scope. The estimates are high level estimates without detailed design drawings and do not reflect site specific conditions. Projects used as a reference and assumptions for each estimate are included in the following sections.

Water and Sanitary infrastructure crossing I-95 (Items 1 and 2)

Estimates for this scope have been derived based on two projects, each utilizing an alternate method of trenchless installation. One of the projects is a water infrastructure improvement project for the Dedham – Westwood water district involving a 600’ crossing of I-95 using pipe jacking. The second project was a directional drill installation across the Annisquam River in Gloucester. For each of the projects detailed cost estimates were performed based on engineered plans, and the approximate average per linear foot cost used a baseline to estimate the order of magnitude costs for the Wellesley Office Park project.
January 17, 2019
Michael Zehner, Town of Wellesley
Page 3 of 3

Reference: Wellesley Office Park - Residential Redevelopment

Assumptions

- 20% contingency included
- Design / engineering costs not included
- Ledge removal / ledge drilling not included
- Assumes access for jacking pits on abutting properties
- Assumes no dewatering is required and installation will occur above ground water

Sanitary Pump Station (Item 3)

<table>
<thead>
<tr>
<th>Description</th>
<th>Unit Cost ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(2) 350 GPM Pumps</td>
<td>$80,000</td>
</tr>
<tr>
<td>Controls</td>
<td>$60,000</td>
</tr>
<tr>
<td>3,500 Gallon Structure</td>
<td>$30,000</td>
</tr>
<tr>
<td>Interior Piping and Valves</td>
<td>$30,000</td>
</tr>
<tr>
<td>Contingency</td>
<td>$50,000</td>
</tr>
<tr>
<td><strong>Order of Magnitude Estimate</strong></td>
<td><strong>$250,000</strong></td>
</tr>
</tbody>
</table>

Assumptions

- 25% contingency included
- Back-up power will be required. This estimate does not include provisions for a generator or sound attenuation enclosure.
- Design / engineering costs not included
- Assumes electrical service is provided in the vicinity
- Annual operation and maintenance costs not included

Stantec Consulting Services Inc.

Frank Holmes, P.E.
Principal

Phone: (617) 654-6059
Fax: (617) 523-4333
frank.holmes@stantec.com
MEMORANDUM

TO: Mr. Michael D. Zehner, AICP
    Planning Director
    Town of Wellesley
    Planning Department
    525 Washington Street
    Wellesley, MA 02482

FROM: Mr. Jeffrey S. Dirk, P.E., PTOE, FITE
       Principal
       Vanasse & Associates, Inc.
       35 New England Business Center Drive
       Suite 140
       Andover, MA 01810-1066
       (978) 474-8800, ext. 830
       jdirk@rdva.com

DATE: January 17, 2019

RE: 8021

SUBJECT: Wellesley Office Park Redevelopment
          William Street Access Improvements
          Wellesley, Massachusetts

In furtherance of our discussions concerning the planned mixed-use redevelopment of the
Wellesley Office Park which is located off William Street in Wellesley, Massachusetts (hereafter referred
to as the “Project”), Vanasse & Associates, Inc. (VAI) has refined the phased improvement strategy for
William Street. These refinements were discussed at the working group meeting on January 16, 2019 that
included representatives from Town Departments, including the Planning Department, Police Department
and the Department of Public Works, as well as the Town’s transportation consultant BETA Group, Inc.
Consistent with the discussions at our meeting, the two (2) step approach to improving William Street has
been refined as follows:

➤ **Step 1: Traffic Control** – The initial improvement is depicted on the attached “Conceptual
   Improvement Plan” and would entail the installation of a traffic control signal that would control
   both Frontage Road westbound and the exit from William Street, and would include:
i) a pedestrian phase for crossing William Street; ii) police officer override capability; and
   iii) video monitoring capability for use by the Police Department. The intent of this improvement
   is to eliminate or reduce the need to assign a police officer to the intersection in order to facilitate
   exiting movements from William Street. Visibility of the traffic signal indications for
   Frontage Road would be suitably shielded from view by approaching motorists on Route 9
   westbound. The traffic control signal would include the installation of an emergency vehicle pre-
   emption system (OPTICOM™ or similar) to clear the intersection of vehicles for emergency
   response to William Street. No substantial geometric roadway improvements are anticipated to
   be necessary to implement the Step 1 improvements.

➤ **Step 2: Full Access to Route 9** – The second step of the William Street improvements would
   entail initiation of a feasibility study and preparation of conceptualized plans for additional
   improvements to the William Street/Frontage Road/Route 9 intersection that shall consider the
   addition of a right-turn slip-lane from William Street to the I-95 northbound on-ramp and
   providing a full access intersection with Route 9, as well as any other appropriate improvements
   and alternatives, considering specific uses and traffic patterns/impacts. The feasibility study and
associated concept plans would be presented to the Town for review prior to initiating discussions with MassDOT.

To the extent that MassDOT is agreeable, the Step 1 improvements can be designed and permitted through MassDOT prior to the issuance of a Certificate of Occupancy (CO) for the first multifamily residential building (350 units) to be located within the office park, with the Step 1 improvements to be constructed and operational prior to achieving 60 percent occupancy of said building, subject to receipt of all necessary rights, permits and approvals. We have provided supporting documentation and analyses that demonstrate that the existing transportation infrastructure affords sufficient capacity to accommodate the relatively modest increase in traffic that the first multifamily residential building will generate during the weekday peak traffic volume periods when compared to those of the fully occupied office building that the multifamily building will replace (approximately 17 additional vehicle trips during the weekday morning peak-hour and 53 additional vehicle trips during the weekday evening peak-hour). That being said, the Stage 1 improvements are intended to address the comments received from the Police Department concerning the potential need to add a police detail during the weekday morning peak period in order to facilitate exiting maneuvers from William Street as a result of the addition of the multifamily building.

The feasibility study associated with the Step 2 improvements would be completed prior to the issuance of the final CO for the first multifamily residential building and presented to the Town and MassDOT. To the extent that MassDOT approves the feasibility study and the associated improvements, the Step 2 improvements would be designed, permitted and constructed prior to the issuance of a CO for any additional new building constructed within the office park, including additional multifamily residential development beyond the first residential building, again, subject to receipt of all necessary rights, permits and approvals from the Town of Wellesley and MassDOT, as may be applicable.

cc: Wellesley Office Park Redevelopment Team (via email)
January 23, 2019

Blythe Robinson, Executive Director  
Town of Wellesley  
525 Washington Street  
Wellesley, MA 02482

Attn: Michael Zehner, AICP  
Planning Director

Re: Wellesley Office Park: Phase 1 - 350 Unit Residential Community  
Preliminary Traffic Summary

Dear Ms. Robinson:

As requested at the meeting held on January 16, 2019, BETA Group, Inc. (BETA) has reviewed the memorandum issued by Vanasse & Associates, Inc (VAI) dated January 17, 2019. The memorandum summarizes the Phase I improvement strategy for the Wellesley Office Park Redevelopment. Phase I of the development consists of replacing the existing Building 40 which consists of 76,676 square feet (SF) of office space with a 350 unit residential building.

The improvement strategy outlined by VAI for Phase I in the memorandum consists of the following:

1. Installation of a traffic signal at the William Street and Frontage Road intersection which would include police override capability and video monitoring equipment for the Wellesley Police Department.

2. Preparation of a Feasibility Study and design plans for a right-turn slip ramp from William Street to the I-95 northbound on-ramp and a full access intersection with Route 9.

In addition, we want to note that the intersection geometry design should accommodate space for a police cruiser to park and for a police officer to manage traffic at the intersection.

For clarification, our recommendation is that the proposed traffic signal at the intersection of William Street and Frontage Road would be implemented upon completion of the proposed 350 residential units. Additionally, the Feasibility Study and conceptual design for the right-turn slip ramp from William Street to the I-95 northbound on-ramp would be completed.

The net difference in overall trip generation for the 350 units results in 17 new trips during the morning peak hour and 53 during the evening peak hour, however, the directional distribution of trips entering and exiting the site between the residential and office land uses is essentially opposite. During the morning peak an increase of 77 vehicles will exit William Street onto Route 9 and during the evening peak 81 additional vehicles will enter Williams Street from Route 9.

While the net increase to the project related traffic will not be significant, there are existing operational safety and capacity issues at the William Street and Route 9 intersection and a police detail is required to manage traffic during the evening peak hour period. A traffic signal at the intersection of William Street and Frontage Road would ensure the intersection operates safely without a police detail, however, due to the heavy traffic volume (550 vehicles) exiting William street during the evening peak...
period, William Street will continue to experience capacity /queue problems. Therefore the proposed right turn slip ramp will help relieve the William Street queue problem.

If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,
BETA Group, Inc.

Kien Ho, P.E., PTOE
Vice President

cc:   Jaklyn Centracchio, P.E.
      Dave Hickey, Town Engineer, Wellesley

Job No: 5475-13
December 31, 2018

Mr. William Reyelt, Director
Smart Growth Zoning Program
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

Re: Wellesley Office Park Redevelopment, William Street, Wellesley, MA

Dear Mr. Reyelt:

In connection with the application for approval of the Sustainable Growth Overlay District and the "Wellesley Office Park Redevelopment" in William Street, Wellesley, MA, the Wellesley Municipal Light Plant ("WMLP") is providing an overview and conditional certification as required by Chapter 40R of the General Laws of Massachusetts.

Electric Service
Electric service to the existing Wellesley Office Park buildings on William Street is provided by two WMLP supply lines emanating from Eversource’s Station 292 in Newton. The WMLP’s service terminates at the source side of the customer-owned, auto-transfer switchgear located approximately 100 feet from the intersection of Route 9 and William Street. As a Large General Primary Rate customer Wellesley Office Park is responsible for the electric service to each of the buildings. The WMLP has evaluated its "Use Rights" at Station 292 and the available capacity on the supply lines. Based on this evaluation the WMLP has determined the existing infrastructure up to the source side of the customer-owned, auto transfer switchgear has capacity available to serve the proposed electrical load. The Wellesley Office Park Redevelopment design, however, separately meters the new facilities and will require significant modifications to the customer-owned infrastructure.

Please do not hesitate to contact me via email, djoyce@wellesleyma.gov or direct dial, 781-235-7601 if any further explanation is required.

Yours truly,

[Signature]
Richard F. Joyce
Director
January 24, 2019

Smart Growth Zoning Program
Department of Housing and Community Development
100 Cambridge Street — Suite 300
Boston, Massachusetts 02114

Attn: William Reyelt, Director

Re: Wellesley Office Park Redevelopment
William Street
Wellesley, MA

Dear Mr. Reyelt:

In connection with the Application for Preliminary Determination of Eligibility for 40R Zoning for the proposed redevelopment of the Wellesley Office Park at William Street, Wellesley, MA, a project that is estimated to result in up to a total of approximately 550 new multi-family residential units (“Future Zoned Units”), the Department of Public Works offers the following related information as required by Chapter 40R of the General Laws of Massachusetts. The purpose of this letter is to certify, pursuant to 760 CMR 59.03(1)(j), that the "impacts of the build-out of Future Zoned Units within the District will not overburden Infrastructure ... as it exists or may be practically upgraded to provide adequate accommodation of the demands of the District's existing and future residents and uses." Please note that there is no Dedicated Open Space or public recreational facilities that would be impacted by the proposed District, as contemplated by 760 CMR 59.03(1)(j).

Water Supply

The site is currently serviced by two municipal water supply lines, including a 12-inch main that enters the site near 80 William Street running under State Route 95/128, and a 6-inch main that enters the site under William Street from the property's frontage on State Route 9. Records indicate that the complex uses approximately 26,000 gallons per day (GPD), a significant portion of which is for irrigation. The applicant's engineer has estimated that the first phase of the proposed development will add approximately 35,500 GPD and the ultimate build out will add an additional 26,500 GPD, resulting in an additional total of approximately 62,000 GPD. A fire flow test from 2013 indicates that there is adequate flow and pressure for firefighting the current development on the property. There are plans to conduct additional tests.
The DPW is concerned with the age of the infrastructure and the restricted access to the larger, 12-inch main beneath State Route 95/128. Any disruption to this main, especially something that would have an extended repair timeframe, requires the development to rely on a 6-inch feed, which is generally considered inadequate for firefighting purposes. The additional fire flow test will further inform this concern, however, it is possible that either a new water main or upsizing of the 6-inch water main will be required to serve the project. The Town and the applicant are working together to assess this and respond as required to assure acceptable capacity is achieved. Overall the Town uses between 2 and 3 million gallons per day (MGD) in non-summer months and can experience peak days in the summer between 5 and 6 MGD. The Town has a maximum capacity of 6.5 MGD and we are confident that this proposed development can be served within our current capacity (excepting the need to limit irrigation activity during an extended drought period).

Sanitary Sewer

William Street is serviced by a gravity sanitary sewer collection system that is pumped in a 4-inch force main beneath State Route 95/128. The pump station is located near 80 William Street and includes two, 200 gallons per minute (gpm) pumps in a small wet well, though we believe one pump may not be functioning. There is no emergency backup power provided for the pump station. The system has been maintained by the Wellesley Office Park for many years. The pump station discharge line is 4-inch cast iron main that runs westerly beneath State Route 95/128 to an easement on the opposite side of the Highway. All sewerage in the Town is ultimate discharged to the MWRA.

Based on the projected increased sewerage flow, the age and the current condition, the sewer pump station is being proposed by the applicant to be replaced with a new station, including a properly sized wet well, due to operation pumps on a serviceable slide rail system with an emergency backup power source. The Town is also working with the applicant to replace the force main beneath the State Route 95/128 to ensure reliable service for the proposed development.

Traffic / Transportation

William Street has a unique access situation where entering traffic must come from a Route 9 on-ramp, referred to as the Frontage Road, and can only exit to Route 9 in a westerly direction. The Town is aware that there is an evening peak congestion problem that is only relieved by police detail control. The applicant is studying the issue and is considering geometric changes, traffic lights or possible auxiliary lanes to improve safety and lesser congestion. The Town is working with the applicant on this issue, which ultimately will require MassDOT approval; however, based upon the attached review by Beta Group, Inc. (the Town’s on-call consultant), there are options to mitigate this deficiency.

Certification

The above outline of the current conditions at the Wellesley Office Park indicates that upgrades to the water, sewer systems and, possibly, the traffic controls within, and immediately adjacent to the area are necessary to support the proposed development. However, I can confirm and certify that, following the completion of the upgrades identified in the enclosed report prepared by Stantec Consulting Services, Inc., the District’s existing water and sewer infrastructure will have adequate capacity to meet or exceed the potable water and wastewater treatment required by the District’s existing and future residents and uses. Further, I can confirm and certify that, pursuant to the enclosed report prepared by Vanasse & Associates, Inc. and the enclosed preliminary review by Beta Group, Inc., there is an actionable plan to implement improvements to existing roadways sufficient to accommodate the traffic demands of the Future Zoned Units, subject to review and approval of the Massachusetts Department of Transportation. Any further non-residential development within the District would be subject to further review with respect to necessary transportation upgrades as described in the Vanasse report. Lastly, the Wellesley Municipal Light Plant has confirmed, pursuant to the attached memorandum, that it has adequate capacity with existing
infrastructure to provide the necessary electricity to support the District’s existing and future residents and uses, including the Future Zoned Units.

If you have any further questions or require additional information, please contact me or Blythe Robinson, Executive Director at 781-431-1019, ext. 2200 or via email at brobinson@wellesleyma.gov.

Sincerely,

[Signature]

David J. Hickey, Jr., P.E.
Town Engineer

Cc: Dave Cohen
    Bill Shaughnessy
    Doug Stewart
    Tom Harrington
4. **Approve License Agreement – 81 Prospect Street**

For many years an encroachment has existed on the Cochituate Aqueduct at this address, created when a previous homeowner expanded their rear yard onto the Town’s property without authorization. This matter came before the board in 2013 as the current owner was seeking resolution, but none was achieved. Recently, the owner reached out to the Town seeking to resolve the matter so that the property can be put on the market for sale.

The Town Engineer has had a number of conversations with the property owner and has reached agreement upon a scope of work to remove the encroachment. Town Counsel has developed the attached construction access license which has been negotiated and agreed to by the property owner. Ms. Capecci Beauregard has already engaged a contractor ready to perform the work, and is anxious to move forward as soon as possible.

**MOVE** that the Board authorize a Construction Access License between the Town and Jonna Capecci Beauregard to remove an encroachment to the Cochituate Aqueduct at 81 Prospect Street.
April 12, 2013

Jonna Capecci
81 Prospect Street
Wellesley, MA 02481

Dear Homeowner,

As previously communicated in a letter dated May 26, 2009, the Town has determined that the retaining wall at the rear of your property has been constructed on Town-owned land. In addition, a structure at the rear of your property appears to be entirely on Town-owned land. This represents an encroachment on Town property that needs to be corrected. Accordingly, the Town requested that you make arrangements to remove the wall and structure from Town property and restore the site to its original condition.

In early 2012, six Town Boards collaborated on development of the Policy for Encroachments on Town Land, a copy of which is attached. In addition, at the April 2, 2012 Annual Town Meeting, the Town voted to authorize the imposition of a municipal charges lien in order to recover costs incurred by the Town in correcting any encroachment onto town-owned land.

At their meeting on September 20, 2012, the Board of Selectmen reviewed the status of the encroachment at the rear of 81 Prospect Street, and authorized proceeding with the Town’s encroachment correction process. Accordingly, within 10 days from the date of receipt of this letter, you are requested to call this office (781-431-1019 x2201) to schedule a site visit for purposes of discussing development of a site plan to correct the encroachment. Please be advised that you will be required to pay for all expenses related to correction of the encroachment, including any costs incurred by the Town.

Sincerely,

Hans Larsen
Executive Director
CONSTRUCTION ACCESS LICENSE

This Construction Access License Agreement (the “Access Agreement”) is entered into on, or as of, this _______ day of ________, 2019 by the Town of Wellesley, Massachusetts, 525 Washington Street, Wellesley, MA 02482 (the “Town”) and Jonna Capecci Beauregard of 81 Prospect Street, Wellesley, MA (the “Licensee”).

WHEREAS, the Town owns real property located at the Cochituate Aqueduct that abuts 81 Prospect Street (the “Premises”); and

WHEREAS, the Licensee’s real property, located at 81 Prospect Street, Wellesley, MA, abuts a retaining wall erected by a prior owner of 81 Prospect Street, Wellesley, MA that is encroaching upon the Premises, as shown on Attachment A (the “Encroachments”); and

WHEREAS, the Licensee has agreed to remove all Encroachments upon the Premises and will require access to and the temporary use of the Premises to do so;

NOW THEREFORE, in consideration of the foregoing recitals and the mutual promises set forth below, the Parties hereby agree as follows:

1. Subject to the terms of this Access Agreement, the Town agrees to provide the Licensee and Licensee’s necessary consultants, contractors and subcontractors (collectively, the “Access Parties”) pedestrian and vehicular ingress, egress and access to the Premises to conduct the scope of work described resulting in full and complete removal of the encroaching wooden retaining wall, and regrading to safe, stabilized slopes described in Attachment B hereto (the “Work”), and Licensee hereby agrees and commits to perform the Work during the term of this Access Agreement. The exercise of rights under this Access Agreement shall be at the sole cost and expense of Licensee.

2. The aforementioned access rights shall continue for a continuous period of ten (10) days commencing no later than 30 days from the date of full execution of this Access Agreement. Licensee may seek renewal of this Access Agreement upon or prior to its expiration, subject to the consent of the Town.

3. Prior to undertaking the Work, the Access Parties shall meet with the Town of Wellesley Town Engineer to review access routes, tree pruning, and other logistics. The Access Parties shall incorporate all of the Town Engineer’s directives into the scope of Work. The Town shall have the right to monitor and oversee any and all aspects of any Access Party’s access to the Premises and the Work.
4. The Access Parties shall obtain all necessary Federal, State and local permits and approvals necessary to perform the Work prior to commencing same, including without limitation any wetlands permits.

5. All Work requiring path closures on the Premises shall conform to the following requirements:

   a. all such Work may only be conducted week days between the hours of 7:00 a.m. and 4:00 p.m.;
   b. all such Work shall be scheduled to ensure that path closures occur no more than three days total through the project; and
   c. prior to closing the path on any given day, the Access Parties shall ensure that a notice of the path closure is posted at the nearest intersecting streets.

6. The right of access hereunder shall include the right for the Access Parties to enter the Premises with those vehicles, equipment, tools or other items necessary to complete the Work. Such access, however, shall not include a right to store, park or maintain vehicles, equipment, tools or other items at the Premises when personnel from the Access Parties are not present at the Premises.

7. The Access Parties shall perform the Work (i) in a prompt, efficient, continuous and workmanlike manner consistent with then-existing industry standards, (ii) in accordance with applicable laws, permits, licenses, rules and regulations, and (iii) in such a way as to reasonably minimize interference with existing uses and operations of the Premises. The Access Parties shall limit any cutting of trees or shrubs, disturbance of undergrowth, grass or other plantings, including wetlands, and movement or removal of other obstructions on the Premises to the minimum necessary to safely perform the Work, and same shall be performed consistent with all applicable governmental approvals and requirements.

8. The Access Parties shall install erosion protection at the base of all slopes for the duration of the project until the Premises have been restored to their natural vegetated condition. The Access Parties shall seed all disturbed areas at the earliest possible time in the Spring of 2019 and shall maintain the planted area until substantial growth is established.

9. The Access Parties shall install property bounds, supplied by the Wellesley Department of Public Works, at the rear of Licensee’s property in locations directed by the Wellesley Department of Public Works. Such property bounds shall be buried at a minimum of 3-feet and exposed at a minimum of one-foot.

10. The Access Parties shall exercise due care in ensuring that proper safeguards are taken during the Work to prevent damage and injury to persons or property at the Premises or any other properties in the vicinity of the Premises.

11. After the Work is completed, the Access Parties shall promptly remove all equipment they installed or otherwise placed on the Premises. The Access Parties shall also return
the Premises to a substantially similar condition as before the Encroachments were placed on the Premises. This shall include properly filling, grading and seeding of the Premises, as directed by the Town. The Access Parties shall, at their sole expense, promptly repair or have repaired any physical damage to the Premises caused by the Work pursuant hereto, including restoration of the slope, contour, surface conditions and vegetation at the Premises. All of the aforementioned removal, repair and restoration shall be completed at the Licensee’s sole cost and expense and, with the exception of seeding and maintaining new vegetation on the site, shall be completed no later than thirty (30) days following completion of the Work. The foregoing provisions of Paragraph 11 shall survive the expiration or termination of this Access Agreement.

12. The Town shall not bear any responsibility whatsoever to maintain or guard against any damage to any vehicle, tools, or other equipment that is used or comes to be located on the Premises by the Access Parties. The Access Parties shall be fully responsible for proper marking, positioning and safeguarding of all such equipment.

13. The Licensee shall defend, hold harmless and indemnify the Town from and against any and all claims, costs, losses, damages, penalties, liabilities, causes of action or expenses, including attorney’s fees, incurred by, filed against or asserted against the Town resulting or arising from negligent acts, misconduct, errors, or omissions of the Access Parties in conducting or performing the Work, including without limitation relating to violation of applicable law, bodily injury or death or violation of the terms and conditions of this Access Agreement. The foregoing indemnification provisions shall survive the expiration or termination of this Access Agreement and completion of the Work.

14. The Access Parties will not permit any mechanics’ or materialmen’s liens or attachments on the Premises for any labor or material furnished in connection with the Work. If, for any reason, a lien is filed against the Premises, the Access Parties will, at their sole cost (including without limitation the amount of the lien together with all costs, fees and charges), and subject to the Access Parties’ right to contest such lien as provided below, discharge at once any such lien or attachment. If the Access Party desires to contest any such lien, then prior to commencing such contest, the Access Party will furnish the Town at once with a bond, in form and substance acceptable to the Town, to secure the payment of such obligation. Upon resolution of such contest, the Access Party shall at once and at its sole cost have the lien released.

15. Each Access Party performing Work at the Property shall, at its own expense, maintain in force insurance coverage in the following minimum amounts:

   a. workers compensation coverage as required by applicable law;
   b. commercial general liability coverage of $1,000,000 per occurrence, $2,000,000 aggregate;
   c. automobile liability coverage of $1,000,000 combined single limit; and
   d. umbrella liability coverage following the same form as the insured’s underlying general liability, automobile liability and employer’s liability insurance in the amount of $3,000,000 combined single limit.
The Town shall be named as additional insureds under the policies described in b., c., and d., above, and each Access Party performing Work at the Premises shall provide standard form certificates of such coverage to the Town prior to commencing any of the Work.

16. No additional work on the Premises beyond the Work defined herein shall be undertaken without the express written approval of the Town. Notwithstanding the foregoing, the Parties acknowledge that reasonable modifications to the scope of work provided in Attachment B may be necessary, depending on actual site conditions encountered during the Work. Any and all additional work that an Access Party may wish to perform on the Premises shall be subject to advance review and approval of the proposed scope of work by the Town and agreement on terms and conditions for such work prior to any additional work being undertaken.

17. Notice to any of the Parties as required under this Access Agreement shall be in writing (which may include fax or electronic mail format provided that receipt of such is promptly confirmed orally or writing) and shall be delivered to the following people at the contact information provided below:

- **Town of Wellesley**
  - Blythe Robinson
  - Executive Director – General Government
  - Town of Wellesley
  - 525 Washington Street
  - Wellesley, MA 02482
  - brobinson@wellesleyma.gov

- **With a copy to:**
  - Thomas J. Harrington
  - Miyares and Harrington LLP
  - 40 Grove Street • Suite 190
  - Wellesley, MA 02482
  - tom@miyares-harrington.com

- **Jonna Capecci**
  - Beauregard:
  - 81 Prospect Street, Wellesley, MA 02481
  - jonnabeauregard@gmail.com

- **With a copy to:**
  - David J. Himmelberger, Esq.
  - Wilder, Shea & Himmelberger, LLP
  - One Hollis Street, Suite 400
  - Wellesley, MA 02482
  - david@wshlawoffice.com

18. It shall be Licensee’s sole responsibility to make each Access Party aware of and ensure that each Access Party complies with the obligations set forth in this Access Agreement.
19. This Access Agreement, including Attachments A and B attached herein and/or made a part hereof, constitutes the negotiated and entire agreement between the Parties hereto and supersedes all prior written or oral negotiations, representations, agreements or understandings, except those incorporated or referenced herein. Any change, amendment, or subsequent alteration to this Access Agreement must be in writing and signed by all Parties to be effective.

20. This Access Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.

21. This Access Agreement shall be deemed separable and severable, and the invalidity or unenforceability of any of the provisions shall in no manner affect or impair the validity or enforceability of the remaining provisions of this Access Agreement.

22. This Access Agreement may not be assigned by Licensor without prior written notice to and approval of the Town, such approval not to be unreasonably withheld.

23. This Access Agreement may be executed in multiple counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

24. No delay or omission to exercise any remedy, right or power under this Access Agreement shall impair any such remedy, right or power or shall be construed as a waiver thereof.

25. Each of the undersigned hereby represents and warrants that it is authorized to execute this Access Agreement on behalf of the respective Party to this Access Agreement and that this Access Agreement, when executed by that Party, shall become a valid and binding obligation, enforceable in accordance with its terms.
IN WITNESS WHEREOF, the Parties hereto enter into this Access Agreement.

TOWN OF WELLESLEY: LICENSOR:

____________________________  _________________________________
By: By: Jonna Capecci Beauregard

Jonna Capecci
Beauregard

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

On this _____________ day of __________________, 2019, before me, the undersigned Notary Public, personally appeared the above-named Jonna Capecci Beauregard, proved to me by satisfactory evidence of identification, being (check whichever applies): □ driver’s license or other state or federal governmental document bearing a photographic image, □ oath or affirmation of a credible witness known to me who knows the above signatory, or □ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

_________________________________________
Notary Public

My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

On this _____________ day of __________________, 2019, before me, the undersigned Notary Public, personally appeared the above-named __________________________, proved to me by satisfactory evidence of identification, being (check whichever applies): □ driver’s license or other state or federal governmental document bearing a photographic image, □ oath or affirmation of a credible witness known to me who knows the above signatory, or □ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

_________________________________________
Notary Public

My Commission Expires:
ATTACHMENT “B”

The scope of work for this project shall include:

1. Removal of the wall and grade the area, matching the grade of abutting lots.
2. Strengthen the property limit by installing concrete property bounds, supplied by the DPW, set with a minimum of a 12” reveal at the two property corners.
3. In conjunction with DPW staff, identify significant trees, tree care protection and trees to be pruned prior to any work.
4. Install erosion control measures such as hay bales at the down steam limit of all regraded areas and apply seed or other ground cover over the regraded areas as soon germination is likely to occur in the spring.
5. **Execute 2019 Annual Town Meeting Warrant**

Included in your packet is third draft of the warrant for the 2019 annual town meeting that begins on March 25th. We’ve provided it to you both as a tracked and clean version so that you can review both. We continue to receive minor modifications and it is quite possible we’ll have a few further changes by Monday night. Changes from the last version include:

- Various Articles – changing the word “Town” to “General” when referring to the Bylaws as this is the correct name of these bylaws
- Article 9 – amendments to the DPW Field Use Fund and Turf Field fund as requested by the Playing Fields Task Force
- Article 15: this article to increase funding for the water meter project has been removed because the bids came in favorably to finish the project!!
- Articles referring to the Delanson Circle and 148 Weston Road projects have been removed and all of the articles have been renumbered as needed.

**MOVE** that the Board execute the warrant for the 2019 Annual Town Meeting.
TOWN OF WELLESLEY

WARRANT
for the
ANNUAL TOWN MEETING

ELECTION – March 5, 2019
BUSINESS MEETING – March 25, 2019

ADVISORY COMMITTEE PUBLIC HEARING (WARRANT ARTICLES)
January 30, 2019, 7:00 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 5, 2019:

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:

<table>
<thead>
<tr>
<th>OFFICE</th>
<th>VACANCIES</th>
<th>TERM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board of Assessors</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Board of Health</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Board of Public Works</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Board of Selectmen</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Housing Authority</td>
<td>One</td>
<td>Five Years</td>
</tr>
<tr>
<td>Moderator</td>
<td>One</td>
<td>One Year</td>
</tr>
<tr>
<td>Natural Resources Commission</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Planning Board</td>
<td>One</td>
<td>Five Years</td>
</tr>
<tr>
<td>Recreation Commission</td>
<td>Two</td>
<td>Three Years</td>
</tr>
<tr>
<td>School Committee</td>
<td>One</td>
<td>One Year</td>
</tr>
<tr>
<td>Trustees of the Wellesley Free Library</td>
<td>Two</td>
<td>Three Years</td>
</tr>
</tbody>
</table>

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

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

**Wellesley Middle School Auditorium**  
50 Kingsbury Street  
Monday, March 25, 2019

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 GeneralTown 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 Town 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 GeneralTown 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 $92,127.00, 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 2018 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 21Ce(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 2020 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) (4) amend Article 55 of the General Bylaws by revising subsection 55.1.b to read as follows:

a. Funds held in the DPW Field Use Fund shall be expended for athletic playing fields maintenance of the Town’s playing fields and track and Playing Fields Task Force administrative costs, under the direction of the Department of Public Works. Receipts credited to this fund shall include fees charged to sports team field and/or track users.
(2) amend Article 55 of the General Bylaws by revising subsection 55.1.c to read as follows:

b. Funds held in the Turf Field Fund shall be expended for repairs and replacement of the artificial turf at Sprague Field and Hunnewell Field, under the direction of the Department of Public Works. Receipts credited to this fund shall include fees charged to sports team field and/or track users.

(3) amend Article 55 of the General Town Bylaws by adding a new subsection 55.1.m as follows:

m. Cultural Council Revenues Fund.
   Funds held in the Cultural Council Revenues Fund shall be expended for Cultural Council programs under the direction of the Cultural Council. Receipts credited to this fund shall include user fees from Cultural Council programs.

and

(24) 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: $250,000.00
d. Tree Bank Fund: $75,000.00
e. Baler, Compacters 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: $6,005.00
ARTICLE 10. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow $48,672.00 (FOURTY-EIGHT THOUSAND SIX HUNDRED SEVENTY-TWO DOLLARS), or any other sum, 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 the sum of $50,000.00 (FIFTY THOUSAND DOLLARS), or any other sum, 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)

<table>
<thead>
<tr>
<th></th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>$1,886,544</td>
</tr>
<tr>
<td>Expenses (incl. interest, and all non-op exp.)</td>
<td>4,078,803</td>
</tr>
<tr>
<td>OPEB (Other Post-Employment Benefits)</td>
<td>38,500</td>
</tr>
<tr>
<td>Depreciation</td>
<td>965,330</td>
</tr>
<tr>
<td>Capital Outlay</td>
<td>1,180,000</td>
</tr>
<tr>
<td>Debt</td>
<td>471,841</td>
</tr>
<tr>
<td>Emergency Reserve</td>
<td>434,916</td>
</tr>
<tr>
<td>Total Authorized Use of Funds</td>
<td>$9,055,934</td>
</tr>
</tbody>
</table>

And that $9,055,934 be raised as follows:
ARTICLE 14. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of $9,825,658.00 (NINE MILLION EIGHT HUNDRED TWENTY-FIVE THOUSAND SIX HUNDRED FIFTY-EIGHT DOLLARS) to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Sewer Program, as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>$863,586</td>
</tr>
<tr>
<td>Expenses (incl. interest, and all non-op exp.)</td>
<td>6,809,113</td>
</tr>
<tr>
<td>OPEB (Other Post-Employment Benefits)</td>
<td>16,500</td>
</tr>
<tr>
<td>Depreciation</td>
<td>458,179</td>
</tr>
<tr>
<td>Capital Outlay</td>
<td>900,000</td>
</tr>
<tr>
<td>Debt</td>
<td>286,707</td>
</tr>
<tr>
<td>Emergency Reserve</td>
<td>491,573</td>
</tr>
<tr>
<td>Total Authorized Use of Funds</td>
<td>$9,825,658</td>
</tr>
</tbody>
</table>

And that $9,825,658 be raised as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Department Receipts</td>
<td>$8,861,469</td>
</tr>
<tr>
<td>Depreciation</td>
<td>458,179</td>
</tr>
<tr>
<td>Retained Earnings</td>
<td>506,010</td>
</tr>
<tr>
<td>Total Sources of Funds</td>
<td>$9,825,658</td>
</tr>
</tbody>
</table>

or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 154.1. To see if the Town will vote to amend the vote taken pursuant to Article 17 of the 2016 Annual Town Meeting to transfer from available funds in order to increase by increasing the appropriation approved thereby from $4,100,000.00 (FOUR MILLION ONE HUNDRED THOUSAND DOLLARS) to $4,6500,000.00 (FOUR MILLION SIXFIVE THOUSAND DOLLARS) for the purpose of completing water system improvements authorized by said vote, and that the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow the additional sum of $5,400,000.00 (FIVE MILLION FOUR HUNDRED THOUSAND DOLLARS) 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 take any other action in
relation thereto. WATER METERS — additional funding to replace meters.

(Board of Public Works)

ARTICLE 156. To see if the Town will vote to raise and appropriate, transfer
from available funds, or borrow the sum of $36,135,600.00 (THIRTY-SIX MILLION ONE
HUNDRED THIRTY-FIVE THOUSAND SIX HUNDRED DOLLARS) to be expended under
the direction of the Municipal Light Board for purposes of operating and managing the
Municipal Light Plant, as follows:

Operating Budget:*

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Salaries</td>
<td>$1,113,700</td>
</tr>
<tr>
<td>Materials and Services</td>
<td>1,054,900</td>
</tr>
<tr>
<td>Health Insurance</td>
<td>236,700</td>
</tr>
<tr>
<td>FICA - Medicare</td>
<td>14,000</td>
</tr>
<tr>
<td>Contribution to Employee Retirement</td>
<td>258,500</td>
</tr>
<tr>
<td>Purchase Power</td>
<td>22,577,700</td>
</tr>
<tr>
<td>Transmission</td>
<td>5,592,000</td>
</tr>
<tr>
<td><strong>Sub Total</strong></td>
<td><strong>30,833,500</strong></td>
</tr>
</tbody>
</table>

Capital Outlays:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>1,139,100</td>
</tr>
<tr>
<td>Services/Materials</td>
<td>1,549,700</td>
</tr>
<tr>
<td>Vehicles</td>
<td>189,600</td>
</tr>
<tr>
<td>Health Insurance</td>
<td>274,200</td>
</tr>
<tr>
<td>Contribution to Employee Retirement</td>
<td>299,500</td>
</tr>
<tr>
<td><strong>Sub Total</strong></td>
<td><strong>3,452,100</strong></td>
</tr>
</tbody>
</table>

Payments That Benefit The Town:*

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Payment in Lieu of Taxes</td>
<td>1,000,000</td>
</tr>
</tbody>
</table>

Power Supply Contingencies           | 850,000      |

Total Fiscal Year 2020 Budget Request | $36,135,600  |

Excludes depreciation expense in the amount of $3,650,000.

or to take any other action in relation thereto.

(Municipal Light Board)
APPROPRIATIONS – SPECIAL CAPITAL PROJECTS

ARTICLE 16Z. To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2020 Community Preservation Budget, to appropriate or reserve for future appropriation, from FY 2020 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, 2019, to make debt service payments, and to undertake community preservation projects as recommended by the Community Preservation Committee, as follows:

<table>
<thead>
<tr>
<th>Purpose and Administrative</th>
<th>Open Space</th>
<th>Historical</th>
<th>Housing</th>
<th>Undesignated Administrative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reserve revenues for Specific Purpose and Administrative</td>
<td>($1650,000)</td>
<td>($1650,000)</td>
<td></td>
<td>($65,000)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Appropriations from Reserves</th>
<th>Open Space</th>
<th>Historical</th>
<th>Housing</th>
<th>Undesignated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wellesley Free Library – digitization of historic maps</td>
<td></td>
<td>($21,500)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DPW - reconstruction of softball fields**</td>
<td></td>
<td></td>
<td></td>
<td>($500,000)</td>
</tr>
<tr>
<td>NRC – Restoration of Church Park</td>
<td></td>
<td>($30,000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NRC-Phase II Reconstruction of Duck Pond Bridge</td>
<td></td>
<td></td>
<td>($91,000)</td>
<td></td>
</tr>
<tr>
<td>NRC – Phase I Morse’s Pond Erosion Mitigation</td>
<td></td>
<td></td>
<td>($150,000)</td>
<td></td>
</tr>
<tr>
<td>Library Board – Fells Branch Library Children’s/Pollinator Garden**</td>
<td></td>
<td></td>
<td>($30,000)</td>
<td></td>
</tr>
<tr>
<td>** TOTAL</td>
<td>($22301,000)</td>
<td>($21,500)</td>
<td></td>
<td>($500,000)</td>
</tr>
</tbody>
</table>

** These projects have not yet been voted on by the CPC.

North 40 Debt service of $55,2044 appropriated from Open space reserve and Undesignated funds and applied to Article 8 Omnibus Budget, or to take any other action in relation thereto.

(Community Preservation Committee)

ARTICLE 17. To see if the Town will vote to raise and appropriate, transfer from available funds, including Community Preservation Funds and Gifts, or borrow a sum or sums of money to be expended under the direction of the Board of Public Works for construction services and all other associated services and costs...
related to the construction or reconstruction of the softball field (Lee Field) and multipurpose field located at the Hunnewell Field, which shall include, but not be limited to, construction and installation of appurtenant structures and site enhancements; and for the purpose of meeting such appropriation, to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow a 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.

To see if the Town will vote to raise and appropriate, transfer from available funds, including Community Preservation Funds and Gifts, or borrow $1,000,000.00 (ONE MILLION DOLLARS), or any other sum or sum of money, to be expended under the direction of the Board of Public works for bid documents, construction services and associated costs related to the construction of the Softball field facility including: (a) construction and installation of appurtenant structures and site enhancements; and (b) professional or other services in connection therewith; and for the purpose of meeting such appropriation, to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow a 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.

Said funds to be raised as follows:

• $200,000.00 (TWO HUNDRED THOUSAND DOLLARS) transferred from Gifts;

• $500,000.00 (FIVE HUNDRED THOUSAND DOLLARS) from Community Preservation Undesignated Reserves as approved pursuant to Article 16 of the Warrant; and,

• and the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow the sum of $300,000 (THREE HUNDRED THOUSAND DOLLARS) 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.
(Playing Fields Task Force/School Committee)

**ARTICLE 18.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow $500,000.00 (FIVE HUNDRED THOUSAND DOLLARS), or any other sum, to supplement funds for the rehabilitation, restoration or repair of the Town Hall exterior as voted under Article 22 of the 2018 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.

(Permanent Building Committee)

**ARTICLE 189.** To see if the Town will vote to raise and appropriate, transfer from available funds, including the Turf Field Fund, or borrow $1,000,000.00 (ONE MILLION DOLLARS), or any other sum or sums of money, to be expended under the direction of the Board of Public Works for design, architectural, and engineering and other professional services, bid documents, construction services and all associated costs related to the replacement of the Sprague Turf Field synthetic turf fields located at the Sprague School facility, including: (a) construction and installation of appurtenant structures and site enhancements; and (b) professional or other services in connection therewith; and for the purpose of meeting such appropriation, to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow a 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, said funds to be raised as follows:

- $500,000.00 (FIVE HUNDRED THOUSAND DOLLARS) transferred from the Turf Field Fund;

- and the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow the sum of $500,000 (FIVE HUNDRED THOUSAND DOLLARS) in accordance with Chapter 44, Sections 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.
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.

(Playing Fields Task Force/School Committee)

ARTICLE 1920. To see if the Town will vote to raise and appropriate or: transfer
from available funds, or borrow $150,000.00 (ONE HUNDRED FIFTY THOUSAND
DOLLARS), or any other sum, 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 Walnut Street, including street,
sidewalk and/or drainage repairs and improvements; 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 cost by a like
amount; or take any other action in relation thereto.

(Board of Public Works)

ARTICLE 2012. 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 rehabilitation,
restoration or repair of the Town Hall exterior as voted under Article 22 of the 2018 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.

(Permanent Building Committee)

ARTICLE 2121. To see if the Town will vote to raise and appropriate, transfer from
available funds, or borrow the sum of $4,200,000.00 (FOUR MILLION TWO
HUNDRED THOUSAND DOLLARS), or any other sum, to be expended under the
direction of the Permanent Building Committee, for architectural and engineering
construction administration, construction services and associated costs related to the
repairs of and modifications to the Middle School Steam Pipe System, replacement of
heat exchangers with high efficiency boilers, 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 cost by a like amount; or take any other action in relation thereto.

(School Committee)

ARTICLE 2234. To see if the Town will vote to raise and appropriate, transfer from
available funds, or borrow a sum of money $1,300,200.00 (ONE MILLION THREE
HUNDRED THOUSAND TWO HUNDRED DOLLARS), or any other sum, to be expended
under the direction of the Permanent Building Committee, for architectural and
engineering designs, plans and other specifications and any associated costs related
to repairs and renovations at the Middle School including but not limited to: exterior
façade repairs, replacement of selected HVAC systems, replacement of selected interior
doors, renovation of Art Rooms, and replacement of cabinetry/millwork, and in selected
classrooms, renovation of the kitchen, 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.

(School Committee)

ARTICLE 2343. To see if the Town will vote to raise and appropriate, transfer from
available funds, or borrow a sum of money $735,000.00 (SEVEN HUNDRED THIRTY-
FIVE THOUSAND DOLLARS), or any other sum, to be expended under the direction of
the Board of Selectmen, for the purchase of a Quint Fire Truck 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 cost by a like
amount; or take any other action in relation thereto.
ARTICLE 2454. To see if the Town will vote to raise and appropriate, transfer from available funds, accept gifts, or borrow a sum of money $270,000.00 (TWO HUNDRED SEVENTY THOUSAND DOLLARS, or any other sum, to be expended under the direction of the Permanent Building Committee for architectural and engineering plans, specifications and other services in connection with the reconstruction, remodeling, rehabilitation and/or renovation of the Wellesley Free Library located at 530 Washington Street, including the payment of all costs incidental and related thereto, 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 cost by a like amount; or take any other action in relation thereto.

(Board of Selectmen)

STREET ACCEPTANCE

ARTICLE 2566. To see if the Town will vote to accept as a public way (with betterments) the following street as laid out by the Board of Selectmen: Polaris Circle; or take any other action in relation thereto.

(Board of Selectmen)

AUTHORIZATIONS

ARTICLE 2676. To see if the Town will vote to appropriate the sum authorize the expenditure of $19,337.70 (NINETEEN THOUSAND THREE HUNDRED THIRTY-SEVEN DOLLARS AND SEVENTY CENTS), received appropriated to the Town from the State Commonwealth Transportation Infrastructure Fund (“Fund”) pursuant to St. 2016, c. 187, § 8(c)(i) for calendar year 2017 in the following manner: TBD 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 take any other action in relation thereto.

(Board of Selectmen)

Commented [ER2]: This tracks the statutory language so as to be as broad as possible within the allowed uses.
ARTICLE 2787. To see if the Town will vote to authorize the Board of Selectmen to enter into a lease of certain parcels of Town-owned land within the Cochituate Aqueduct; on such terms and conditions, including dollar amounts, as said Board deems to be in the Town's interest; or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 28. To see if the Town will vote to approve amendments, as recommended by the Board of Selectmen, to the Development Agreement for Linden Square dated June 3, 2005, between the Town of Wellesley and Lindwell SC, Inc., Lindwell OP, Inc., and Lindwell Realty Trust, authorized by Town Meeting on June 13, 2005, as amended, relative to the replacement of the service station with an office building provided that the structure shall not exceed 3,500 square feet of floor area in the aggregate; or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 28XX. To hear the report of the Board of Public Works that certain easements for drainage utilities are to be abandoned and a new easement granted, and to see if the Town will vote, pursuant to Chapter 40, Section 15 of the Massachusetts General Laws, to authorize the Board of Public Works to make the required declaration to grant a new drainage easement and abandon a portion of the drainage easement for the property at 37 Ravine Road, Wellesley, MA, as described herein, without charge for said declaration.

The easements for drainage are more fully described as follows:

WHEREAS, by instrument dated May 17, 1935, recorded with Norfolk Registry of Deeds in Book 2074, Page 539 (the “1935 Grant”), and modified by agreements on May 8, 1939, recorded in Book 2225, Page 378, August 26, 1952, recorded in Book 3110, Page 503, and November 10, 1997, recorded in Book 12084, Page 72 (the “1997 Agreement”), the Owner’s predecessor in title agreed to construct and to allow the Town of Wellesley to construct and maintain certain drains across their land between Ledgeways and Ravine Road in Wellesley, to carry off surface waters from said Ledgeways and the watershed tributary to it; as follows:

WHEREAS, the location of said easement, as amended by the 1997 Agreement, is shown as “Proposed 10’ Wide Drain Easement” on a plan entitled “Plan of Drain Easement at #37 Ravine Road, Wellesley, Mass”, dated September 26, 1997, and recorded with the Norfolk Registry of Deeds as Plan 775 of 1997;

WHEREAS, the Town intends to abandon portions of the abovementioned drain easement, said portions being shown as “10’ Wide Drain Easement (To Be Abandoned)” on a plan entitled “Easement Plan of Land, 37 Ravine Road in Wellesley, Mass (Norfolk County)”, dated November 28, 2018, and prepared by Metrowest Engineering, Inc. (the “2018 Plan”); therefore:

1. Grant of Easement and Acceptance by Town.
The Owner of 37 Ravine Road grants to the Town a drainage easement shown on the 2018 Plan as the “Proposed 15’ Wide Drainage Easement”, which grant is on the same terms and conditions and is to be held by the Town on the terms and conditions of the 1935 Grant, as amended by the 1997 Agreement, except that the Owners may only change the location of the easement upon the approval of the Board of Public Works. The Town hereby accepts the grant of easement as set forth herein.

WHEREAS, the location of said easement, as amended by the 1997 Agreement, is shown as “Proposed 10’ Wide Drain Easement” on a plan entitled “Plan of Drain Easement at #37 Ravine Road, Wellesley, Mass”, dated September 26, 1997, and recorded with the Norfolk Registry of Deeds as Plan 775 of 1997. The Town abandon portions of the abovementioned drain easement, said portions being shown as “10’ Wide Drain Easement (To Be Abandoned)” on a plan entitled “Easement Plan of Land, 37 Ravine Road in Wellesley, Mass (Norfolk County)”, dated November 28, 2018, and prepared by Metrowest Engineering, Inc. (the “2018 Plan”).

2. Abandonment of Drainage Easement.

The Town abandons and discharges all its rights, title and interest to the area shown on the 2018 Plan as the “10’ Wide Drain Easement (To Be Abandoned)” and the Town hereby conveys to the Owners of 37 Ravine Road all rights, title and interest to the parcel of land shown on the 2018 Plan as the “10’ Wide Drain Easement (To Be Abandoned)”. The Town is released from any liability or responsibility arising from or in any way connected with any obligations with respect to the area shown on the 2018 Plan as the “10’ Wide Drain Easement (To Be Abandoned)”.

or take any action in relation hereto.

(Article XX) To hear the report of the Board of Public Works that certain easements for utilities are no longer required for public purposes, and to see if the Town will vote, pursuant to Chapter 40, Section 15 of the Massachusetts General Laws, to authorize the Board of Public Works to make the required declaration to abandon and relocate a drainage easement at 37 Ravine Road. The easements for utilities to be abandoned are more fully described as follows:

[Details Needed]

or take any other action in relation thereto.

(Article XX)
AMEND ZONING BYLAW

ARTICLE 29. To see if the Town will vote to amend the Zoning Bylaw by changing the manner in which the Sections and references thereto are numbered from Roman Numerals to Arabic numbers (such that Section I becomes Section 1, Section IA becomes Section 1A, Section II becomes Section 2, and so forth throughout the remainder of the Zoning Bylaws), instituting a consistent internal arrangement protocol (lettering and numbering) throughout the Bylaw with updated references, and correcting identified grammatical, typographical, and formatting errors, or to take any other action in relation thereto.

(Planning Board)

ARTICLE 30. To see if the Town will vote to amend the Zoning Bylaw by renumbering Section I, Establishment of Districts, as Section IA (or as Section 1A), by renumbering Section IA, Definitions, as Section IB (or as Section 1B), and by inserting a new Section I, General Provisions, (or Section 1) to include provisions of the Preamble, Section XXVI., Adoption/Amendment Procedures, Section XXVII., Existing Bylaws Not Repealed, and Section XXVIII., Invalidity, which Sections are to be deleted in their entirety, and amending references to all affected Sections throughout the Bylaw, as follows:

Section 1. GENERAL PROVISIONS

A. Title

This Bylaw is and shall be known as “the Zoning Bylaw of the Town of Wellesley, Massachusetts,” and may be referred to or cited as, including throughout this document, “this Zoning Bylaw” or “the Zoning Bylaw.”

B. Scope of Authority

The Zoning Bylaw of the Town of Wellesley, Massachusetts, is enacted in accordance with the provisions of the Zoning Act, Massachusetts General Laws (M.G.L.), c. 40A, and any and all amendments thereto.

C. Purpose

This Zoning Bylaw is enacted for the following intended purposes, as authorized by, but not limited to, the provisions of the Zoning Act, M.G.L., c. 40A, as amended, Section 2A of 1975 Mass. Acts 808, and Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts:
1. To lessen congestion in the streets;
2. To conserve health;
3. To secure safety from fire, flood, panic, and other dangers;
4. To provide adequate light and air;
5. To prevent overcrowding of land;
6. To avoid undue concentration of population;
7. To encourage housing for persons of all income levels;
8. To facilitate the adequate provision of transportation, water, water supply, drainage, sewerage, schools, parks, open space, and other public requirements;
9. To conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment;
10. To encourage the most appropriate use of land throughout the Town, consistent with the goals and policies of the Town of Wellesley Comprehensive Plan; and
11. To preserve and increase amenities by the promulgation of regulations to fulfill said objectives.

D. Applicability

All buildings or structures hereinafter erected, reconstructed, altered, enlarged, or moved, the use of all premises in the Town, and any applicable permitting, shall be in conformity with the provisions of this Zoning Bylaw. No building, structure or land shall be used for any purpose or in any manner other than as expressly permitted within the district in which such building, structure or land is located. Where the application of this Zoning Bylaw imposes greater restrictions than those imposed by any other regulations, permits, restrictions, easements, covenants, or agreements, the provisions of this Zoning Bylaw shall control.

E. Other Laws and Regulations

Nothing contained in this Zoning Bylaw shall be construed as repealing or modifying any existing bylaw or regulation of the Town, but it shall be in addition thereto. Furthermore, this Zoning Bylaw shall not be construed to authorize the use of any land or structure for any purpose that is prohibited by any other provision of the General Laws or by any other bylaw, rule, or regulation of the Town of Wellesley; nor shall compliance with any such provision authorize the use of any land or structure in any manner inconsistent with this Zoning Bylaw, except as required by the Massachusetts General Laws.

F. Amendment
This Zoning Bylaw may from time to time be changed by amendment, addition, or repeal by the Town Meeting in the manner provided for in M.G.L., c. 40A, § 5, and as required by M.G.L., c. 40, § 32, and any amendment(s) thereto.

G. Severability

The invalidity of any section or provision of this Zoning Bylaw shall not invalidate any other section or provision herein, or take any other action in relation thereto.

(Planning Board)

ARTICLE 3124. To see if the Town will vote to amend the Zoning Bylaw by deleting Section XXI, Off-Street Parking, and readopting the Section, as follows. This amendment to be effective as of July 1, 2019, or upon receipt of the Attorney General’s approval if later.

SECTION XXI. OFF-STREET PARKING.

A. Purpose

It is the intent of this Section that any use of land involving the arrival, departure, parking or storage of motor vehicles upon such land be so designed and operated as to assure that all structures and land uses shall have sufficient off-street automobile parking to meet the needs of persons employed at, or making use of, such structures or land uses.

B. Definitions

As used herein the following words and phrases shall have and include the following respective meanings:

Parking Space - An area exclusive of maneuvering area and driveway for the parking of one motor vehicle.

Parking Area - An area either used or required for parking of five or more motor vehicles not for sale or rental, including necessary maneuvering space, maneuvering aisle, and driveway, but not including such areas on a lot used for one or two-family dwellings.

Storage Area - An area either used or required for the storage of motor vehicles held for sale or rent.

Maneuvering Space - An area in a parking area which (1) is immediately adjacent to a parking space, (2) is used for and/or is
necessary for turning, backing, or driving forward a motor vehicle into such parking space but (3) is not used for the parking or storage of motor vehicles.

Maneuvering Aisle - A maneuvering space which serves two or more parking spaces, such as the area between two rows of parking spaces.

Driveway - An area on a lot, in addition to parking and maneuvering spaces and aisles, which is designed or used to provide for the passage of motor vehicles to and from a street or way.

Motor Vehicle - Any vehicle for which registration is required in order to travel legally on Massachusetts highways.

Use - The purpose for which land or buildings are employed, arranged, designed, or intended, or for which either is occupied or maintained.

Service Area - An area used for maneuvering and/or temporary parking of motor vehicles or storage containers employed in providing the pickup and delivery of goods and services.

C. Applicability

The following activities shall be subject to the requirements of this Section, and a Parking Plan demonstrating compliance with this Section and submitted in accordance with subsection E., Administration, shall be required for any of these activities:

1. The erection, enlargement, or alteration of a building or structure for which a parking area or storage area would be required by subsection D., Regulations and Restrictions, 2., Required Parking;

2. The construction of a new parking area or storage area, or the enlargement or alteration of an existing parking area or storage area; enlargement or alteration shall include any installation, removal, or relocation of any curbing, landscaping islands, traffic islands, or driveways, and any striping or restriping of pavement markings on an existing parking area or storage area which alters the configuration of the parking area or number of parking spaces; and

3. Any change in the use or uses of the structure or land that would require greater parking requirements, as required by D., Regulations and Restrictions, 2., Required Parking, from those applicable to the former use(s) of said structure or land.
D. Regulations and Restrictions


   The following general provisions shall apply:

   a. No existing off-street parking spaces shall be eliminated by the replacement or enlargement of an existing structure, unless replaced by spaces provided in accordance with this Section;

   b. No existing parking area or existing storage area shall be discontinued or altered if the requirements of this Section would not thereafter be satisfied;

   c. Enlargements or alterations to existing structures with less parking than is required by this Section (unless such deficient parking was allowed by a Variance or Special Permit) shall only be required to provide additional parking to accommodate the additional use (e.g. based on the applicable square footage, ground coverage, dwelling unit, guest room);

   d. Changes in the use or uses of existing structures, or parts thereof, or of land, shall require additional off-street parking spaces in accordance with the provisions of this Section, but only to the extent of such change;

   e. Nothing herein shall be construed to prohibit the owner of a parking or storage area from restricting the use thereof to his customers, employees, or other invitees, nor from charging a reasonable fee for the use thereof; and

   f. Areas required to be kept open and unoccupied by buildings or structures under Section XVIII, Area Regulations, C., Ratio of Building to Lot Area, and Section XIX, Yard Regulations, may be used to satisfy the provisions of this Section.

2. Required Parking

   In all districts which require off-street parking in accordance with this Zoning Bylaw, off-street parking shall be provided for uses (excluding public housing for the elderly) according to Table 21.1, Off-Street Parking Requirements. The Table provides the minimum number of parking spaces required for various uses in the zoning districts, but is not intended to indicate the allowed uses in the districts.
Where two or more uses are conducted on a single lot, the minimum number of required parking spaces shall be the sum of the requirements for the uses.

<table>
<thead>
<tr>
<th>USE</th>
<th>ZONING DISTRICT</th>
<th>MINIMUM NUMBER OF PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment house, apartment hotels.</td>
<td>Business Districts A, Industrial Districts A</td>
<td>One space for each apartment dwelling unit contained in buildings.</td>
</tr>
<tr>
<td>Hotel, inn, lodging house, restaurant or other eating place.</td>
<td>Single Residence Districts A, General Residence Districts A, Limited Residence Districts, Business Districts A, Industrial Districts A</td>
<td>Either one space per two guest rooms or one space for each 100 sq. ft.* of area in which food is served, whichever is greater.</td>
</tr>
<tr>
<td>Building used for administrative, clerical, statistical &amp; professional offices, and other similar uses.</td>
<td>Administrative and Professional Districts, Limited Business Districts.</td>
<td>One space for 100 sq. ft.* of ground coverage of buildings but not less than 3.2 &amp; spaces per 1,000 sq. ft. of floor area of buildings.**</td>
</tr>
<tr>
<td>Hotel, motel, inn, restaurant operated in conjunction with such similar uses.</td>
<td>Limited Business Districts.</td>
<td>One space per guestroom and one space for each 100 sq. ft.* of area in which food is served.</td>
</tr>
<tr>
<td>Any building where the principal use is motor vehicle sales or service.</td>
<td>Business Districts A, Industrial Districts A</td>
<td>One space per employee and one space per motor vehicle (not for sale or rental) owned, operated or associated with the establishment and one space per 100 sq. ft.* of area occupied by buildings.</td>
</tr>
<tr>
<td>Apartment building or group of buildings containing three or more dwelling units.</td>
<td>Limited Residence Districts.</td>
<td>One space on the lot for each dwelling unit.</td>
</tr>
<tr>
<td>Apartment building or group of buildings containing 20 or more dwelling units.</td>
<td>Limited Apartment Districts.</td>
<td>1.5 spaces for each dwelling unit of two bedrooms or less and two parking spaces for each dwelling unit providing three bedrooms or more.</td>
</tr>
<tr>
<td>Any building used for any business, industrial, educational or commercial purpose residential uses</td>
<td>Educational Districts A, Business Districts A, Industrial Districts A</td>
<td>One space for each 150 sq. ft.* occupied by buildings but not less than 3.2 spaces per 1,000 sq. ft. of floor area of buildings.**</td>
</tr>
<tr>
<td>USE</td>
<td>ZONING DISTRICT</td>
<td>MINIMUM NUMBER OF PARKING SPACES</td>
</tr>
<tr>
<td>-----</td>
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</tr>
<tr>
<td>accessory to an educational use.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Any building used for physical education or physical recreation purpose.</td>
<td>Educational Districts B, Business Districts A, Industrial Districts A.</td>
<td>One space for every 3 permanent spectator seats, which shall include folding bleachers that are attached to buildings, but not less than one space per 1,000 sq. ft. of floor area of buildings.**</td>
</tr>
<tr>
<td>Any allowed use with or without a special permit.</td>
<td>Lower Falls Village Commercial District.</td>
<td>3.2 spaces per 1,000 sq. ft.* of first floor area of buildings.** 2 spaces per 1,000 sq. ft.* of upper floor space in excess of 4,000 sq. ft.** ****</td>
</tr>
<tr>
<td>Assisted Elderly Living, Independent Elderly Housing.</td>
<td>Residential Incentive Overlay District.</td>
<td>0.65 spaces per dwelling unit.</td>
</tr>
<tr>
<td>Conventional Multi Family Housing.</td>
<td>Residential Incentive Overlay District.</td>
<td>2 spaces per dwelling unit.</td>
</tr>
<tr>
<td>Nursing Home and/or Skilled Nursing Facility.</td>
<td>Residential Incentive Overlay District.</td>
<td>1 space for 5 nursing home beds.</td>
</tr>
<tr>
<td>Any building used for any business, industrial, educational or commercial purpose.</td>
<td>Wellesley Square Commercial District, Business Districts, Industrial Districts.</td>
<td>One space for each 150 sq. ft.* of ground coverage of buildings but not less than 3.2 spaces per 1,000 sq. ft. of floor area of buildings.**</td>
</tr>
<tr>
<td>Town House.</td>
<td>Town House, General Residence, General Residence A.</td>
<td>Two spaces on the lot for each dwelling unit.</td>
</tr>
<tr>
<td>Any residential use.</td>
<td>Linden Street Corridor Overlay District.</td>
<td>2.5 spaces per one, two or three bedroom unit.</td>
</tr>
<tr>
<td>Any nonresidential use.</td>
<td>Linden Street Corridor Overlay District.</td>
<td>5 spaces for each 1,000 square feet of ground coverage of buildings*, but not less than 3.2 spaces per 1,000 square feet of floor area of buildings.**</td>
</tr>
</tbody>
</table>
Table 21.1, Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>USE</th>
<th>ZONING DISTRICT</th>
<th>MINIMUM NUMBER OF PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

For purposes of the above parking requirements, any increase in on-street parking spaces included in a proposed Linden Street Corridor Overlay District Development Site at the expense of the proponent shall be counted towards satisfaction of the off-street parking requirement.

* Computed to the nearest ten square feet.

** Floor area shall be the sum of the horizontal areas of the several floors (including basement) of a building to the nearest 100 square feet, except that such floor area as is provided for deck parking or other in building parking shall be counted for required parking space and not in figuring floor area for which parking must be provided. For the purpose of computing the requirements, the area shall be measured from the exterior surface of the exterior walls.

*** No parking facilities other than those for transient motor vehicles shall be located between the principal building and the principal street line.

**** If any portion of a parcel is within 600 feet of any portion of a public parking area or areas, having individually or jointly 50 or more parking spaces, off-street parking shall be provided at a ratio of 2.5 spaces per 1,000 gross square feet of commercial floor area, excluding uninhabitable basement areas.

3. Development Standards

Each parking area hereafter devoted to the off-street parking of fifteen (15) or more vehicles regardless of whether said parking area is required by this Bylaw, shall comply with the standards as hereinafter set forth:

DESIGN

a. Parking spaces and maneuvering aisles shall have the minimum dimensions set forth in the following table:

<table>
<thead>
<tr>
<th>Angle of Parking</th>
<th>Width of Parking Space</th>
<th>Depth of Parking Space</th>
<th>Width of Maneuver Aisle</th>
</tr>
</thead>
<tbody>
<tr>
<td>61° - 90°</td>
<td>8'6&quot;</td>
<td>18'</td>
<td>24'</td>
</tr>
<tr>
<td>46° - 60°</td>
<td>8'6&quot;</td>
<td>18'</td>
<td>18'</td>
</tr>
<tr>
<td>45°</td>
<td>8'6&quot;</td>
<td>18'</td>
<td>15'</td>
</tr>
<tr>
<td>Parallel</td>
<td>8'0&quot;</td>
<td>22'</td>
<td>12'</td>
</tr>
</tbody>
</table>
Parking spaces for the exclusive use of handicapped individuals shall be provided in accordance with the Rules and Regulations of the Architectural Barriers Board.

Provided however, that compact car spaces having the minimum dimensions set forth in the following table may be used to satisfy up to a maximum of 30% of the off-street parking spaces required. Such spaces shall be designated for "Compact Cars Only" by signs or pavement markings.

**MINIMUM PARKING SPACE AND AISLE DIMENSIONS**
FOR PARKING AREAS (in feet) DEVOTED TO COMPACT CARS

<table>
<thead>
<tr>
<th>Angle of Parking</th>
<th>Width of Parking Space</th>
<th>Depth of Parking Space</th>
<th>Width of Maneuver Aisle</th>
</tr>
</thead>
<tbody>
<tr>
<td>61° - 90°</td>
<td>7'6&quot;</td>
<td>15'</td>
<td>24'</td>
</tr>
<tr>
<td>46° - 60°</td>
<td>7'6&quot;</td>
<td>15'</td>
<td>18'</td>
</tr>
<tr>
<td>45°</td>
<td>7'6&quot;</td>
<td>15'</td>
<td>15'</td>
</tr>
<tr>
<td>Parallel</td>
<td>7'0&quot;</td>
<td>19'</td>
<td>12'</td>
</tr>
</tbody>
</table>

b. The number of driveways permitting entrance to and for exit from a lot shall be limited to two per street line. Driveways shall be located so as to minimize conflict with traffic on public streets and where good visibility and sight distances are available to observe approaching pedestrian and vehicular traffic.

c. The width of a driveway for one-way traffic shall be not less than twelve (12) feet as measured at its narrowest point. The width of a driveway for two-way use shall be a minimum of eighteen (18) feet and a maximum of twenty-four (24) feet, as measured at its narrowest point.

d. All parking areas shall be so arranged and designed that the only means of access and egress to and from such areas shall be by driveways meeting the requirements of this Section.

e. Driveways shall be arranged for the free flow of vehicles at all times, and all maneuvering spaces and aisles shall be so designated that all vehicles may exit from and enter into a public street by being driven in a forward direction.

f. On any parking area in any District, all paved portions of all parking spaces and maneuvering aisles shall be set back five (5) feet from any wall of a building, and five (5) feet from any private or public way, or any lot line of any land in
residential districts or used for residential, conservation or park purposes.

g. Each required off-street parking space shall be designed so that any motor vehicle may proceed to and from said space without requiring the moving of any other vehicle or by passing over any other parking space, except where the parking area is attended or limited to employees.

CONSTRUCTION

a. All required parking spaces, maneuvering aisles, and driveways shall have a durable, dustless, all-weather surface, such as bituminous concrete or cement concrete, and shall provide for a satisfactory disposal of surface water by grading and drainage in such a manner that no surface water shall drain onto any public way or onto any lot in other ownership and such surfaces shall be well maintained.

b. Parking areas in all Districts shall be provided with curbing, wheel stops, or other devices to prevent motor vehicles from being parked or driven within required setback areas or onto the required landscaped open space.

c. In any parking area the surface shall be painted, marked or otherwise delineated so that each parking space is apparent.

LANDSCAPING

a. For an outdoor parking area containing twenty (20) or more parking spaces, there shall be planted at least one tree for every ten (10) parking spaces on any side of the perimeter of such parking area that abuts the side line of a private or public way, or abuts the lot line of land in residential districts or land used for residential purposes.

b. In any outdoor parking area a landscaped open space having an area of not less than 10% of the outdoor parking area on the lot shall be provided. A minimum of one half of the required landscaped open space shall be located in the interior of the parking area.

c. Trees required by the provisions of this Section shall be at least two (2) inches in diameter at a height of five (5) feet at the time of planting and shall be of a species characterized by rapid growth and by suitability and hardiness for location in a parking lot. To the extent practicable, existing trees shall be retained and used to satisfy the provisions of this Section.
SCREENING

Any parking, storage, or service area which abuts residential districts or uses shall be screened from such residential districts or uses and any parking area shall be screened from a public or private way in accordance with the following requirements:

a. Materials - plant materials characterized by dense growth which will form an effective year-round screen shall be planted, or a fence or a wall shall be constructed, to form the screen. Where a grill or open-work fence or wall is used it shall be suitable in appearance and materials. Screening may consist of both natural and man-made materials. To the extent practicable, existing trees shall be retained and used to satisfy the provisions of this Section.

b. Height - screening shall be at least five (5) feet in height. Plant materials when planted, may be not less than 3 1/2 feet in height if of a species or variety which shall attain the required height and width within three (3) years of planting. Height shall be measured from the finished grade.

c. Width - screening shall be in a strip of landscaped open space at least five (5) feet wide, and so located as not to conflict with any corner visibility requirements or any other Bylaws of the Town.

d. Maintenance - all required plant materials shall be maintained in a healthy condition and whenever necessary replaced with new plant materials to insure continued compliance with screening requirements. All required fences and walls shall be permanently maintained in good repair and presentable appearance and whenever necessary they shall be repaired or replaced.

e. Lighting - all artificial lighting used to illuminate a parking or storage area, maneuvering space or driveway shall be arranged and shielded so as to prevent direct glare from the light source into any public street or private way or onto adjacent property.

E. Administration

1. Permits

Any application for a permit for the activities listed in subsection C. Applicability shall be accompanied by a Parking Plan showing compliance with the requirements of this Section. For
activities that constitute a Major Construction Project or Project of Significant Impact as defined by Section XVI A. Project Approval B. Part 1. Principal Definitions, the required Parking Plan shall be submitted to the Zoning Board of Appeals for review. The Zoning Board of Appeals shall grant a Parking Plan Permit if the requirements of this Section are satisfied. For all other activities, the required Parking Plan shall be submitted to the Building Inspector. The Building Inspector shall grant a Parking Plan Permit if the requirements of this Section are satisfied. If the Building Inspector or Zoning Board of Appeals, as applicable, determines that the Plan is not in compliance with this Section, they shall deny the application setting forth their grounds for denial in writing.

A Parking Plan shall include:

a. The quantity, location, and dimensions of all driveways, maneuvering spaces and aisles, parking spaces, storage areas, and drainage facilities;

b. The location, size, and type of materials for surface paving, curbing or wheel stops, landscaping, screening and lighting;

c. The location of all building and lot lines; and

d. Such other information as the Building Inspector or Zoning Board of Appeals, as applicable, may require.

The Plan shall be a drawing at a scale of 1 inch equals 20 feet or 1 inch equals 40 feet or at such other scale as the Building Inspector or Zoning Board of Appeals, as applicable, may direct.

Where necessary for the administration of this Section, the Building Inspector or Zoning Board of Appeals, as applicable, may require that the owner, operator or occupant of a lot or any building thereon, furnish a statement as to the number of employees customarily working at any one time on the premises. The Building Inspector or Zoning Board of Appeals, as applicable, may, at any reasonably time, enter upon a lot or into any building thereon, in order to make such determinations as are necessary for the administration of this Section.

2. Special Permits

a. In the case of such activities which do not meet the requirements of this Section, or are not otherwise exempt, the Zoning Board of Appeals may grant a Special Permit, pursuant to Section XXV, Special Permit Granting Authority.
b. Standards: In considering the issuance of a Special Permit from the requirements of this Section, the Zoning Board of Appeals shall make a finding that the standards specified in Section XXV, Special Permit Granting Authority, D. Special Use Permit Standards, are satisfied.

, or take any other action relative thereto.

(Planning Board)

ARTICLE 3. To see if the Town will vote to amend the Zoning Bylaw by adding a new section, Section XVIG, Outdoor Lighting, to regulate the installation and use of outdoor lighting in association with certain projects, as follows. This amendment to be effective as of July 1, 2019, or upon receipt of the Attorney General’s approval if later.

SECTION XVIG. OUTDOOR LIGHTING

A. Title

The Section shall hereafter be known and cited as the “Town of Wellesley Outdoor Lighting Bylaw” or “Outdoor Lighting Bylaw.”

B. Purpose and Intent

The purpose of this Section is to enhance public safety by providing for adequate and appropriate outdoor lighting, protect community character, promote energy conservation, protect against light trespass and glare, protect the privacy of residents, and minimize sky glow.

C. Definitions
**Cutoff Angle** - The angle formed by a line drawn from the direction of the direct light rays at the light source with respect to the vertical, beyond which no direct light is emitted. (See Figure 1 for examples of Cutoff Angle)

**Direct Light** - Light emitted from the lamp, off the reflector or reflector diffuser or through the refractor or diffuser lens, of a luminaire.

**Fixture** - The assembly that houses a lamp or lamps and which may include a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor, lens, or diffuser lens.

**Foot-candle** - A unit that measures light illumination on a surface or area that is one foot from a uniform point source.

**Fully Shielded Luminaire** - A lamp and fixture assembly designed with a cutoff angle of 90 degrees or less so that no direct light is emitted above a horizontal plane. (See Figure 2 for examples of Fully Shielded Luminaires that would be acceptable and permitted under this Section, or would be unacceptable/discouraged and therefore prohibited under this Section)

**Glare** - Light emitted from a luminaire with an intensity great enough to produce annoyance, discomfort, or a reduction in a viewer’s ability to see.

**Height of Luminaire** - The vertical distance from the finished grade of the ground directly below to the lowest direct-light-emitting part of the luminaire.

**Illuminance** - The luminous flux per unit area at any point on a surface exposed to incident light. Measured in foot-candles or lux.

**Lamp** - The component of a luminaire that produces the actual light.
**Light Trespass** - The shining or spillage of direct light produced by a luminaire beyond the boundaries of the lot or parcel on which the luminaire it is located, or beyond the boundaries of multiple lots or parcels under common ownership.

**Lumen** - A unit that measures light energy generated by a light source. For the purposes of this Section, the lumen output shall be the initial lumen output of a lamp, as rated by the manufacturer.

**Luminance** - The intensity of light emitted from a surface per unit area in a given direction; measured in candela per meter squared (cd/m\(^2\)).

**Luminaire** - A complete lighting system, including a lamp or lamps and a fixture.

**Lux** - A unit that measures light illumination on a surface or area that is one meter from a uniform point source. On a photometric plan, the lux measurement is often converted from meters to feet and referred to in terms of foot-candles.

**Sky Glow** - The diffuse luminance of the night sky derived from artificial lighting, apart from discrete natural light sources such as the Moon and stars. It is the most commonly noticed aspect of light pollution.

**D. Applicability**

The provisions of this Section shall apply to the following project types which include the proposed installation of one or more outdoor luminaires for exterior lighting:

1. Major Construction Projects and Minor Construction Projects, as defined by Section XVI A, Project Approval; and

2. Externally illuminated signs requiring Design Review and/or a Special Permit, as required and defined by Section XXII A, Signs.

Where these regulations are more specific and/or more restrictive with respect to lighting associated with an applicable project type for which other standards may exist within the Zoning Bylaw, the regulations contained in this Section shall take precedence.

The provisions of this Section shall not apply to one-family or two family dwellings, or structures and uses accessory to such dwellings.
The provisions of this Section shall not apply to the ordinary maintenance, repair, and/or replacement of luminaires not approved as part of and/or associated with one or more of the aforementioned project types; furthermore, the provisions of this Section shall not apply to the installation of new luminaires on properties not subject to one or more of the aforementioned project types following the effective date of this Section.

E. Administration

For the project types subject to the provisions of this Section, the following information shall be submitted, except to the extent as such information may be waived by the Design Review Board or Zoning Board of Appeals, as applicable:

1. Information identifying the location, orientation, height, and type of outdoor luminaires to be installed;

2. The luminaire manufacturer's specification data, including, at a minimum, lamp type (light emitting diode, metal halide, compact fluorescent, high pressure sodium), lumen output, correlated color temperature ("CCT"), and photometric data showing light distribution and polar plots;

3. A photometric plan showing the intensity of illumination expressed in foot-candles and/or lux at ground level within the interior of the property and at the property boundaries, except that such plans shall not be required for externally illuminated signs; and

4. Sufficient evidence to confirm that all proposed outdoor luminaires and lighting conditions comply with subsection F., General Regulations, of this Section.

F. General Regulations

All exterior luminaires and/or the outdoor lighting conditions associated with the project types subject to the provisions of this Section, shall comply with the following regulations, unless otherwise specified:
1. All luminaires shall be fully shielded. (See Figure 2 for examples for Fully Shielded Luminaires that would be Acceptable and permitted under this Section, or would be unacceptable/discouraged and therefore prohibited under this Section)

2. For residential uses, the correlated color temperature ("CCT") of any lamp shall not exceed 2,700K; for all other uses, the CCT of any lamp shall not exceed 3,000K.

3. Building-Mounted Fixtures: Luminaires attached to the exterior of a building or structure, including those to light signs, shall be mounted no higher than fifteen (15) feet above grade.

4. Ground-Mounted Fixtures: Luminaires mounted on the ground, including on poles or attached to Ground Signs, shall have a height no greater than twenty (20) feet.

5. Illuminance Levels and Light Trespass Limitations: Exterior lighting shall not exceed the illuminance levels (measured horizontally on the ground) or exceed the light trespass limits specified below in Table XVIG.1.; Table XVIG.1 shall not apply to externally illuminated signs; however, luminaires associated with such signs shall not have lamps which produce more than 60 watts and/or 800-900 lumens.

<table>
<thead>
<tr>
<th>TABLE XVIG.1, LIGHTING LEVELS AND LIGHT TRESPASS LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
</tr>
<tr>
<td>--------</td>
</tr>
<tr>
<td>Residential Uses</td>
</tr>
</tbody>
</table>

*The notation * refers to the acceptable light trespass level.
Outdoor Recreation and Sports Facilities**  | 75/800  | 1.0/10  
All Other Uses  | 10/100  

*The maximum foot-candles/lux allowable at all property lines, including property lines along a public or private street or way, except property lines between lots under common ownership.

**To include fields and venues for sporting events, games, and matches, such as tennis courts, and fields for baseball and soccer; not applicable to passive recreation areas, such as walking paths, or natural areas that may be used for recreation, such as skating ponds.

G. Exempt and Prohibited

1. Exempt: The following luminaires or lighting conditions shall be exempt from regulation under this Section:
   a. Luminaires associated with security/emergency call boxes;
   b. Luminaires located greater than 1,000 feet from a property line not in common ownership; and
   c. Seasonal lighting of a temporary nature.

2. Prohibited: The following luminaires or lighting conditions shall be prohibited in conjunction with the project types identified in subsection D. of this Section:
   a. Luminaires mounted to or otherwise attached to any trees or similar vegetation; and
   b. Searchlights for commercial purposes.

H. Special Permits

1. Special Permits, Generally: In the case of such projects which incorporate one more outdoor luminaires not meeting the requirements of subsection F., General Regulations, or not otherwise exempt, the Zoning Board of Appeals may grant a Special Permit, per Section XXV, Special Permit Granting Authority.

2. Standards: In addition to those standards specified in Section XXV,
Special Permit Granting Authority, in considering the issuance of a Special Permit from the requirements of this Section, the applicable Special Permit Granting Authority shall make a finding that one or more of the following conditions are met:

a. The proposed lighting is necessary to enhance public safety;

b. The proposed lighting enhances, or does not negatively impact, community ambiance and character; or

c. The proposed lighting does not produce unacceptable light trespass, glare, sky glow, or compromise the privacy of abutting property owners.

, or take any other action relative thereto.

(Planning Board)

ARTICLE 3334. To see if the Town will vote to amend the Zoning Map of the Town of Wellesley, Massachusetts, to resolve discrepancies, by rezoning the following properties, as specified:

a. To rezone the parcel located at 36 Pleasant Street (Assessor’s Parcel ID# 135-19), totaling approximately 23,125 square feet in area, from the General Residence District and Single Residence District and 10,000 Square Foot Area Regulation District, an error depicted on the current Zoning Map, to the Single Residence District and 10,000 Square Foot Area Regulation District or to the General Residence District in its entirety; and

b. To rezone four (4) parcels located at 42R Winding River Road, 56R Winding River Road, 70R Winding River Road, and 86R Winding River Road (Assessor’s Parcel ID#s 142-1, 142-2, 142-3, and 129-8, respectively), and one parcel known as Assessor’s Parcel ID# 142-4, the properties totaling approximately 93,670 square feet, 72,797 square feet, 30,743 square feet, 3,682 square feet, and 128,954 square feet in area, respectively, from the Single Residence District and 20,000 Square Foot Area Regulation District, an error depicted on the current Zoning Map, to the Single Residence District and 40,000 Square Foot Area Regulation District or to the Parks, Recreation, and Conservation District, in their entirety;

- or take any other action relative thereto.

(Planning Board)
ARTICLE 34. To see if the Town will vote to amend the Zoning Map of the Town of Wellesley, Massachusetts to rezone the parcel located at 999 Worcester Street (Assessor’s Parcel ID# 200-27), totaling approximately 29,420 square feet, from the Business District and Single Residence District and 10,000 Square Foot Area Regulation District, to the Business District in its entirety, or take any other action relative thereto.  

(Planning Board)

ARTICLE 35. To see if the Town will vote to DELANSON CIRCLE  

(Planning Board)

ARTICLE 36. To see if the Town will vote to 148 WESTON ROAD  

(Planning Board)

AMEND TOWN BYLAWS

ARTICLE 37. To see if the Town will vote to amend the General Bylaws in order to clean up said Bylaws, to improve consistency of language and style throughout, and to bring the Bylaws into conformance with existing practice by, and to assign to the Human Resources Board responsibility for Town personnel policies and procedures, by:

1. Amending Section 8.3, Notice of Elections by eliminating the words “Wellesley Square” and replacing them with “the Police Station”; 

2. Amending Section 26.3, Duties, by inserting after subsection h., a new subsection i. as follows: “Have the power to make non-substantive corrections for the purpose of addressing formatting, ordering, numbering, alphabetization, and cross-reference errors within the Town’s bylaws authority; be authorized to assign appropriate numbers or letters to by-law sections, subsections, paragraphs and subparagraphs where none are approved by Town Meeting; and if such numbering or lettering is approved by Town Meeting, to make non-substantive editorial revisions to the same to ensure consistent and appropriate sequencing and numbering; and to make non-substantive editorial revisions to references regarding such numbering or lettering as contained within the by-laws to ensure accuracy and conformity.”

3. Amending Section 26.7, Fees, by:
   a. Inserting in parentheses, after the words “Business Certificates,” the acronym “(D/B/A)”;
   b. Deleting the Item “For Furnishing an Abstract Copy of a Record of Birth” and the corresponding Fee of $8.00;
   c. Increasing the Fee for “Entering Delayed Record of Birth” from $20.00 to $30.00;
d. Inserting after “Entering Delayed Record of Birth” a new Item: “For Registration of a Home Birth” and a corresponding Fee in the amount of $50.00;

e. Deleting the Item “For Furnishing an Abstract Copy of a Record of Death” and the corresponding Fee of $8.00;

f. Deleting the Item “For Furnishing an Abstract Copy of a Record of Marriage” and the corresponding Fee of $8.00;

g. Inserting after the last Item a new Item, “Publications”, and a table of Fees as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence Book or CD</td>
<td>$15.00</td>
</tr>
<tr>
<td>Zoning Bylaw Book</td>
<td>$20.00</td>
</tr>
<tr>
<td>Town Bylaw Book</td>
<td>$15.00</td>
</tr>
<tr>
<td>Large Maps</td>
<td>$10.00</td>
</tr>
<tr>
<td>Small Maps</td>
<td>$5.00</td>
</tr>
</tbody>
</table>

4.3. Replacing Section 30.10 substantially for the purpose of transferring responsibility for the maintenance of personnel policies and procedures from Town Meeting to the Human Resources Board.

A redlined copy of the General Bylaw showing said amendments shall be made available on the Town's website for inspection.

or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 3878. To see if the Town will vote to amend the General Bylaws by inserting in Article 8 a new section 8.25 as follows:

8.25. Electronic Voting. Notwithstanding any provision of these bylaws to the contrary, subject to the availability of a system to enable electronic voting by Town Meeting Members using wireless handheld mobile devices, the Moderator may count the vote, or conduct a roll call vote, on any matter before the Town Meeting by the use of such system.

and further, to see if the Town will vote to raise and appropriate, transfer from available funds or free cash, or borrow the sum of $15,000.00 (FIFTEEN THOUSAND DOLLARS) to be expended under the direction of the Town Clerk for the purpose of consulting services, leasing, maintaining, operating, and/or purchasing the use of Electronic Voting Systems to be used in Town Meeting sessions, or to take any other action in relation thereto.

(Town Clerk Committee on Electronic Voting)

CITIZEN PETITIONS
ARTICLE 3788. To see if the Town will vote to amend the Zoning Map of the Town of Wellesley by rezoning the following properties from a General Residence District to a Single Family Residence District 10,000 square feet area.

15 Wellesley Avenue
21 Wellesley Avenue
23 Wellesley Avenue
25 Wellesley Avenue
1 Dexter Road
3 Dexter Road
5 Dexter Road
7 Dexter Road
8 Dexter Road

(Citizen Petition)

ARTICLE 3949. RESOLUTION TO SUPPORT THE ESTABLISHMENT OF INDIGENOUS PEOPLES DAY IN WELLESLEY

We the undersigned support a resolution being accepted by Wellesley Town Meeting, for Wellesley to recognize Indigenous Peoples Day on the second Monday of October, and to no longer celebrate Columbus.

We have heard the voices of Indigenous People who are calling for an end to the celebration of Columbus. We support joining the dozens of other cities, states, and colleges (including Cambridge, Somerville, Brookline, Amherst, Northampton, and Harvard) who recognize the second Monday of October as Indigenous Peoples Day.

We support this resolution because it reflects our values and the values of our schools in educating our children about human rights. We want our children to know the truth that indigenous peoples have lived on this land since time immemorial, long before Columbus arrived in 1492. The people of hundreds of indigenous nations continue to live amongst us, despite 527 years of colonization and institutionalized genocide that began with Columbus. Historical records show unequivocally that Columbus perpetrated human rights abuses against the indigenous people he encountered, including rape, mutilation, enslavement, torture, and murder. He initiated the transatlantic slave trade. He is not a person to be celebrated. We choose instead to honor and celebrate the resistance and resilience of indigenous peoples in Massachusetts and around the world.

To our Indigenous friends and neighbors, by this act of abolishing Columbus Day and instituting Indigenous Peoples Day, we the people of Wellesley, Massachusetts, hereby acknowledge the land on which our town is built as the traditional territory of the Massachusetts People. We acknowledge and grieve the genocide of millions of your indigenous relatives. We acknowledge and grieve the theft and destruction of your homelands. We acknowledge and grieve the many attempts at cultural genocide historically and presently perpetrated against you. We commit to teaching our children the true histories and present-day realities of indigenous peoples. We celebrate the resilience of your cultures and communities.
It is our hope that the people of Wellesley will engage in a tradition of honoring this land’s first people, our earth, land, air, and water, and all our relations, by taking part in a celebration on the 2nd Monday of October and joining with the World of Wellesley to create new opportunities for connection and learning.

We as people who reside, work, and engage in Wellesley acknowledge this town is located on the traditional territory of the Massachusett People.

(Citizen Petition)

GENERAL

ARTICLE 3940. 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, as follows:

1) Amounts to be rescinded:

<table>
<thead>
<tr>
<th>Town Meeting Vote</th>
<th>Project</th>
<th>Total Debt Authorization</th>
<th>Amount to be Rescinded</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art. 15, April 8, 2013, ATM</td>
<td>Wales Street Bridge Planning</td>
<td>$400,000</td>
<td>$20,000.00</td>
</tr>
<tr>
<td>Art. 16, April 16, 2014, ATM</td>
<td>Fire Station #2 Floor</td>
<td>$173,140</td>
<td>$13,140.00</td>
</tr>
<tr>
<td>Art. 2, January 20, 2015, STM</td>
<td>North 40 Land Acquisition</td>
<td>$35,140,399</td>
<td>$399.00</td>
</tr>
<tr>
<td>Art. 17, April 7, 2015, ATM</td>
<td>School Security Improvements Planning</td>
<td>$408,300</td>
<td>$4,300.00</td>
</tr>
</tbody>
</table>

| Art.6.1 October 14, 2014 STM | Schofield/Fiske | $19,634,824 | $400,240.72 |
| Art. 20.1 April 25, 2017 ATM | Cliff Road | $2,470,000 | $306,016.31 |

2) Unused proceeds to be transferred and to rescind a like amount of debt in project to be supplemented:
or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 4042. 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 4123. 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 4224. 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 28th January 2019.

____________________________________________
Jack Morgan, Chairman

____________________________________________
Marjorie R. Freiman, Vice-Chair

____________________________________________
Ellen F. Gibbs, Secretary

____________________________________________
Thomas H. Ulfelder

____________________________________________
Elizabeth Sullivan Woods

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

COMMONWEALTH OF MASSACHUSETTS
Norfolk, ss.
Wellesley, MA January ___, 2019

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 Wellesley Square, and causing the Warrant to be posted to the Town of Wellesley website.

____________________________________________
Constable, Town of Wellesley
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 5, 2019:

- 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:

<table>
<thead>
<tr>
<th>OFFICE</th>
<th>VACANCIES</th>
<th>TERM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Board of Assessors</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Board of Health</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Board of Public Works</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Board of Selectmen</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Housing Authority</td>
<td>One</td>
<td>Five Years</td>
</tr>
<tr>
<td>Moderator</td>
<td>One</td>
<td>One Year</td>
</tr>
<tr>
<td>Natural Resources Commission</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Planning Board</td>
<td>One</td>
<td>Five Years</td>
</tr>
<tr>
<td>One</td>
<td>One Year</td>
<td></td>
</tr>
<tr>
<td>Recreation Commission</td>
<td>Two</td>
<td>Three Years</td>
</tr>
<tr>
<td>One</td>
<td>One Year</td>
<td></td>
</tr>
<tr>
<td>School Committee</td>
<td>One</td>
<td>Three Years</td>
</tr>
<tr>
<td>Trustees of the Wellesley Free Library</td>
<td>Two</td>
<td>Three Years</td>
</tr>
</tbody>
</table>

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

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

**Wellesley Middle School Auditorium**  
50 Kingsbury Street  
Monday, March 25, 2019

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)

**A**PRPRIATIONS – O**PERATING 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 $92,127.00, 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 2018 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 2020 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 of the General Bylaws by revising subsection 55.1.b to read as follows:

   a. Funds held in the DPW Field Use Fund shall be expended for athletic maintenance of the Town’s playing fields and track and Playing Fields Task Force administrative costs, under the direction of the Department of Public Works. Receipts credited to this fund shall include fees charged to sports team field and/or track users.
(2) amend Article 55 of the General Bylaws by revising subsection 55.1.c to read as follows:

b. Funds held in the Turf Field Fund shall be expended for repairs to and replacement of the artificial turf at Sprague Field and Hunnewell Field, under the direction of the Department of Public Works. Receipts credited to this fund shall include fees charged to sports team field users.

(3) amend Article 55 of the General Bylaws by adding a new subsection 55.1.m as follows:

m. **Cultural Council Revenues Fund.** Funds held in the Cultural Council Revenues Fund shall be expended for Cultural Council programs under the direction of the Cultural Council. Receipts credited to this fund shall include user fees from Cultural Council programs.

and

(4) 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, Compacters 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 $48,672.00 (FORTY-EIGHT THOUSAND SIX HUNDRED SEVENTY-TWO DOLLARS), or any other sum, 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 the sum of $50,000.00 (FIFTY THOUSAND DOLLARS), or any other sum, 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 raise and appropriate, transfer from available funds, or borrow the sum of $9,055,934.00 (NINE MILLION FIFTY-FIVE THOUSAND NINE 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:

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>$1,886,544</td>
</tr>
<tr>
<td>Expenses (incl. interest, and all non-op exp.)</td>
<td>4,078,803</td>
</tr>
<tr>
<td>OPEB (Other Post-Employment Benefits)</td>
<td>38,500</td>
</tr>
<tr>
<td>Depreciation</td>
<td>965,330</td>
</tr>
<tr>
<td>Capital Outlay</td>
<td>1,180,000</td>
</tr>
<tr>
<td>Debt</td>
<td>471,841</td>
</tr>
<tr>
<td>Emergency Reserve</td>
<td>434,916</td>
</tr>
<tr>
<td>Total Authorized Use of Funds</td>
<td>$9,055,934</td>
</tr>
</tbody>
</table>

And that $9,055,934 be raised as follows:
ARTICLE 4. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of $9,825,658.00 (NINE MILLION EIGHT HUNDRED TWENTY-FIVE THOUSAND SIX HUNDRED FIFTY-EIGHT DOLLARS) to be expended under the direction of the Board of Public Works for the purposes of operating and managing the Sewer Program, as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>$863,586</td>
</tr>
<tr>
<td>Expenses (incl. interest, and all non-op exp.)</td>
<td>6,809,113</td>
</tr>
<tr>
<td>OPEB (Other Post-Employment Benefits)</td>
<td>16,500</td>
</tr>
<tr>
<td>Depreciation</td>
<td>458,179</td>
</tr>
<tr>
<td>Capital Outlay</td>
<td>900,000</td>
</tr>
<tr>
<td>Debt</td>
<td>286,707</td>
</tr>
<tr>
<td>Emergency Reserve</td>
<td>491,573</td>
</tr>
<tr>
<td>Total Authorized Use of Funds</td>
<td>$9,825,658</td>
</tr>
</tbody>
</table>

And that $9,825,658 be raised as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Department Receipts</td>
<td>$8,861,469</td>
</tr>
<tr>
<td>Depreciation</td>
<td>458,179</td>
</tr>
<tr>
<td>Retained Earnings</td>
<td>506,010</td>
</tr>
<tr>
<td>Total Sources of Funds</td>
<td>$9,825,658</td>
</tr>
</tbody>
</table>

or to take any other action in relation thereto.

(Board of Public Works)

ARTICLE 14. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of $36,135,600.00 (THIRTY-SIX MILLION ONE HUNDRED THIRTY-FIVE THOUSAND SIX HUNDRED DOLLARS) to be expended under the direction of the Municipal Light Board for purposes of operating and managing the Municipal Light Plant, as follows:

**Operating Budget:**

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating Salaries</td>
<td>$1,113,700</td>
</tr>
<tr>
<td>Materials and Services</td>
<td>1,054,900</td>
</tr>
<tr>
<td>Health Insurance</td>
<td>236,700</td>
</tr>
</tbody>
</table>
Contribution to Employee Retirement 258,500
Purchase Power 22,577,700
Transmission 5,592,000
Sub Total 30,833,500

Capital Outlays:
Salaries 1,139,100
Services/Materials 1,549,700
Vehicles 189,600
Health Insurance 274,200
Contribution to Employee Retirement 299,500
Sub Total 3,452,100

Payments That Benefit The Town:
Payment in Lieu of Taxes 1,000,000

Power Supply Contingencies 850,000

Total Fiscal Year 2020 Budget Request $36,135,600

Excludes depreciation expense in the amount of
$3,650,000.

or to take any other action in relation thereto.

(Municipal Light Board)

**Appropriations – Special Capital Projects**

**ARTICLE 16.** To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2020 Community Preservation Budget, to appropriate or reserve for future appropriation, from FY 2020 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, 2019, to make debt service payments, and to undertake community preservation projects as recommended by the Community Preservation Committee, as follows:

<table>
<thead>
<tr>
<th>Open Space</th>
<th>Historical</th>
<th>Housing</th>
<th>Administrative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reserve revenues for Specific Purpose and Administrative</td>
<td>($165,000)</td>
<td>($165,000)</td>
<td>($65,000)</td>
</tr>
<tr>
<td>Appropriations from Reserves</td>
<td>Open Space</td>
<td>Historical</td>
<td>Housing</td>
</tr>
<tr>
<td>------------------------------</td>
<td>------------</td>
<td>------------</td>
<td>---------</td>
</tr>
<tr>
<td>Wellesley Free Library – digitization of historic maps</td>
<td>($21,500)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DPW - reconstruction of softball fields**</td>
<td></td>
<td></td>
<td>($500,000)</td>
</tr>
<tr>
<td>NRC – Restoration of Church Park</td>
<td>($30,000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NRC – Phase I II Reconstruction of Duck Pond Bridge</td>
<td>($91,000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NRC – Phase I Morse’s Pond Erosion Mitigation</td>
<td>($150,000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library Board – Fells Branch Library Children’s/Pollinator Garden**</td>
<td>($30,000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>($301,000)</td>
<td>($21,500)</td>
<td></td>
</tr>
</tbody>
</table>

** These projects have not yet been voted on by the CPC.

North 40 Debt service of $552,044 appropriated from Undesignated funds and applied to Article 8 Omnibus Budget.

or to take any other action in relation thereto.

(Community Preservation Committee)

**ARTICLE 17.** To see if the Town will vote to raise and appropriate, transfer from available funds, including Community Preservation Funds and Gifts, or borrow a sum or sums of money to be expended under the direction of the Board of Public Works for construction services and all other associated services and costs related to the construction or reconstruction of the softball field (Lee Field) and multipurpose field located at the Hunnewell Field, which shall include, but not be limited to, construction and installation of appurtenant structures and site enhancements; and for the purpose of meeting such appropriation, to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow a 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.

(Playing Fields Task Force/School Committee)

**ARTICLE 18.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum or sums of money, to be expended under the direction of the Board of Public Works for design, architectural, engineering and other professional
services, bid documents, construction services and all associated costs related to the replacement of the synthetic turf fields located at the Sprague School; and for the purpose of meeting such appropriation, to authorize the Treasurer, with the approval of the Board of Selectmen, to borrow a 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.

(Playing Fields Task Force/School Committee)

ARTICLE 19. To see if the Town will vote to raise and appropriate or transfer from available funds $150,000.00 (ONE HUNDRED FIFTY THOUSAND DOLLARS), or any other sum, 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 Walnut Street, including street, sidewalk and/or drainage repairs and improvements; or take any other action in relation thereto.

(Board of Public Works)

ARTICLE 20. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money to supplement funds for the rehabilitation, restoration or repair of the Town Hall exterior as voted under Article 22 of the 2018 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.

(Permanent Building Committee)

ARTICLE 21. To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow a sum of money, to be expended under the direction of the Permanent Building Committee, for architectural and engineering construction administration, construction services and associated costs related to the repairs of and modifications to the Middle School Steam Pipe System, replacement of heat exchangers with high efficiency boilers, 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 cost by a like amount; or take any other action in relation thereto.

(School Committee)

ARTICLE 22. 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 and any associated costs related to repairs and renovations at the Middle School including but not limited to: exterior façade repairs, replacement of selected HVAC systems, replacement of selected interior doors, renovation of Art Rooms, replacement of cabinetry/millwork in selected classrooms, renovation of the kitchen, 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 note 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 take any other action in relation thereto.

(School Committee)

ARTICLE 23. 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 purchase of a Quint Fire Truck 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 cost by a like amount; or take any other action in relation thereto.

(Board of Selectmen)
ARTICLE 24. To see if the Town will vote to raise and appropriate, transfer from available funds, accept gifts, or borrow a sum of money to be expended under the direction of the Permanent Building Committee for architectural and engineering plans, specifications and other services in connection with the reconstruction, remodeling, rehabilitation and/or renovation of the Wellesley Free Library located at 530 Washington Street, including the payment of all costs incidental and related thereto, 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 cost by a like amount; or take any other action in relation thereto.

(Board of Library Trustees)

STREET ACCEPTANCE

ARTICLE 25. To see if the Town will vote to accept as a public way (with betterments) the following street as laid out by the Board of Selectmen: Polaris Circle; or take any other action in relation thereto.

(Board of Selectmen)

AUTHORIZED

ARTICLE 26. To see if the Town will vote to appropriate the sum of $19,337.70 (NINETEEN THOUSAND THREE HUNDRED THIRTY-SEVEN DOLLARS AND SEVENTY CENTS), received from the Commonwealth Transportation Infrastructure Fund (“Fund”) pursuant to St. 2016, c. 187, § 8(c)(i) for calendar year 2017 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 take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 27. To see if the Town will vote to authorize the Board of Selectmen to enter into a lease of certain parcels of Town-owned land within the Cochituate Aqueduct; on such terms and conditions, including dollar amounts, as said Board deems to be in the Town’s interest; or take any other action relative thereto.
ARTICLE 28. To hear the report of the Board of Public Works that certain easements for drainage utilities be abandoned and a new easement granted, and to see if the Town will vote, pursuant to Chapter 40, Section 15 of the Massachusetts General Laws, to authorize the Board of Public Works to make the required declaration to grant a new drainage easement and abandon a portion of the drainage easement for the property at 37 Ravine Road, Wellesley, MA, as described herein, without charge for said declaration. The easements for drainage are more fully described as follows:

WHEREAS, by instrument dated May 17, 1935, recorded with Norfolk Registry of Deeds in Book 2074, Page 539 (the “1935 Grant”), and modified by agreements on May 8, 1939, recorded in Book 2225, Page 378, August 26, 1952, recorded in Book 3110, Page 503, and November 10, 1997, recorded in Book 12084, Page 72 (the “1997 Agreement”), the Owner’s predecessor in title agreed to construct and to allow the Town of Wellesley to construct and maintain certain drains across their land between Ledgeways and Ravine Road in Wellesley, to carry off surface waters from said Ledgeways and the watershed tributary to it;

WHEREAS, the location of said easement, as amended by the 1997 Agreement, is shown as “Proposed 10’ Wide Drain Easement” on a plan entitled “Plan of Drain Easement at #37 Ravine Road, Wellesley, Mass”, dated September 26, 1997, and recorded with the Norfolk Registry of Deeds as Plan 775 of 1997;

WHEREAS, the Town intends to abandon portions of the abovementioned drain easement, said portions being shown as “10’ Wide Drain Easement (To Be Abandoned)” on a plan entitled “Easement Plan of Land, 37 Ravine Road in Wellesley, Mass (Norfolk County)”, dated November 28, 2018, and prepared by Metrowest Engineering, Inc. (the “2018 Plan”); therefore:

1. Grant of Easement and Acceptance by Town.
   The Owner of 37 Ravine Road grants to the Town a drainage easement shown on the 2018 Plan as the “Proposed 15’ Wide Drainage Easement”, which grant is on the same terms and conditions and is to be held by the Town on the terms and conditions of the 1935 Grant, as amended by the 1997 Agreement, except that the Owners may only change the location of the easement upon the approval of the Board of Public Works. The Town hereby accepts the grant of easement as set forth herein.

2. Abandonment of Drainage Easement.
   The Town abandons and discharges all its rights, title and interest to the area shown on the 2018 Plan as “10’ Wide Drain Easement (To Be Abandoned)” and the Town hereby conveys to the Owners of 37 Ravine Road all rights, title and interest to the parcel of land shown on the 2018 Plan as the “10’ Wide Drain Easement (To Be Abandoned)”. The Town is released from any liability or responsibility arising from or in any way connected with any obligations with
respect to the area shown on the 2018 Plan as the “10' Wide Drain Easement (To Be Abandoned)

or take any action in relation hereto.

(Board of Public Works)

AMEND ZONING BYLAW

ARTICLE 29. To see if the Town will vote to amend the Zoning Bylaw by changing the manner in which the Sections and references thereto are numbered from Roman Numerals to Arabic numbers (such that Section I becomes Section 1, Section IA becomes Section 1A, Section II becomes Section 2, and so forth throughout the remainder of the Zoning Bylaws), instituting a consistent internal arrangement protocol (lettering and numbering) throughout the Bylaw with updated references, and correcting identified grammatical, typographical, and formatting errors, or to take any other action in relation thereto.

(Planning Board)

ARTICLE 30. To see if the Town will vote to amend the Zoning Bylaw by renumbering Section I, Establishment of Districts, as Section IA (or as Section 1A), by renumbering Section IA, Definitions, as Section IB (or as Section 1B), and by inserting a new Section I, General Provisions, (or Section 1) to include provisions of the Preamble, Section XXVI., Adoption/Amendment Procedures, Section XXVII., Existing Bylaws Not Repealed, and Section XXVIII., Invalidity, which Sections are to be deleted in their entirety, and amending references to all affected Sections throughout the Bylaw, as follows:

Section 1. GENERAL PROVISIONS

A. Title

This Bylaw is and shall be known as “the Zoning Bylaw of the Town of Wellesley, Massachusetts,” and may be referred to or cited as, including throughout this document, “this Zoning Bylaw” or “the Zoning Bylaw.”

B. Scope of Authority

The Zoning Bylaw of the Town of Wellesley, Massachusetts, is enacted in accordance with the provisions of the Zoning Act, Massachusetts General Laws (M.G.L.), c. 40A, and any and all amendments thereto.
C. Purpose

This Zoning Bylaw is enacted for the following intended purposes, as authorized by, but not limited to, the provisions of the Zoning Act, M.G.L., c. 40A, as amended, Section 2A of 1975 Mass. Acts 808, and Article 89 of the Amendments to the Constitution of the Commonwealth of Massachusetts:

1. To lessen congestion in the streets;
2. To conserve health;
3. To secure safety from fire, flood, panic, and other dangers;
4. To provide adequate light and air;
5. To prevent overcrowding of land;
6. To avoid undue concentration of population;
7. To encourage housing for persons of all income levels;
8. To facilitate the adequate provision of transportation, water, water supply, drainage, sewerage, schools, parks, open space, and other public requirements;
9. To conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment;
10. To encourage the most appropriate use of land throughout the Town, consistent with the goals and policies of the Town of Wellesley Comprehensive Plan; and
11. To preserve and increase amenities by the promulgation of regulations to fulfill said objectives.

D. Applicability

All buildings or structures hereinafter erected, reconstructed, altered, enlarged, or moved, the use of all premises in the Town, and any applicable permitting, shall be in conformity with the provisions of this Zoning Bylaw. No building, structure or land shall be used for any purpose or in any manner other than as expressly permitted within the district in which such building, structure or land is located. Where the application of this Zoning Bylaw imposes greater restrictions than those imposed by any other regulations, permits, restrictions, easements, covenants, or agreements, the provisions of this Zoning Bylaw shall control.

E. Other Laws and Regulations

Nothing contained in this Zoning Bylaw shall be construed as repealing or modifying any existing bylaw or regulation of the Town, but it shall be in addition thereto. Furthermore, this Zoning Bylaw shall not be construed to authorize the use of any land or structure for any purpose that is prohibited by any other provision of the
General Laws or by any other bylaw, rule, or regulation of the Town of Wellesley; nor shall compliance with any such provision authorize the use of any land or structure in any manner inconsistent with this Zoning Bylaw, except as required by the Massachusetts General Laws.

F. Amendment

This Zoning Bylaw may from time to time be changed by amendment, addition, or repeal by the Town Meeting in the manner provided for in M.G.L., c. 40A, § 5, and as required by M.G.L., c. 40, § 32, and any amendment(s) thereto.

G. Severability

The invalidity of any section or provision of this Zoning Bylaw shall not invalidate any other section or provision herein.

(Planning Board)

ARTICLE 31. To see if the Town will vote to amend the Zoning Bylaw by deleting Section XXI, Off-Street Parking, and readopting the Section, as follows. This amendment to be effective as of July 1, 2019, or upon receipt of the Attorney General's approval if later.

SECTION XXI. OFF-STREET PARKING.

A. Purpose

It is the intent of this Section that any use of land involving the arrival, departure, parking or storage of motor vehicles upon such land be so designed and operated as to assure that all structures and land uses shall have sufficient off-street automobile parking to meet the needs of persons employed at, or making use of, such structures or land uses.

B. Definitions

As used herein the following words and phrases shall have and include the following respective meanings:

Parking Space - An area exclusive of maneuvering area and driveway for the parking of one motor vehicle.

Parking Area - An area either used or required for parking of five or more motor vehicles not for sale or rental, including necessary
maneuvering space, maneuvering aisle, and driveway, but not including such areas on a lot used for one or two-family dwellings.

**Storage Area** - An area either used or required for the storage of motor vehicles held for sale or rent.

**Maneuvering Space** - An area in a parking area which (1) is immediately adjacent to a parking space, (2) is used for and/or is necessary for turning, backing, or driving forward a motor vehicle into such parking space but (3) is not used for the parking or storage of motor vehicles.

**Maneuvering Aisle** - A maneuvering space which serves two or more parking spaces, such as the area between two rows of parking spaces.

**Driveway** - An area on a lot, in addition to parking and maneuvering spaces and aisles, which is designed or used to provide for the passage of motor vehicles to and from a street or way.

**Motor Vehicle** - Any vehicle for which registration is required in order to travel legally on Massachusetts highways.

**Use** - The purpose for which land or buildings are employed, arranged, designed, or intended, or for which either is occupied or maintained.

**Service Area** - An area used for maneuvering and/or temporary parking of motor vehicles or storage containers employed in providing the pickup and delivery of goods and services.

**C. Applicability**

The following activities shall be subject to the requirements of this Section, and a Parking Plan demonstrating compliance with this Section and submitted in accordance with subsection E., Administration, shall be required for any of these activities:

1. The erection, enlargement, or alteration of a building or structure for which a parking area or storage area would be required by subsection D., Regulations and Restrictions, 2., Required Parking;

2. The construction of a new parking area or storage area, or the enlargement or alteration of an existing parking area or storage area; enlargement or alteration shall include any installation, removal, or relocation of any curbing, landscaping islands, traffic islands, or driveways, and any striping or restriping of pavement
markings on an existing parking area or storage area which alters the configuration of the parking area or number of parking spaces; and

3. Any change in the use or uses of the structure or land that would require greater parking requirements, as required by D., Regulations and Restrictions, 2., Required Parking, from those applicable to the former use(s) of said structure or land.

D. Regulations and Restrictions


   The following general provisions shall apply:

   a. No existing off-street parking spaces shall be eliminated by the replacement or enlargement of an existing structure, unless replaced by spaces provided in accordance with this Section;

   b. No existing parking area or existing storage area shall be discontinued or altered if the requirements of this Section would not thereafter be satisfied;

   c. Enlargements or alterations to existing structures with less parking than is required by this Section (unless such deficient parking was allowed by a Variance or Special Permit) shall only be required to provide additional parking to accommodate the additional use (e.g. based on the applicable square footage, ground coverage, dwelling unit, guest room);

   d. Changes in the use or uses of existing structures, or parts thereof, or of land, shall require additional off-street parking spaces in accordance with the provisions of this Section, but only to the extent of such change;

   e. Nothing herein shall be construed to prohibit the owner of a parking or storage area from restricting the use thereof to his customers, employees, or other invitees, nor from charging a reasonable fee for the use thereof; and

   f. Areas required to be kept open and unoccupied by buildings or structures under Section XVIII, Area Regulations, C., Ratio of Building to Lot Area, and Section XIX, Yard Regulations, may be used to satisfy the provisions of this Section.

2. Required Parking
In all districts which require off-street parking in accordance with this Zoning Bylaw, off-street parking shall be provided for uses (excluding public housing for the elderly) according to Table 21.1, Off-Street Parking Requirements. The Table provides the minimum number of parking spaces required for various uses in the zoning districts, but is not intended to indicate the allowed uses in the districts.

Where two or more uses are conducted on a single lot, the minimum number of required parking spaces shall be the sum of the requirements for the uses.

<table>
<thead>
<tr>
<th>USE</th>
<th>ZONING DISTRICT</th>
<th>MINIMUM NUMBER OF PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment house, apartment hotels.</td>
<td>Business Districts A, Industrial Districts A.</td>
<td>One space for each apartment dwelling unit contained in buildings.</td>
</tr>
<tr>
<td>Hotel, inn, lodging house, restaurant or other eating place.</td>
<td>Single Residence Districts A, General Residence Districts A, Limited Residence Districts, Business Districts A, Industrial Districts A.</td>
<td>Either one space per two guest rooms or one space for each 100 sq. ft.* of area in which food is served, whichever is greater.</td>
</tr>
<tr>
<td>Building used for administrative, clerical, statistical &amp; professional offices, and other similar uses.</td>
<td>Administrative and Professional Districts ***, Limited Business Districts.</td>
<td>One space for 100 sq. ft.* of ground coverage of buildings but not less than 3.2 &amp; spaces per 1,000 sq. ft. of floor area of buildings.**</td>
</tr>
<tr>
<td>Hotel, motel, inn, restaurant operated in conjunction with such similar uses.</td>
<td>Limited Business Districts.</td>
<td>One space per guestroom and one space for each 100 sq. ft.* of area in which food is served.</td>
</tr>
<tr>
<td>Any building where the principal use is motor vehicle sales or service.</td>
<td>Business Districts A, Industrial Districts A.</td>
<td>One space per employee and one space per motor vehicle (not for sale or rental) owned, operated or associated with the establishment and one space per 100 sq. ft.* of area occupied by buildings.</td>
</tr>
<tr>
<td>Apartment building or group of buildings containing three or more dwelling units.</td>
<td>Limited Residence Districts.</td>
<td>One space on the lot for each dwelling unit.</td>
</tr>
<tr>
<td>USE</td>
<td>ZONING DISTRICT</td>
<td>MINIMUM NUMBER OF PARKING SPACES</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Apartment building or group of buildings containing 20 or more dwelling units.</td>
<td>Limited Apartment Districts.</td>
<td>1.5 spaces for each dwelling unit of two bedrooms or less and two parking spaces for each dwelling unit providing three bedrooms or more.</td>
</tr>
<tr>
<td>Any building used for any business, industrial, educational or commercial purpose residential uses accessory to an educational use.</td>
<td>Educational Districts A, Business Districts A, Industrial Districts A.</td>
<td>One space for each 150 sq. ft.* occupied by buildings but not less than 3.2 spaces per 1,000 sq. ft. of floor area of buildings.**</td>
</tr>
<tr>
<td>Any building used for physical education or physical recreation purpose.</td>
<td>Educational Districts B, Business Districts A, Industrial Districts A.</td>
<td>One space for every 3 permanent spectator seats, which shall include folding bleachers that are attached to buildings, but not less than one space per 1,000 sq. ft. of floor area of buildings.**</td>
</tr>
<tr>
<td>Any allowed use with or without a special permit.</td>
<td>Lower Falls Village Commercial District.</td>
<td>3.2 spaces per 1,000 sq. ft.* of first floor area of buildings.** 2 spaces per 1,000 sq. ft.* of upper floor space in excess of 4,000 sq. ft.** ****</td>
</tr>
<tr>
<td>Assisted Elderly Living, Independent Elderly Housing.</td>
<td>Residential Incentive Overlay District.</td>
<td>0.65 spaces per dwelling unit.</td>
</tr>
<tr>
<td>Conventional Multi Family Housing.</td>
<td>Residential Incentive Overlay District.</td>
<td>2 spaces per dwelling unit.</td>
</tr>
<tr>
<td>Nursing Home and/or Skilled Nursing Facility.</td>
<td>Residential Incentive Overlay District.</td>
<td>1 space for 5 nursing home beds.</td>
</tr>
<tr>
<td>Any building used for any business, industrial, educational or commercial purpose.</td>
<td>Wellesley Square Commercial District, Business Districts, Industrial Districts.</td>
<td>One space for each 150 sq. ft.* of ground coverage of buildings but not less than 3.2 spaces per 1,000 sq. ft. of floor area of buildings.**</td>
</tr>
<tr>
<td>Town House.</td>
<td>Town House, General Residence, General Residence A.</td>
<td>Two spaces on the lot for each dwelling unit.</td>
</tr>
<tr>
<td>Any residential use.</td>
<td>Linden Street Corridor Overlay District.</td>
<td>2.5 spaces per one, two or three bedroom unit.</td>
</tr>
</tbody>
</table>
Table 21.1, Off-Street Parking Requirements

<table>
<thead>
<tr>
<th>USE</th>
<th>ZONING DISTRICT</th>
<th>MINIMUM NUMBER OF PARKING SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any nonresidential use.</td>
<td>Linden Street Corridor Overlay District.</td>
<td>5 spaces for each 1,000 square feet of ground coverage of buildings*, but not less than 3.2 spaces per 1,000 square feet of floor area of buildings.**</td>
</tr>
</tbody>
</table>

For purposes of the above parking requirements, any increase in on-street parking spaces included in a proposed Linden Street Corridor Overlay District Development Site at the expense of the proponent shall be counted towards satisfaction of the off-street parking requirement.

* Computed to the nearest ten square feet.

** Floor area shall be the sum of the horizontal areas of the several floors (including basement) of a building to the nearest 100 square feet, except that such floor area as is provided for deck parking or other in building parking shall be counted for required parking space and not in figuring floor area for which parking must be provided. For the purpose of computing the requirements, the area shall be measured from the exterior surface of the exterior walls.

*** No parking facilities other than those for transient motor vehicles shall be located between the principal building and the principal street line.

**** If any portion of a parcel is within 600 feet of any portion of a public parking area or areas, having individually or jointly 50 or more parking spaces, off-street parking shall be provided at a ratio of 2.5 spaces per 1,000 gross square feet of commercial floor area, excluding uninhabitable basement areas.

3. Development Standards

Each parking area hereafter devoted to the off-street parking of fifteen (15) or more vehicles regardless of whether said parking area is required by this Bylaw, shall comply with the standards as hereinafter set forth:

DESIGN

a. Parking spaces and maneuvering aisles shall have the minimum dimensions set forth in the following table:

MINIMUM PARKING SPACE AND AISLE DIMENSIONS FOR PARKING AREAS (in feet)
Paying spaces for the exclusive use of handicapped individuals shall be provided in accordance with the Rules and Regulations of the Architectural Barriers Board.

Provided however, that compact car spaces having the minimum dimensions set forth in the following table may be used to satisfy up to a maximum of 30% of the off-street parking spaces required. Such spaces shall be designated for "Compact Cars Only" by signs or pavement markings.

MINIMUM PARKING SPACE AND AISLE DIMENSIONS FOR PARKING AREAS (in feet) DEVOTED TO COMPACT CARS

<table>
<thead>
<tr>
<th>Angle of Parking</th>
<th>Width of Parking Space</th>
<th>Depth of Parking Space</th>
<th>Width of Maneuver Aisle</th>
</tr>
</thead>
<tbody>
<tr>
<td>61° - 90°</td>
<td>8'6&quot;</td>
<td>18'</td>
<td>24'</td>
</tr>
<tr>
<td>46° - 60°</td>
<td>8'6&quot;</td>
<td>18'</td>
<td>18'</td>
</tr>
<tr>
<td>45°</td>
<td>8'6&quot;</td>
<td>18'</td>
<td>15'</td>
</tr>
<tr>
<td>Parallel</td>
<td>8'0&quot;</td>
<td>22'</td>
<td>12'</td>
</tr>
</tbody>
</table>

b. The number of driveways permitting entrance to and for exit from a lot shall be limited to two per street line. Driveways shall be located so as to minimize conflict with traffic on public streets and where good visibility and sight distances are available to observe approaching pedestrian and vehicular traffic.

c. The width of a driveway for one-way traffic shall be not less than twelve (12) feet as measured at its narrowest point. The width of a driveway for two-way use shall be a minimum of eighteen (18) feet and a maximum of twenty-four (24) feet, as measured at its narrowest point.

d. All parking areas shall be so arranged and designed that the only means of access and egress to and from such areas shall be by driveways meeting the requirements of this Section.

e. Driveways shall be arranged for the free flow of vehicles at all times, and all maneuvering spaces and aisles shall be so
designated that all vehicles may exit from and enter into a public street by being driven in a forward direction.

f. On any parking area in any District, all paved portions of all parking spaces and maneuvering aisles shall be set back five (5) feet from any wall of a building, and five (5) feet from any private or public way, or any lot line of any land in residential districts or used for residential, conservation or park purposes.

g. Each required off-street parking space shall be designed so that any motor vehicle may proceed to and from said space without requiring the moving of any other vehicle or by passing over any other parking space, except where the parking area is attended or limited to employees.

CONSTRUCTION

a. All required parking spaces, maneuvering aisles, and driveways shall have a durable, dustless, all-weather surface, such as bituminous concrete or cement concrete, and shall provide for a satisfactory disposal of surface water by grading and drainage in such a manner that no surface water shall drain onto any public way or onto any lot in other ownership and such surfaces shall be well maintained.

b. Parking areas in all Districts shall be provided with curbing, wheel stops, or other devices to prevent motor vehicles from being parked or driven within required setback areas or onto the required landscaped open space.

c. In any parking area the surface shall be painted, marked or otherwise delineated so that each parking space is apparent.

LANDSCAPING

a. For an outdoor parking area containing twenty (20) or more parking spaces, there shall be planted at least one tree for every ten (10) parking spaces on any side of the perimeter of such parking area that abuts the side line of a private or public way, or abuts the lot line of land in residential districts or land used for residential purposes.

b. In any outdoor parking area a landscaped open space having an area of not less than 10% of the outdoor parking area on the lot shall be provided. A minimum of one half of the required landscaped open space shall be located in the interior of the parking area.
c. Trees required by the provisions of this Section shall be at least two (2) inches in diameter at a height of five (5) feet at the time of planting and shall be of a species characterized by rapid growth and by suitability and hardiness for location in a parking lot. To the extent practicable, existing trees shall be retained and used to satisfy the provisions of this Section.

SCREENING

Any parking, storage, or service area which abuts residential districts or uses shall be screened from such residential districts or uses and any parking area shall be screened from a public or private way in accordance with the following requirements:

a. Materials - plant materials characterized by dense growth which will form an effective year-round screen shall be planted, or a fence or a wall shall be constructed, to form the screen. Where a grill or open-work fence or wall is used it shall be suitable in appearance and materials. Screening may consist of both natural and man-made materials. To the extent practicable, existing trees shall be retained and used to satisfy the provisions of this Section.

b. Height - screening shall be at least five (5) feet in height. Plant materials when planted, may be not less than 3 1/2 feet in height if of a species or variety which shall attain the required height and width within three (3) years of planting. Height shall be measured from the finished grade.

c. Width - screening shall be in a strip of landscaped open space at least five (5) feet wide, and so located as not to conflict with any corner visibility requirements or any other Bylaws of the Town.

d. Maintenance - all required plant materials shall be maintained in a healthy condition and whenever necessary replaced with new plant materials to insure continued compliance with screening requirements. All required fences and walls shall be permanently maintained in good repair and presentable appearance and whenever necessary they shall be repaired or replaced.

e. Lighting - all artificial lighting used to illuminate a parking or storage area, maneuvering space or driveway shall be arranged and shielded so as to prevent direct glare from the light source into any public street or private way or onto adjacent property.
E. Administration

1. Permits

Any application for a permit for the activities listed in subsection C. Applicability shall be accompanied by a Parking Plan showing compliance with the requirements of this Section. For activities that constitute a Major Construction Project or Project of Significant Impact as defined by Section XVI.A. Project Approval B. Part 1. Principal Definitions, the required Parking Plan shall be submitted to the Zoning Board of Appeals for review. The Zoning Board of Appeals shall grant a Parking Plan Permit if the requirements of this Section are satisfied. For all other activities, the required Parking Plan shall be submitted to the Building Inspector. The Building Inspector shall grant a Parking Plan Permit if the requirements of this Section are satisfied. If the Building Inspector or Zoning Board of Appeals, as applicable, determines that the Plan is not in compliance with this Section, they shall deny the application setting forth their grounds for denial in writing.

A Parking Plan shall include:

a. The quantity, location, and dimensions of all driveways, maneuvering spaces and aisles, parking spaces, storage areas, and drainage facilities;

b. The location, size, and type of materials for surface paving, curbing or wheel stops, landscaping, screening and lighting;

c. The location of all building and lot lines; and

d. Such other information as the Building Inspector or Zoning Board of Appeals, as applicable, may require.

The Plan shall be a drawing at a scale of 1 inch equals 20 feet or 1 inch equals 40 feet or at such other scale as the Building Inspector or Zoning Board of Appeals, as applicable, may direct.

Where necessary for the administration of this Section, the Building Inspector or Zoning Board of Appeals, as applicable, may require that the owner, operator or occupant of a lot or any building thereon, furnish a statement as to the number of employees customarily working at any one time on the premises. The Building Inspector or Zoning Board of Appeals, as applicable, may, at any reasonably time, enter upon a lot or into any building thereon, in order to make such determinations as are necessary for the administration of this Section.
2. Special Permits

   a. In the case of such activities which do not meet the
      requirements of this Section, or are not otherwise exempt,
      the Zoning Board of Appeals may grant a Special Permit,
      pursuant to Section XXV, Special Permit Granting Authority.

   b. Standards: In considering the issuance of a Special Permit
      from the requirements of this Section, the Zoning Board of
      Appeals shall make a finding that the standards specified in
      Section XXV, Special Permit Granting Authority, D. Special
      Use Permit Standards, are satisfied.

      , or take any other action relative thereto.

(Planning Board)

ARTICLE 32. To see if the Town will vote to amend the Zoning Bylaw by adding
a new section, Section XVIG, Outdoor Lighting, to regulate the installation and use of
outdoor lighting in association with certain projects, as follows. This amendment to be
effective as of July 1, 2019, or upon receipt of the Attorney General’s approval if later.

SECTION XVIG. OUTDOOR LIGHTING

A. Title

   The Section shall hereafter be known and cited as the “Town of
   Wellesley Outdoor Lighting Bylaw” or “Outdoor Lighting Bylaw.”

B. Purpose and Intent

   The purpose of this Section is to enhance public safety by
   providing for adequate and appropriate outdoor lighting, protect
   community character, promote energy conservation, protect
   against light trespass and glare, protect the privacy of residents,
   and minimize sky glow.

C. Definitions
**Cutoff Angle** - The angle formed by a line drawn from the direction of the direct light rays at the light source with respect to the vertical, beyond which no direct light is emitted. *(See Figure 1 for examples of Cutoff Angle)*

**Direct Light** - Light emitted from the lamp, off the reflector or reflector diffuser or through the refractor or diffuser lens, of a luminaire.

**Fixture** - The assembly that houses a lamp or lamps and which may include a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor, lens, or diffuser lens.

**Foot-candle** - A unit that measures light illumination on a surface or area that is one foot from a uniform point source.

**Fully Shielded Luminaire** - A lamp and fixture assembly designed with a cutoff angle of 90 degrees or less so that no direct light is emitted above a horizontal plane. *(See Figure 2 for examples for Fully Shielded Luminaires that would be acceptable and permitted under this Section, or would be unacceptable/discouraged and therefore prohibited under this Section)*

**Glare** - Light emitted from a luminaire with an intensity great enough to produce annoyance, discomfort, or a reduction in a viewer’s ability to see.

**Height of Luminaire** - The vertical distance from the finished grade of the ground directly below to the lowest direct-light-emitting part of the luminaire.

**Illuminance** - The luminous flux per unit area at any point on a surface exposed to incident light. Measured in foot-candles or lux.

**Lamp** - The component of a luminaire that produces the actual light.
Light Trespass - The shining or spillage of direct light produced by a luminaire beyond the boundaries of the lot or parcel on which the luminaire it is located, or beyond the boundaries of multiple lots or parcels under common ownership.

Lumen - A unit that measures light energy generated by a light source. For the purposes of this Section, the lumen output shall be the initial lumen output of a lamp, as rated by the manufacturer.

Luminance - The intensity of light emitted from a surface per unit area in a given direction; measured in candela per meter squared (cd/m²).

Luminaire - A complete lighting system, including a lamp or lamps and a fixture.

Lux - A unit that measures light illumination on a surface or area that is one meter from a uniform point source. On a photometric plan, the lux measurement is often converted from meters to feet and referred to in terms of foot-candles.

Sky Glow - The diffuse luminance of the night sky derived from artificial lighting, apart from discrete natural light sources such as the Moon and stars. It is the most commonly noticed aspect of light pollution.

D. Applicability

The provisions of this Section shall apply to the following project types which include the proposed installation of one or more outdoor luminaires for exterior lighting:

1. Major Construction Projects and Minor Construction Projects, as defined by Section XVI, Project Approval; and

2. Externally illuminated signs requiring Design Review and/or a Special Permit, as required and defined by Section XXII, Signs.

Where these regulations are more specific and/or more restrictive with respect to lighting associated with an applicable project type for which other standards may exist within the Zoning Bylaw, the regulations contained in this Section shall take precedence.

The provisions of this Section shall not apply to one-family or two family dwellings, or structures and uses accessory to such dwellings.
The provisions of this Section shall not apply to the ordinary maintenance, repair, and/or replacement of luminaires not approved as part of and/or associated with one or more of the aforementioned project types; furthermore, the provisions of this Section shall not apply to the installation of new luminaires on properties not subject to one or more of the aforementioned project types following the effective date of this Section.

E. Administration

For the project types subject to the provisions of this Section, the following information shall be submitted, except to the extent as such information may be waived by the Design Review Board or Zoning Board of Appeals, as applicable:

1. Information identifying the location, orientation, height, and type of outdoor luminaires to be installed;

2. The luminaire manufacturer's specification data, including, at a minimum, lamp type (light emitting diode, metal halide, compact fluorescent, high pressure sodium), lumen output, correlated color temperature ("CCT"), and photometric data showing light distribution and polar plots;

3. A photometric plan showing the intensity of illumination expressed in foot-candles and/or lux at ground level within the interior of the property and at the property boundaries, except that such plans shall not be required for externally illuminated signs; and

4. Sufficient evidence to confirm that all proposed outdoor luminaires and lighting conditions comply with subsection F., General Regulations, of this Section.

F. General Regulations

All exterior luminaires and/or the outdoor lighting conditions associated with the project types subject to the provisions of this Section, shall comply with the following regulations, unless otherwise specified:
1. All luminaires shall be fully shielded. *(See Figure 2 for examples for Fully Shielded Luminaires that would be Acceptable and permitted under this Section, or would be unacceptable/discouraged and therefore prohibited under this Section)*

2. For residential uses, the correlated color temperature ("CCT") of any lamp shall not exceed 2,700K; for all other uses, the CCT of any lamp shall not exceed 3,000K.

3. Building-Mounted Fixtures: Luminaires attached to the exterior of a building or structure, including those to light signs, shall be mounted no higher than fifteen (15) feet above grade.

4. Ground-Mounted Fixtures: Luminaires mounted on the ground, including on poles or attached to Ground Signs, shall have a height no greater than twenty (20) feet.

5. Illuminance Levels and Light Trespass Limitations: Exterior lighting shall not exceed the illuminance levels (measured horizontally on the ground) or exceed the light trespass limits specified below in Table XVIG.1.; Table XVIG.1 shall not apply to externally illuminated signs; however, luminaires associated with such signs shall not have lamps which produce more than 60 watts and/or 800-900 lumens.

### TABLE XVIG.1, LIGHTING LEVELS AND LIGHT TRESPASS LIMITATIONS

<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Illuminance (foot-candles/lux)</th>
<th>Maximum Light Trespass* (foot-candles/lux)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Uses</td>
<td>5/50</td>
<td>0.5/5</td>
</tr>
</tbody>
</table>

*Figure 2 - Examples of Non-Shielded (unacceptable) and Fully Shielded (acceptable) Luminaires*
<table>
<thead>
<tr>
<th>Outdoor Recreation and Sports Facilities**</th>
<th>75/800</th>
<th>1.0/10</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Other Uses</td>
<td>10/100</td>
<td></td>
</tr>
</tbody>
</table>

*The maximum foot-candles/lux allowable at all property lines, including property lines along a public or private street or way, except property lines between lots under common ownership.

**To include fields and venues for sporting events, games, and matches, such as tennis courts, and fields for baseball and soccer; not applicable to passive recreation areas, such as walking paths, or natural areas that may be used for recreation, such as skating ponds.

G. Exempt and Prohibited

1. Exempt: The following luminaires or lighting conditions shall be exempt from regulation under this Section:
   a. Luminaires associated with security/emergency call boxes;
   b. Luminaires located greater than 1,000 feet from a property line not in common ownership; and
   c. Seasonal lighting of a temporary nature.

2. Prohibited: The following luminaires or lighting conditions shall be prohibited in conjunction with the project types identified in subsection D. of this Section:
   a. Luminaires mounted to or otherwise attached to any trees or similar vegetation; and
   b. Searchlights for commercial purposes.

H. Special Permits

1. Special Permits, Generally: In the case of such projects which incorporate one more outdoor luminaires not meeting the requirements of subsection F., General Regulations, or not otherwise exempt, the Zoning Board of Appeals may grant a Special Permit, per Section XXV, Special Permit Granting Authority.

2. Standards: In addition to those standards specified in Section XXV,
Special Permit Granting Authority, in considering the issuance of a Special Permit from the requirements of this Section, the applicable Special Permit Granting Authority shall make a finding that one or more of the following conditions are met:

a. The proposed lighting is necessary to enhance public safety;

b. The proposed lighting enhances, or does not negatively impact, community ambiance and character; or

c. The proposed lighting does not produce unacceptable light trespass, glare, sky glow, or compromise the privacy of abutting property owners.

, or take any other action relative thereto.

(Planning Board)

ARTICLE 33. To see if the Town will vote to amend the Zoning Map of the Town of Wellesley, Massachusetts, to resolve discrepancies, by rezoning the following properties, as specified:

a. To rezone the parcel located at 36 Pleasant Street (Assessor’s Parcel ID# 135-19), totaling approximately 23,125 square feet in area, from the General Residence District and Single Residence District and 10,000 Square Foot Area Regulation District, an error depicted on the current Zoning Map, to the Single Residence District and 10,000 Square Foot Area Regulation District or to the General Residence District in its entirety; and

b. To rezone four (4) parcels located at 42R Winding River Road, 56R Winding River Road, 70R Winding River Road, and 86R Winding River Road (Assessor's Parcel ID#s 142-1, 142-2, 142-3, and 129-8, respectively), and one parcel known as Assessor’s Parcel ID# 142-4, the properties totaling approximately 93,670 square feet, 72,797 square feet, 30,743 square feet, 3,682 square feet, and 128,954 square feet in area, respectively, from the Single Residence District and 20,000 Square Foot Area Regulation District, an error depicted on the current Zoning Map, to the Single Residence District and 40,000 Square Foot Area Regulation District or to the Parks, Recreation, and Conservation District, in their entirety;

or take any other action relative thereto.

(Planning Board)
ARTICLE 34. To see if the Town will vote to amend the Zoning Map of the Town of Wellesley, Massachusetts to rezone the parcel located at 999 Worcester Street (Assessor’s Parcel ID# 200-27), totaling approximately 29,420 square feet, from the Business District and Single Residence District and 10,000 Square Foot Area Regulation District, to the Business District in its entirety, or take any other action relative thereto.

(Planning Board)

AMEND TOWN BYLAWS

ARTICLE 35. To see if the Town will vote to amend the General Bylaws in order, to improve consistency of language and style throughout, to bring the Bylaws into conformance with existing practice, and to assign to the Human Resources Board responsibility for Town personnel policies and procedures, by:

1. Amending Section 8.3, Notice of Elections by eliminating the words “Wellesley Square” and replacing them with “the Police Station”;

2. Amending Section 26.7, Fees, by:
   a. Inserting in parentheses, after the words “Business Certificates,” the acronym “(D/B/A)”;
   b. Deleting the Item “For Furnishing an Abstract Copy of a Record of Birth” and the corresponding Fee of $8.00;
   c. Increasing the Fee for “Entering Delayed Record of Birth” from $20.00 to $30.00;
   d. Inserting after “Entering Delayed Record of Birth” a new Item: “For Registration of a Home Birth” and a corresponding Fee in the amount of $50.00;
   e. Deleting the Item “For Furnishing an Abstract Copy of a Record of Death” and the corresponding Fee of $8.00;
   f. Deleting the Item “For Furnishing an Abstract Copy of a Record of Marriage” and the corresponding Fee of $8.00;
   g. Inserting after the last Item a new Item, “Publications”, and a table of Fees as follows:
      | Description            | Fee  |
      |------------------------|------|
      | Residence Book or CD   | $15.00 |
      | Zoning Bylaw Book      | $20.00 |
      | Town Bylaw Book        | $15.00 |
      | Large Maps             | $10.00 |
      | Small Maps             | $ 5.00 |

3. Replacing Section 30.10 substantially for the purpose of transferring responsibility for the maintenance of personnel policies and procedures from Town Meeting to the Human Resources Board.

A redlined copy of the General Bylaw showing said amendments shall be made available on the Town’s website for inspection.
or to take any other action in relation thereto.

(Board of Selectmen)

**ARTICLE 36.** To see if the Town will vote to amend the General Bylaws by inserting in Article 8 a new section 8.25 as follows:

8.25. **Electronic Voting.** Notwithstanding any provision of these bylaws to the contrary, subject to the availability of a system to enable electronic voting by Town Meeting Members using handheld mobile devices, the Moderator may count the vote, or conduct a roll call vote, on any matter before the Town Meeting by the use of such system.

and further, to see if the Town will vote to raise and appropriate, transfer from available funds or free cash, or borrow the sum of $15,000.00 (FIFTEEN THOUSAND DOLLARS) to be expended under the direction of the Town Clerk for the purpose of consulting services, leasing, maintaining, operating, and/or purchasing the use of Electronic Voting Systems to be used in Town Meeting sessions, or to take any other action in relation thereto.

(Committee on Electronic Voting)

**CITIZEN PETITIONS**

**ARTICLE 37.** To see if the Town will vote to amend the Zoning Map of the Town of Wellesley by rezoning the following properties from a General Residence District to a Single Family Residence District 10,000 square feet area.

- 15 Wellesley Avenue
- 21 Wellesley Avenue
- 23 Wellesley Avenue
- 25 Wellesley Avenue
- 1 Dexter Road
- 3 Dexter Road
- 5 Dexter Road
- 7 Dexter Road
- 8 Dexter Road

(Citizen Petition)

**ARTICLE 38.** **RESOLUTION TO SUPPORT THE ESTABLISHMENT OF INDIGENOUS PEOPLES DAY IN WELLESLEY**

We the undersigned support a resolution being accepted by Wellesley Town Meeting, for Wellesley to recognize Indigenous Peoples Day on the second Monday of October, and to no longer celebrate Columbus.
We have heard the voices of Indigenous People who are calling for an end to the celebration of Columbus. We support joining the dozens of other cities, states, and colleges (including Cambridge, Somerville, Brookline, Amherst, Northampton, and Harvard) who recognize the second Monday of October as Indigenous Peoples Day.

We support this resolution because it reflects our values and the values of our schools in educating our children about human rights. We want our children to know the truth that indigenous peoples have lived on this land since time immemorial, long before Columbus arrived in 1492. The people of hundreds of indigenous nations continue to live amongst us, despite 527 years of colonization and institutionalized genocide that began with Columbus. Historical records show unequivocally that Columbus perpetrated human rights abuses against the indigenous people he encountered, including rape, mutilation, enslavement, torture, and murder. He initiated the transatlantic slave trade. He is not a person to be celebrated. We choose instead to honor and celebrate the resistance and resilience of indigenous peoples in Massachusetts and around the world.

To our Indigenous friends and neighbors, by this act of abolishing Columbus Day and instituting Indigenous Peoples Day, we the people of Wellesley, Massachusetts, hereby acknowledge the land on which our town is built as the traditional territory of the Massachusetts People. We acknowledge and grieve the genocide of millions of your indigenous relatives. We acknowledge and grieve the theft and destruction of your homelands. We acknowledge and grieve the many attempts at cultural genocide historically and presently perpetrated against you. We commit to teaching our children the true histories and present-day realities of indigenous peoples. We celebrate the resilience of your cultures and communities.

It is our hope that the people of Wellesley will engage in a tradition of honoring this land’s first people, our earth, land, air, and water, and all our relations, by taking part in a celebration on the 2nd Monday of October and joining with the World of Wellesley to create new opportunities for connection and learning.

We as people who reside, work, and engage in Wellesley acknowledge this town is located on the traditional territory of the Massachusetts People.

(Citizen Petition)

GENERAL

**ARTICLE 39.** 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, as follows:

1) Amounts to be rescinded:

- 35 -
2) Unused proceeds to be transferred and to rescind a like amount of debt in project to be supplemented:

<table>
<thead>
<tr>
<th>Town Meeting Vote</th>
<th>Original Project</th>
<th>Amount to be Transferred</th>
<th>Project to be Supplemented</th>
<th>Town Meeting Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art. 15, April 8, 2013, ATM</td>
<td>Wales Street Bridge Planning</td>
<td>$400,000</td>
<td>$20,000.00</td>
<td></td>
</tr>
<tr>
<td>Art. 16, April 16, 2014, ATM</td>
<td>Fire Station #2 Floor Planning</td>
<td>$173,140</td>
<td>$13,140.00</td>
<td></td>
</tr>
<tr>
<td>Art. 2, January 20, 2015, STM</td>
<td>North 40 Land Acquisition Planning</td>
<td>$35,140,399</td>
<td>$399.00</td>
<td></td>
</tr>
<tr>
<td>Art. 17, April 7, 2015, ATM</td>
<td>School Security Improvements Planning</td>
<td>$408,300</td>
<td>$4,300.00</td>
<td></td>
</tr>
<tr>
<td>Art. 6.1 October 14, 2014 STM</td>
<td>Schofield/Fiske</td>
<td>$19,634,824</td>
<td>$400,240.72</td>
<td></td>
</tr>
<tr>
<td>Art. 20.1 April 25, 2017 ATM</td>
<td>Cliff Road</td>
<td>$2,470,000</td>
<td>$306,016.31</td>
<td></td>
</tr>
</tbody>
</table>

or to take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 40. 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 41. 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 42. 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 28th January 2019.

______________________________________________
Jack Morgan, Chairman

______________________________________________
Marjorie R. Freiman, Vice-Chair

______________________________________________
Ellen F. Gibbs, Secretary

______________________________________________
Thomas H. Ulfelder

______________________________________________
Elizabeth Sullivan Woods

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

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Wellesley, MA January ____, 2019
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 Wellesley Square, and causing the Warrant to be posted to the Town of Wellesley website.

____________________________________________

Constable, Town of Wellesley
6. **Review MassHousing Eligibility Letter: 3 Burke Lane**

As we did not wrap up this item at the meeting on Friday, this is on the agenda so that the Board can continue discussion about the letter and finalize it so it can be submitted to MassHousing. What is included in your packet are letters and emails from abutters regarding their thoughts about the development. As I receive your comments and check with public safety and the schools on the topics brought up at the meeting, I will make further edits and send the letter to you electronically.

**MOVE** to approve the letter to MassHousing regarding the Town’s comments on the proposed 40B development at 2 & 3 Burke Lane and authorize the Chair of the Board of Selectmen to make final edits to the letter prior to submission.
Charlson Eng & Jama Moy
21 Burke Lane,
Wellesley, MA 02481
(781) 235-3872

Board of Selectmen
Town of Wellesley
525 Washing street,
Wellesley, MA 02481-5992

Dear Board of Selectmen,

I am writing to express my concerns on the proposed residential development at 2-3 Burke Lane. As a 25 year resident on Burke Lane, I have multiple concerns about the addition of 16 units of housing and its impact on traffic and safety to the neighborhood.

Traffic:
We currently have 12 single family houses on Burke Lane, with roughly three cars per household, there are 36 cars traveling and utilizing Burke Lane, and not counting cars from customers from the commercial business such as the Wok Restaurant and Pella Windows. With the proposal of a 16 units apartment complex, traffic volume will be increased tremendously, Burke Lane will not be able to handle the traffic load. Access from Burke Lane to Rt. 9 is already a nightmare, we have to deal with cars accelerated down from Cedar Street ramp, passed Burke Lane and onto Route 9. Then wait patiently for the heavy Rt 9 traffic to slow down in order to merge to Route 9. It is a dangerous intersection, and we had seen accidents in the past.

Parking:
Proposal from the developer stated that there will be 1.5 parking spaces allocated for each of the sixteen units. What happen to visting guests from the apartment complex? I am certain that they will park their cars on Burke Lane, which is a narrow street and currently there are no on street parking allowed on Burke Lane. In addition, I am concern about where the workers will park their cars during construction phases.

Public Safety:
Burke Lane is a curved street, cars traveling on one side will not see cars coming down from the other end. Plus, there is no side walk on the street, students and pedestrians has to walk on the street to access the school bus stop. It is much more dangerous with the additional car volume from this project.

Density:
Proposed building of this scale does not integrate well with the existing single family neighborhood.
Please visit the site to see why we feel it would not be suitable for such a large project.

Sincerely,
Charlson Eng & Jama Moy
21 Burke Lane
Gordon Miller  
150 Cedar Street  
Wellesley, Ma. 02481

Board Of Selectmen  
Town of Wellesley  
525 Washington Street  
Wellesley, Ma. 02482-5992

Dear Board of Selectmen,

I have lived in the neighborhood steadily for the past ninety four years with the exception of my service in the pacific during world war two. In those years I have see many things change from the disappearance of the trolley's going up and down route nine to the construction of a bridge over route nine. However this proposed change to 3 Burke Lane I believe to be the wrong change. One item that concerns me is the danger any child walking from 3 Burke Lane to attend Fiske Elementary School would face. To begin their journey on a narrow road with no sidewalks to then come upon a commercial property and kids being kids will take the shortish path, that being walking through the parking lot at the east side of 170 Worcester Street then to come upon a blind corner at that building, turning that corner and continuing to walk thru a parking lot pasting the building at 184 Worcester Street where large box trucks are entering at that time of morning to make deliveries to the rear of those buildings. Those large box trucks because of the layout of the parking lot are forced to either back in or back out of the rear of 184 Worcester Street. To compound the danger these young children would face is they would then still have to encounter five more enter and exits of those remaining commercial property's that exists on the Cedar Street on ramp to Route 9 before reaching the crossing guard station at the top of the ramp. Then to reverse the trip at the end of the school day to when there is even more cars moving in out of the parking lots at all the commercial property's along that ramp to Route 9. The danger becomes even greater in the winter time when one figures the snow banks created from plowing the parking lots there. These are not dangers children coming from Hastings Village to Fiske Elementary School or those coming from Ardmore Apartments to Schofield Elementary School have to face. Both Hastings Village and Ardmore Apartments were built under 40B. It was not that long ago the a child was struck by a car and seriously injured in the Schofield Elementary School parking lot, an area where ones awareness is greater for the presences of children.

On a personnel view the noise that would come from the proposed parking lot a 3 Burke
Lane concerns how it would effect me. I abut the western side of 3 Burke Lane my home would be to close to the proposed parking lot and the noise of people coming and going, cars coming and going create noise. In the winter time plow trucks, sanding trucks with there back up alarms create noise. Snow blowers in operation to clear the sidewalks are the proposed building create noise. The location of a trash dumpster near me creates noise when it is emptied, as well as that the trash truck also as a loud back up alarm.

Sincerely
Gordon Miller
Brita Heimarck and Victor Coelho
24 Burke Lane
Wellesley, MA 02481

January 23, 2019

Blythe Robinson, Executive Director, Board of Selectmen
Michael Zehner, Planning Director
Jeanette Rebecchi, Planner

Dear Town of Wellesley Board of Selectmen and Planning Board,

Thank you for the opportunity to voice our concerns at the Town Hall meeting on Tuesday January 22nd, we are grateful for the opportunity to be heard. I am writing to share my comments and concerns in writing so that they may be attached to your upcoming letter of response to MassHousing regarding the building proposal for 3 Burke Lane, Wellesley, and their application for MA Site Eligibility.

As I noted on Tuesday, I have many, many concerns regarding safety and environmental concerns for the area. Burke Lane is a small curved lane with no sidewalks in between two dangerous and overcrowded intersections. My great fear is that increasing the traffic by 10-20 more cars than we currently have on our street, would cause numerous dangerous if not fatal accidents both for drivers and for pedestrians in the area. Let me explain. Very close to this proposed development project, Burke Lane exits directly into an on-ramp of fast moving traffic on its way to route 9 east near the 95 on ramps. Commuters in the early morning traffic are numerous and drivers at other times of day also have their sights on getting quickly onto route 9 east and they do not yield or slow down for Burke Lane residents entering there. Therefore, adding ten times the traffic from Burke Lane at this intersection with renters who may be new to the area is inviting the potential for dangerous accidents here. In fact, several very serious accidents have already occurred at this intersection, one or two leaving a car dangling over the cliff to a yard and house on Willow Park below, and one recently involving the school bus that takes Middle and High School students from McLean St. down Burke Lane to rt. 9 every morning. As the regular school bus tried to get on rt. 9 east a car on the on-ramp (access road to rt. 9 east) had to stop suddenly and they were hit from behind by another car who must have been rushing close behind. We do Not want to see these kinds of dangerous accidents occurring on a regular basis at the end of our street. The fence on the eastern side near the corner of Burke Lane and rt. 9 has been knocked down numerous times by these accidents.
The other overcrowded intersection is at the top of McLean St. where it meets with Cedar Street. Hastings St. and Wellesley Ave. and Cedar from Needham direction as well as McLean St. all meet with Cedar St. going towards rt. 9 here in a complicated intersection that gets very busy at rush hour as traffic from Needham enters Cedar St. here and Wellesley traffic is also rushing towards the main routes to Boston and rt. 9. A traffic light is not an option here since it is not an even grid format but rather more diagonal lines from different directions so everyone has to watch closely and try to enter the flow carefully. Trying to cross Cedar to get to the Fiske School or to get to the Wellesley Middle School or High School via Wellesley Ave. is very difficult and can take a long time waiting patiently for an opening to get through, especially if turning left from McLean St. Adding 10-20 more cars potentially backing up at this intersection from McLean St. would be dangerous on this steep slope, and would be non-functioning at the least. It could cause serious accidents at this five-way intersection as well. This intersection is even more dangerous when considering that many young children who attend Fiske Elementary School just a block away from McLean St. are walking up McLean St. and down Cedar St. to school every morning and home every mid-afternoon. It is not possible for children to cross Cedar at this five-way intersection but they are crossing McLean to get down Cedar St. to the crosswalk for the school. There is a flashing light and cross guard by Fiske on Cedar and still I have seen cars go through the light while children are beginning to cross there! I once saw the crossing guard hit a car for passing while children were about to cross. Increasing the back up of cars at this intersection of McLean clearly has dangerous implications for pedestrians, especially these young children attending Fiske School.

Safety is a keen cause for concern regarding the 3-Burke Lane proposal because numerous employees from the SunLife building at the bottom of McLean walk up the street daily M-F to get lunch at the Wok Chinese Restaurant, for which they walk down Burke Lane! Of course, they have to walk in the street since there are no sidewalks. Sunlife employees also tend to walk up McLean St. to Cedar but they always walk in the street, even though there are occasional sidewalks on McLean. This may be due to snow and ice, or simply their preference and habit over many years of considering this a reasonably calm neighborhood. I hate to think how many pedestrians might be hit by increased traffic in this area, both on Burke Lane, or on McLean St, both of which tend to be pedestrian walkways in the area.

While I would welcome seniors or families with children in the 3-Burke Lane site, I don’t see how seniors would navigate the area with no sidewalks and no public transport close by. I would also worry about young children and adolescents walking down Burke Lane to get to Fiske or to catch the bus.
My second main concern is an environmental one: the steep slopes to the left side of 3 Burke Lane (south side), and in the back of the yard (west side of the property). There is also a very steep slope, nearly a cliff, dropping off from 2-Burke Lane to the Willow Park properties just below it. These steep slopes do not bode well for water drainage if the hillside is cut steeply into and if retaining walls are inserted there. The building and parking and retaining walls would not absorb the storm-water or overflow from the high elevations above and some serious water storage would need to be carefully devised to keep the water from flooding into Burke Lane or down to someone’s house and backyard on Willow Park. Also, if the hills were cut into and not properly secured, it could be disastrous for the houses abutting this property, 15 Burke Lane at the top of the southern hill side, and Sheehan Circle and Cedar above the back of the yard and at the top of the western hillside. It is my sincere opinion that the footprint of the proposed building is far too big to enable a safe handling of these issues, both in terms of safety and environmental concerns. I firmly believe the building, if it passes eligibility at all, should be much, much smaller, perhaps 4-6 units, which would allow the trees currently holding the hillside in place and environmental concerns regarding the hillsides on this property to be safely managed. 4 units would allow 1 affordable housing apartment, 8 units would allow 2.

The third major safety concern is regarding the space requirements for safety vehicles such as fire trucks or ambulances to get into the 3-Burke Lane structure and assist in an emergency, as well as sufficient parking space to turn around on the lot and exit again onto Burke Lane. If the density were reduced to 4, 6, or 8 units as suggested above for space and environmental considerations, then the parking spaces could more reasonable accommodate two cars for each unit, much needed for young professionals who might live here, and additional parking spaces for visitors and access for emergency vehicles. Surely a firetruck or ambulance is not expected to back out of an overcrowded parking strip into a small lane with no visibility?

For all of the reasons above, I hope you will seriously reduce the footprint of this proposal to make this a safe project for all. Thank you very much.

With serious and sincere concerns,

Brita Heimarck

Victor Coelho

Brita Heimarck and Victor Coelho

24 Burke Lane residents, homeowners
Jared & Caitlin Linder  
15 Burke Lane  
Wellesley, MA 02481  
(617) 875-5056

Board of Selectmen  
Town of Wellesley  
525 Washington Street  
Wellesley, MA 02482-5992

Dear Board of Selectmen,

Thank you for giving the neighborhood the opportunity to provide our feedback about the Cedar Place development proposal. We appreciate the Board's patience and their willingness to entertain comments from concerned residents during the January 22nd town meeting.

Affordable housing is a legitimate need in the Commonwealth of Massachusetts and especially in the Town of Wellesley. To address this deficiency, the Town of Wellesley took deliberate and diligent action by developing a Housing Production Plan (HPP). This plan, which was approved by the Massachusetts Department of Community Development and Housing, outlines a clear strategy for attaining the 10% affordable housing as established by Massachusetts General Laws (M.G.L.) Chapter 40B.

Although we strongly agree with the proposals put forth through the HPP, as abutters to the proposed Cedar Place development, we're deeply concerned about the Cedar Place project as currently designed. We fear this project will introduce undue burden and safety issues to the Burke Lane community and feel it does not align with the spirit of HPP.

Burke Lane is a unique, small, and tight knit neighborhood that sits between McLean St. to the south and Worcester St. / Route 9 to the north. Even though the neighborhood is in close proximity to Worcester St., its terrain and landscaping, coupled with traffic restrictions, help insulate the neighborhood from the hustle and bustle of Worcester St / Route 9. The introduction of a 32 bedroom apartment complex to this neighborhood raises serious concerns around safety and the impact to the neighborhood.

**Development Design**

The Cedar Place footprint is considerable compared to the size of the property as well as other structures on Burke Lane. Burke Lane is lined by small to mid-sized homes (averaging 2,920 sq ft and 4 bedrooms). If passed, this proposal would introduce a structure that is almost six times the size of the average single family home on Burke Lane. The HPP acknowledges there will development proposals in single family neighborhoods but it emphasized the desire to align proposals with their neighbor, “It is very unlikely that Wellesley's desire to protect the character of its single-family neighborhoods would rise to the level of a local planning concern that outweighs the regional need for affordable housing... It also needs to work on ways to introduce modestly scaled affordable units in the established neighborhoods.” As an abutter and member of the neighborhood, I am not opposed to modestly scaled units. However, I do not believe the developer's current plans to build a 16 unit, 3 story, 17,430 sq ft structure can be considered "modest", especially compared to the average Burke Lane neighborhood home.
Additionally, the current design imposes completely unnecessary impacts on the southern and western abutters. The current design calls for a 23 car parking lot spanning the length of and adjacent to the abutters' property line. With the parking lot, the developer also plans to place a dumpster, fire pit, picnic areas, and a dog run, on the side of the property facing the only residential abutters. Parking lots are inherently loud. Modern cars beep when locked and unlocked, idling engines are known and documented noise disturbances, stereo volumes may be unreasonable, and car alarms may go off. Of course, this is reasonable to expect regardless of whether there is a 2-4 car driveway next to your property or a 23 car parking lot, however, the probability for such issues is much higher with 23 cars than say 2. Additionally, it is much easier to approach your next-door neighbor about the problem, than an unknown individual who temporarily resides in (or is a guest of) one of 16 units next door. In the past year, 7 Burke Lane was rezoned to allow the property owner of 170-184 Worcester St. to expand their parking lot. It would seem logical to place the parking lot, dumpster, and other noise inducing amenities along the property line with 7 Burke Lane.

Safety

The developer proposes to cut into the slopes on the southern and western property lines. Although not noted in the application, these slopes are incredibly steep, unstable, and subject to erosion. Action has already been taken to mitigate erosion on the 15 Burke Lane property. Cutting into the slope can potentially lead to further erosion which can damage the abutting property and structures. Also, there are no details on how the proposed retaining walls, constructed to support the cut-ins, will be made safe for neighboring children. My neighbor has two toddlers and my wife and I anticipate starting a family shortly. As you can imagine, this is very distressing. Not only is it concerning that these slopes were not noted as "steep" in the application and no safety measures referenced, it is also worrisome that the developer does not have a level of experience managing these types of projects.

As you well know, the intersection of Route 9, the Cedar St. on ramp to Route 9 and Burke Lane is a dangerous and partially blind intersection. We're concerned the traffic study, which was limited to the northernmost side of Burke Lane, did not take into account the traffic from the on ramp and Route 9. We are concerned that this omission will present an inaccurate depiction of the true nature of traffic safety on Burke Lane.

In addition to the harrowing Route 9-Burke Lane intersection, the second access point to the development is through McLean by way of Cedar St. Not only is there a school bus stop on McLean, but the Cedar, Hunnewell, McLean, and Hastig intersection is extremely challenging and dangerous during off peak hours, and nearly impossible to navigate during peak hours. Additionally, many Fiske Elementary students cross this intersection to get to and from school. Increasing the traffic load, even by a moderate amount can have a significant impact on the safety and wellbeing of the community and its children.

Burke Lane does not have sidewalks or curbs. This forces residents to walk on a street that has multiple blind spots. Due to the safety concerns associated with this, on street parking is prohibited on Burke Lane. Additionally, northbound turns into Burke Lane are prohibited during peak commuting hours. Adding at least 25 cars to the traffic load can only increase the dangers posed by this road. This is only exasperated during winter weather.

In conclusion, we are welcoming of a 40B project and we strongly believe many of our neighbors share this belief. However, considering the aforementioned, we feel the size and design of the current proposal is not appropriate for the property and neighborhood. We feel a
multi-family (an appropriate expansion of the existing structure) of ~8 units or less would reduce the impact on safety, align with the aesthetics of the neighborhood, allow for easy access for emergency vehicles, limit potentially damaging impacts on abutters, provide the residents with more green space, and will be a win for the developer, the town, the community, future residents, and the state.

Sincerely,
Jared & Caitlin Linder
15 Burke Lane
Dear Blythe and Michael,

This is Willy Wu, resident of 19 McLean St. I am very concerned that a 16 rental units construction project was proposed on 3 Burke Ln.

Building 16 units on a single family property is way too big and ridiculous for this site. The proposed 25 parking spaces is 1.56 parking per unit. This did not take visitors into consideration. It is a poorly thought out plan.

Burke Ln is a curvy narrow street with no side walk and parking on the street is prohibited. The adjacent 7 Burke Ln will potentially be converted to a parking lot with 30 or more parking space. This could triple the volume of the cars in and out of Burke Ln during rush hour and school drop off and pick up time not counting pass through traffic. During a winter snow storm, with a snow band on the street, the visibility is deteriorated. If an accident happens, it can result in serious or even fatal injury.

Over the last 9+ years I have been living here, I witnessed a few traffic accidents with Burke lane directly going on to Route 9, this condition will get even worse in Winter with snow bank and narrower road.

It will also be dangerous in case of a fire with such a dense populate building on such a small lot. To move 25 cars out of the way can be extremely challenging and chaotic. To accommodate the fire trucks at the same time would be impossible.

The developer has not obtained a construction permit. However he has started cutting down trees and the construction trucks parking on the street. No one should be above the law including local bylaw.

I welcome new neighbors on to our quiet, peaceful, safe, and beautiful street to make our homes more enjoyable. Everyone including me should look forward to coming back to our sweet home after a long day at work to relax and rest, and not have to worry about how hard it is just to get to my house. This proposal is poorly designed. The owner has no intention to live on the street. The main purpose is to make a ton of money to fund his retirement and use 40B obtain a permit to bypass local zoning laws that every one else in town abide by. Our town has very worked hard on affordable housing project to reach 10% target. Let's keep this tiny quiet neighborhood a single family zone.
Thank you so much for your consideration. I hope that I have your fully support. Please include me in future communication regarding to this project.

Sincerely yours,

Willy Wu
Dear Blythe and Michael,

This is Hongmei Dong from 19 McLean St. I am very concerned that a 16 rental units construction project was proposed on 3 Burke Ln.

Building 16 units on a single family property is way too big and ridiculous for this site. The proposed 25 parking spaces is 1.56 parking per unit. This did not take visitors into consideration. It is a poorly thought out plan.

Burke Ln is a curvy narrow street with no side walk and parking on the street is prohibited. The adjacent 7 Burke Ln will potentially be converted to a parking lot with 30 or more parking space. This could triple the volume of the cars in and out of Burke Ln during rush hour and school drop off and pick up time not counting pass through traffic. During a winter snow storm, with a snow band on the street, the visibility is deteriorated. If an accident happens, it can result in serious or even fatal injury.

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Thank you so much for your consideration. I hope that I have your full support. Please include me in future communication regarding to this project.

Sincerely yours,

Hongmei
Hello -

Thank you in advance for forwarding this letter from my husband Erik and I to the Board of Selectmen so they can read our comments and concerns. We appreciate all the work that goes into planning and development in our town.

If you have any questions, please let us know.

Thank you.
Wendy

Dear Board of Selectmen-

We are writing regarding the Cedar Place Development proposal and our concern with this particular project as it stands. We are an abutter on the backside - as we reside at 10 Sheehan Circle. We believe in the need for affordable housing and the efforts the Town of Wellesley is putting forth to help make this a priority in our community. However, we also believe, the Cedar Place Development project would introduce multiple burdens and concerns to the neighborhood and community as currently planned and we hope these issues will be considered and addressed.

More specifically, our concerns are:

- The size and plan for the 32-bedroom complex seems disproportionate to the size of the lot and neighborhood character. We are a modest neighborhood with single family homes - to construct a 3-story, 16-unit structure does not seem to either be in line with the neighborhood - nor the supporting road network which is also a safety concern.
- As an abutter - we are incredibly concerned with the impact of cutting into the Hill which is at risk already of erosion. There appears to be little detail on how the proposed retaining wall will be constructed and how our property and other abutting neighbors' properties will be protected from disturbance. We believe it to be reasonable that the developer be required to provide detailed retaining wall plans for review as well as details how it will be completed and landscaped to maintain the integrity of our abutting properties.
- The plan to have the parking, trash, fire pit, dog runs on the side facing the neighbors and our property also pose great concern regarding noise and pollution concentrated on the residential side - cars idling, car alarms beeping, car stereo playing, groups gathering etc... It seems reasonable that in planning, these amenities would be better placed on the Rt. 9 side where it would have less of a negative impact on the abutting neighbors.
- The major commuter outlets for this complex – Burke/Rt. 9 or Burke/McLean/Cedar Street are both precarious, stressful, and congested not only during commuter times, but Fiske school start and dismissal times as well. Adding the significant number of vehicles from a complex this size will add additional stress, confusion and safety concerns to both autos as well as pedestrians (especially children walking to Fiske school) in the area.

As it stands, this Cedar Place Development proposal appears that it could negatively impact our neighborhood, in a way which would counter any advantages it would provide by contributing affordable housing to our town. That said, we believe it could be a contributing addition to our community if done in a way that addresses the safety, neighborhood and community concerns. We believe, a smaller building footprint, with at least ½ the units/bedrooms as proposed; a more detailed plan addressing the safety of the hill and its impact on
abutters; as well as traffic safety and impact concerns, could potentially help this development be a successful part of our neighborhood and town.

Thank you for your time, efforts and consideration.

Best,

Wendy and Erik Nelson

10 Sheehan Circle
Dear Blythe,

I want to thank the Board of Selectman for hearing Burke Ln neighbor's concerns regarding to the 40B affordable housing project this past Tuesday night. After the hearing, I strongly oppose the project as is. Building 16 units on the single family lot of less than 0.9 acre land is ridiculous. If built, it is more look like a humongous box standing behind the existing single family house with 25 cars on its left and 30 plus more on its right that has little empty space at all. It does not fit in the neighborhood.

We had extremely cold weather this past week. Just imagine if this project gets green light and the planned housing complex is built. It is the coldest winter night the same as what we had on Monday with a bone chilling temperature of 15 degree below zero. Someone uses space heater that caught fire. The fire trucks, police cars, and ambulance are coming. The fire hydrant is frozen. No water comes out. Instead of evacuating a single family of four, 16 families need to flee the building. If there is strong wind, the cars need to go out as well. Burke Ln is so narrow, if we have snow storm. The street can barely fit two cars. Residential vehicles try to come out of the complex and the emergency vehicles try to get in. There is just not enough space to accommodate this on Burke Ln. We are asking for disasters.

I welcome any new neighbors on our peaceful quiet street. The entire Burke Ln has about 10 families spread along quarter of a mile from route 9 to McLean Street. Trying to squeeze 16 families in less than 30 feet along this street has a huge impact on traffic. It will no longer be safe to walk on the street.

The developer claims that there is no significant impact on traffic, no accident information, parking ratio of 1.5/unit is acceptable. I find that is hard to believe. I have seen a car crash onto the fence of 22 Willow Park. Which family has 1.5 cars? In the morning rush hour, I have a hard time merge onto route 9 east from Burke Ln myself. Building affordable housing is important, but it should not negatively impact current residents life.

I ask the Board of Selectman to protect our own town residents rights to live peacefully and hope to have your full support to oppose this project.

Yours truly,

Henry and Lan Yu
at 25 Burke Ln

On Monday, January 21, 2019, 11:56:05 a.m. EST, Robinson, Blythe <brobinson@wellesleyma.gov> wrote:

Thank you for sharing with us all of your concerns about the project. I will share your concerns with the Board of Selectmen so they can consider them at their meeting tomorrow night.

Regards,

Blythe Robinson
Dear Blythe and Michael,

This is Lan Yu from 25 Burke Ln. I was very surprised and concerned that a 16 rental units construction project was proposed on 3 Burke Ln.

Building 16 units on a single family property is way too big and ridiculous for this site. The proposed 25 parking spaces is 1.56 parking per unit. This did not take visitors into consideration. It is a poorly thought out plan.

Burke Ln is a curvy narrow street with no side walk and parking on the street is prohibited. The adjacent 7 Burke Ln will potentially be converted to a parking lot with 30 or more parking space. This could triple the volume of the cars in and out of Burke Ln during rush hour and school drop off and pick up time not counting pass through traffic. During a winter snow storm, with a snow band on the street, the visibility is deteriorated. If an accident happens, it can result in serious or even fatal injury.

Over the last 10 years I have been living here, I witnessed a few traffic accidents. One example was a car coming down from Cedar street to merge onto route 9 east. Instead of going onto route 9, that vehicle was on the fence of 22 willow park. With so many cars coming out of 3 Burke Ln, similar situation may happen to 14 or 18 Willow park as one of the vehicle may not be able to stop, it will directly hit the house 4-6 feet down below. The snow band on the parking lot for 170-184 Worcester street was so high, I was unable to see the vehicles from Cedar street. My car can easily be T boned by other vehicles from both Cedar street and route 9 east. This makes morning rush hour traffic even more stressful with potential triple the amount of cars coming on the street.

It will also be dangerous in case of a fire with such a dense populate building on such a small lot. To move 25 cars out of the way can be extremely challenging and chaotic. To accommodate the fire trucks at the same time would be impossible.

The developer has not obtained a construction permit. However he has started cutting down trees and the construction trucks parking on the street. No one should be above the law including local bylaw.

I welcome new neighbors on to our quiet, peaceful, safe, and beautiful street to make our homes more enjoyable. Everyone including me should look forward to coming back to our sweet home after a long day at work to relax and rest, and not have to worry about how hard it is just to get to my house. This proposal is poorly designed. The owner has no intention to live on the street. The main purpose is to make a ton of money to fund his retirement and use 40B obtain a permit to bypass local zoning laws that every one else in town abide by. Our town has very worked hard on affordable housing project to reach 10% target. Let’s keep this tiny quiet neighborhood a single family zone.
Thank you so much for your consideration. I hope that I have your full support. Please include me in future communication regarding to this project.

Sincerely yours,

Lan Yu
Hi Ms. Robinson,

We are Jing Lin and Shaoshan Wang who live at 6 Willow Park since 2004.

Thank you for providing a venue for the Burke Lane community to air their comments and concerns regarding the Cedar Place development.

Thank you for giving the neighborhood an opportunity to provide our feedback about the Cedar Place development proposal. We truly appreciate both the Board of Selectmen and Planning Board’s patience and attentiveness.

At this time, we’d like to explore our opinions for your review.
1. Burke Lane is a unique, small, and tight knit neighborhood where sits between McLean St. to the south and Worcester St. / Route 9 to the north. Even though the neighborhood is in close proximity to Worcester St., its terrain and landscaping, coupled with traffic restrictions, help insulating the neighborhood from the hustle and bustle of Worcester St / Route 9. The introduction of a 32 bedroom apartment complex to this neighborhood raises many serious concerns around safety and impact to the neighborhood. Also being notice, the school bus also stops at cross with McLean St. This has bought question for safety as well.
2. When the landscape is changed at Burke lane, we think it will effect to our street (Willow park which the street below Burke Lane) such as land surface or under ground water flow, noises, etc.

Based on our above concerns plus all neighborhood's comments, please seriously consider those issues on the project and make a right decision for the future of neighborhood.

Thank you for your time and consideration on this matter.

Best,

Jing Lin and Shaoshan Wang
Dear Ms Robinson,

Sorry to be sending this to you at this late time however, I only received the information this morning. I was told by Jared Linder that at the end of the meeting on Jan.2 Mr. Di Schino approached a resident of Burke Lane and said "that he knows the Town can't really do much and that he's willing to make small concessions but will not change the size or design and that as long as he satisfies Mass Housing the town can't force him to make any changes or turn him down".

Several residents felt a little awkward at a comment Michael Zehner made when asked if there would be any 40B projects North of rte.9 and the reply was that it wouldn't be economical for developers due to the cost of the land. The general feeling was we all pay the same Tax Rate and the only difference is the appraised value. Where a 2 bedroom apartment on Burke Lane might be $2500 why shouldn't a 2 bedroom in the Cliff Estates fetch $4000 or more. The price would be relatively affordable based on location.

I really enjoyed Tuesday's meeting and some of the Selectmen's procedures when asking "all in favor" and the aye's or yea's brought me back to legal procedures in the UK; I somehow thought those were all in the past.

Thanks for the update and I'll be there tomorrow.

Joseph Zani

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On Thursday, January 24, 2019, 2:17:30 PM EST, Robinson, Blythe <brobinson@wellesleyma.gov> wrote:

Good afternoon,

If you were at the Selectmen's meeting on Tuesday night you would have learned that the Board scheduled another meeting on this topic for tomorrow at noon in the same room at Town Hall. As you were interested in receiving correspondence on this topic, I'm writing to share with you the updated version of the letter that the Board will be discussing.

Best regards,
Brian & Stephanie Germani
22 Willow Park
Wellesley, MA 02481
(781) 416-1030

January 24, 2019

Board of Selectmen
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

RE: Cedar Place Development at 3 Burke Lane Site Eligibility — Residential Abutter Concerns

Dear Board of Selectmen,

As abutters of the proposed Cedar Place development proposal at 3 Burke Lane, we have grave concerns about the project as proposed that we would like to raise for consideration in the Town’s pending Site Eligibility response to MassHousing.

Our utmost concerns is around the safety of our family, which includes two small children ages 1 and 3. Moreover, the on ramp from Cedar Street to Worcester St / Route 9 Eastbound, as it exists today, is an inherently busy and dangerous intersection given the dynamics of merging onto Route 9 at a necessarily higher rate of speed. In fact, we frequently hear and/or see traffic accidents or near accidents (beeping horns, screeching tires, etc.) multiple times a day at the intersection. The addition of at least 23 vehicles (plus overflow visitor parking) will most certainly increase traffic flow and therefore the probability of additional accidents or near accidents at this intersection, which in a worst case scenario, could result in a vehicle(s) crashing through our fence and entering our yard and/or house in an uncontrolled and potentially deadly manner.

We are also concerned about the traffic impacts of the incremental vehicles alternatively traveling southbound on Burke Lane and turning west onto McLean St as it relates to the already congested Cedar St intersection relative to the Fiske Elementary school.

Furthermore, our family enjoys frequent walks throughout the neighborhood, including up/down Burke Lane with our small children. The lack of sidewalks and curbs on Burke Lane, which is a narrow and winding road, is not conducive to the significant relative increase in vehicles, traffic and parking impacts of the proposed development project and creates a serious safety concern for all children in our neighborhood, especially those walking to/from school given the close proximity of Fiske Elementary School.
The other obvious concern we have around the proposal to develop a 16 unit / 32 bedroom apartment complex to our neighborhood is the fact that it is presently comprised of virtually all single family homes. We feel that adding something so large with a parking lot full of cars will be very much out of character for the neighborhood and will ultimately take away from its current character and charm.

Finally, our property is located in the down-gradient Willow Park neighborhood with our lot adjacent to the southeast corner of Burke Lane and Worcester St / Route 9 eastbound. As such, we are very concerned about the incremental storm water runoff (and erosion) coming directly into the northwest corner of our side/back yard based on the slope/grading from Burke Lane to Willow Park and the loss of the existing natural absorption currently provided by the predominantly green footprint of the existing 3 Burke Lane footprint. This is not only a concern for rain storms, but the addition of melting of snow piles from parking lots being plowed in the winter as well.

In summary, as abutters to the proposed site, we have deep and serious concerns around the overall negative impact to the neighborhood we feel the proposed development will ultimately bring with it, including the safety and well-being of the immediate community and its children, both during and post-construction. We therefore hope and trust that our concerns will be considered and included, at least in summary, in the Town’s MA Site Eligibility Response and we greatly appreciate the opportunity to express those concerns and the Board’s willingness to hear them both in person and in writing.

Thank you again for your time and consideration in this highly important matter.

Sincerely,

[Signatures]

Brian & Stephanie Germani
22 Willow Park
7. **Executive Director’s Report**

There are three sets of minutes included in your packet for approval.

**MOVE** that the Board approve the minutes of the January 8th, 10th (retreat) and 14th, 2019.
Approved:

Board of Selectmen Meeting: January 8, 2019
Present: Gibbs, Freiman, Sullivan Woods, Ulfelder, Morgan
Also Present: Robinson

Warrants approved: 2019-024 $6,436,574.66
2019-025 $4,128,476.33
2019-026 $3,222,861.64

Minutes approved: December 3, 2018
December 4, 2018 3:00pm meeting
December 10, 2018
December 17, 2018

Meeting Documents:
1. Agenda
2. BOS Calendar
3. Motions
4. Executive Director’s Report
5. Memo re: Temporary Parking Clerk appointment
6. Special One Day License Requests
7. Draft BOS meeting minutes: 11/30/18
8. Draft BOS meeting minutes: 12/3/18
9. Draft BOS meeting minutes: 12/4/18 1pm
10. Draft BOS meeting minutes: 12/4/18 3pm
11. Draft BOS meeting minutes: 12/10/18
12. Draft BOS meeting minutes: 12/17/18
13. Recreation Dept. Gift information
14. Draft Proclamation – Bring your Own Bag Month
15. Girl Scout Troop Flyer
16. CV Application: Fiorella’s
17. Change in Shareholder information: Takara
18. Draft Job Description: Assistant Executive Director
19. Draft Job Description: Economic Development Director
20. FY20 Budget Summary
21. FY20 Draft Budget Analysis
22. Contributory Retirement Board – Discount Rate Discussion PowerPoint
23. Draft ATM Article List
24. Hunnewell Elementary School Feasibility Study Presentation
25. Letter of Commendation: Officer Travis Dixon
27. November 2018 Parking Meter Collection Report
28. Correspondence re: Linden Street Corridor Overly District
29. Correspondence re: Project Eligibility from MassHousing
30. Correspondence re: Town Meeting Member residence
31. Obituary Information: Bonita Legassie
32. Obituary Information: Diane Juliani
33. Correspondence re: No Trespass Order
1. **Call to Order and Announcements**

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

   Mr. Morgan announced the meeting was being telecast live on Comcast channel 8 and Verizon channel 40 and streamed live by Wellesley Media and is recorded for subsequent viewing on the cable channels or at wellesleymedia.org.

   Mr. Morgan announced that Ms. Katie Gibson, a member of the Municipal Light Plan Board resigned her position and requested that any volunteers interested in serving on the MLP Board submit statements of interest via the website.

   Mr. Morgan announced that the Board will be reopening the public hearing regarding the proposed Wellesley Office Park redevelopment on January 28th.

2. **Citizen Speak**

   None.

3. **Executive Director’s Report**

   Ms. Robinson provided an update regarding the initial launch of electronic permitting in the Town Clerk’s and Selectmen’s Offices. She briefly reviewed the information in the agenda packet for the Board’s approval. Ms. Sullivan Woods asked that the minutes of November 30th and December 4th be revised further to include items where the Board asked for more information.

   Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to appoint Kathryn Rumsey as temporary Parking Clerk for the Town of Wellesley.

   Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve the following one-day licenses at Babson College:

   - The President’s Gala in Knight Auditorium and Staake Gym on February 8, 2019
   - The Athletic Senior Awards Banquet in Knight Auditorium on April 26, 2019

   Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve the minutes of December 3rd, December 4th 3:00 PM, December 10th and December 17th, 2018.

   Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to accept a gift from Roche Brothers Supermarket of $2,500 for the 2019 summertime concert series.

4. **Proclamation: Bring your Own Bag Month**

   Ms. Sullivan Woods introduced the Girl Scout members and provided background of their project for promoting the use of reusable bags. She noted they had been working with the NRC on the project.

   Georgia Webster, Hannah Cronin, and Lily McDonough of Girl Scout Troop #73505 joined the Board. Ms. Webster provided background on their Silver Award project. She noted that the Silver Award is the second highest award a Girl Scout can achieve. Ms. Cronin provided background of their interest in pursuing a reusable bag campaign in Wellesley. She noted the NRC provided reusable bags to the Scouts to hand out at separate locations in town to promote the project. Ms. McDonough reviewed the positive impacts using
reusable bags can have for the environment. Ms. Cronin stated the reusable bags would be handed out during January because January is “Bring Your Own Bag Month”. The Board asked questions of the Scouts regarding their project.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to proclaim that January, 2019 as “Bring Your Own Bag” month in Wellesley and execute a proclamation to this effect.

5. **Approve Common Victualler Application – Fiorella’s**

Ms. Robinson provided a brief summary of the application.

Mr. Gibbs and Mr. Karian joined the Board. Mr. Karian reviewed the background of Fiorella’s and noted the Wellesley restaurant would be an express location and would be considered fast-casual and mainly consist of take-out and delivery orders. He stated he anticipates opening in February.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to award a Common Victualler License to Remo M. Karian to operate a restaurant called Fiorella’s at 575 Washington Street until December 31, 2019.

6. **Approve Transfer of Stock & Change of Officers & Directors – Takara Restaurant**

Ms. Robinson provided an overview of the information provided from Takara regarding their application for a transfer of stock and officers.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve Wei Zheng as Director and Suk Man Kitty Suen as President/Secretary for K. Zheng, Inc, d/b/a Takara located at 151 Linden Street.

7. **Discuss FY20 Budget**

Mr. Morgan stated that the FY20 budget discussion would continue to be a topic on the agenda over the next several meetings. He stated he wanted to review the Executive Director’s Office staffing as well as a pension and OPEB costs that had raised questions in previous meetings. He announced the resignation of Town Planning Director, Michael Zehner and noted that the change in staffing would require further revisions of the proposed job descriptions in the Executive Director’s Office. He noted the revised budget included one additional staff position in the office as well as the funding for the Assistant Executive Director. The Board discussed the need for additional staff and need to revise the job descriptions for the Executive Director’s Office. The Board discussed meeting with the Planning Board to review job descriptions and overlapping responsibilities that allow the Boards to work closely without taking resources from each office.

Mr. Morgan discussed the budget regarding pension and OPEB expenses. He stated that presentations at Town Meeting for these discussion points should be more informative with additional background details, particularly to support the increased pension costs in FY20. The Board discussed the OPEB and pension information that Mr. David Kornwitz, Chair of the Pension Board had prepared. Mr. Morgan suggested the Retirement Board Chair present before the Board at a future meeting.

Mr. Morgan noted the current budget is out of balance and the Board is working to close the gap. He noted that in order to close the gap there would be some additional reductions in expenses.

8. **Review Draft ATM Warrant**
Ms. Robins briefly reviewed the draft ATM warrant. She noted the schedule to finalize the warrant on January 28th aligns with the Advisory Board’s schedule to hold a public hearing on January 30th. She stated there are 45 warrant articles and this draft would be updated several more times before it is finalized. She highlighted some of the proposed warrant articles. The Board discussed the draft warrant articles.

9. **Discuss Hunnewell School Building Options**

Mr. Ulfelder requested that the Board provide feedback regarding the options presented in each design and whether they find them favorable or unfavorable. He noted the designs would continue to evolve based on comments received at this and other meetings. The Board discussed the design options. Mr. Morgan noted that the preferences of the Hunnewell teachers should continue to be on the shortlist. The Board discussed the massing, historical preservation, and the oak tree on the proposed site.

10. **New Business**

Mr. Morgan stated the next regular meeting would be held Monday, January 14, 2019 at 7:00pm in the Juliani Room at Town Hall.

The meeting was adjourned at 8:57 pm.
Approved:

Board of Selectmen Meeting: January 10, 2019
Present: Gibbs, Freiman, Sullivan Woods, Ulfelder, Morgan
Also Present: Robinson

Meeting Documents:
  1. Agenda
  2. FY19 Work Plan

1. **Call to Order and Announcements**

Mr. Morgan, Chair, called the meeting to order at 1:17 pm.

2. **Citizen Speak**

None.

3. **Discuss Status of the FY19 Work Plan**

Mr. Morgan began the discussion by noting that he would like the Board to focus the discussion on their priorities for items that can be accomplished through June. The Board then proceeded to review the various projects.

   Hardy, Hunnewell, Upham (HHU) – Mr. Ulfelder provided an update on the status of the selection process for a Hunnewell School design and the search for swing space. Various options for swing space are still being discussed including the use of field space at Sprague School.

   Wellesley Office Park – Ms. Robinson provided an update noting that this item would be on the agenda for the January 28th meeting to re-open the public hearing after which the Board could decide whether or not they were ready to submit an application to DHCD to enter into the 40R program.

   North40 – Ms. Robinson gave an update on the submission of the Phase II Environmental report, and staff’s plans to utilize some remaining funds to conduct testing in a small area of the landfill. Hopefully with that information the Phase III report on how the remediation can be accomplished and the Phase IV actual remediation could be accomplished with the $75,000 being requested at the Annual Town Meeting. She noted that we need to continue to work with Environmental Partners, the Town’s LSP to get consensus on this approach. Funds for a Master Plan process after that have been carried in the FY21 capital budget projection.

   Town Hall Visioning Group – Ms. Freiman stated that the group is wrapping up the final report and plans to make a presentation to the Board at the January 22nd meeting.

   Budget & Capital Planning – Mr. Morgan noted that he was pleased that despite consensus on a capital policy this year, that the capital requests had come in below expectations this year. The Board briefly discussed this item and agreed to wait until FY20 to discuss it further.

   900 Worcester – Ms. Robinson gave an update on the concerns raised by the developer regarding the old foundation materials found during construction and the lack of natural gas service due to the National Grid shutdown. She noted she is in contact with Town Counsel to address the first item. Mr. Ulfelder asked
about the status of the traffic light and whether there had been any concerns raised by abutters. Ms. Robinson will check on the traffic signal, and said the office had received no complaints about the project.

40B Affordable Housing Projects – The Board noted that they will be taking up a response to MassHousing regarding 3 Burke Lane. Mr. Morgan noted that he was working with Mr. Zehner to see if the Delanson Circle and 148 Weston Road projects would be ready to bring back to either the annual or a special town meeting for a zoning change to allow the lower density projects to be approved.

Housing Authority – Barton Road – Ms. Gibbs noted that this project has not progressed, mostly due to the staffing and other issues being addressed by the WHA.

SPED Stabilization – Mr. Morgan provided the Board with an update on discussions on this topic, but that no decisions had been reached with the School Committee at this point.

4. Executive Session under M.G.L. c 30A, §21A, Purpose #7

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to enter into Executive Session under M.G.L. c 30A, §21A, Purpose #7 to review minutes of previous executive sessions and that Blythe Robinson be invited to participate in the meeting. Further, to close the executive session for the purpose of entering into a second executive session.

The meeting was adjourned at 2:50 pm.
Approved:

Board of Selectmen Meeting: January 14, 2019
Present: Freiman, Sullivan Woods, Ulfelder, Morgan
Also Present: Robinson

Warrants approved: 2019-027 $3,731,909.50

Minutes approved: November 30, 2018
December 4, 2018 1:00pm meeting

Meeting Documents:
1. Agenda
2. BOS Calendar
3. Motions
4. Correspondence from NRC
5. MAPC Correspondence to National Grid
6. Email correspondence re: Diversity Forum
7. Memo re: Overview of Traffic & Parking Fund
8. Traffic & Parking Balance History
9. Traffic & Parking Budget
10. VHB Great Plain Ave. Design Proposal
11. 2019 ATM Draft Warrant
12. Draft ATM Warrant Article – DPW
13. Building Certification – Alan Walker
14. Registration form for Plumbing & Gas Inspector – Warren Pansire
15. Correspondence: Spare Change News Article

1. **Call to Order and Announcements**

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

Mr. Morgan announced the meeting was being telecast live on Comcast channel 8 and Verizon channel 40 and streamed live by Wellesley Media and is recorded for subsequent viewing on the cable channels or at wellesleymedia.org.

2. **Citizen Speak**

None.

3. **Consider supporting MAPC letter requesting meeting with National Grid**

Ms. Olney and Ms. McManus of the NRC Board joined the Board. Ms. Olney stated the NRC Board’s frustration with National Grid’s failure to fix various gas leaks in Wellesley. She reviewed the process of working with MAPC and various groups to address common challenges communities are facing with National Grid. She stated the letter is the final product from the meetings. She noted several communities that had already signed the letter.

The Board discussed the letter and agreed to sign the letter.
Upon a motion by Mr. Ulfelder and seconded by Ms. Freiman, the Board voted (4-0) to authorize the chair to sign the Metropolitan Area Planning Council’s letter to National Grid regarding Municipal Priorities for Collaboration on Gas Leaks in Greater Boston.

4. Diversity Forum & Panel Discussion

Ms. Sullivan Woods provided a background about the diversity forum and asked the panelists to introduce themselves and briefly provide a statement regarding their experience and perspective of Wellesley as a welcoming town and how they feel the Town can improve.

The following panelists joined the Board. Elaine Bannigan, Owner/Broker, Pinnacle Residential Properties, Sarah Sarcehet Butter, Pastor, Wellesley Village Church, Michelle Chalmers, President, World of Wellesley, Karen Evans, Wellesley Free Library, ESL Program Coordinator, Jamie Jurgensen, Department Head, Wellesley Free Library, Jerry Lu, President, WeCAN, David Lussier, Superintendent, Wellesley Public Schools, Elizabeth Shang, Pinnacle Residential Properties, Lilia Diaz, Wellesley resident originally from Venezuela, Ruslan Mikhailov, Wellesley resident originally from Russia, and Mary Qin, Wellesley resident originally from China.

Mr. Lussier stated the school system has made strides to address inclusion including gender identity and race. Ms. Chalmers provided background of World of Wellesley and explained how it works to provide a space for open discussions about diversity in Wellesley. Ms. Bannigan spoke about the experience of working with new residents moving to Town with language and cultural barriers. She stated the Chinese population in Wellesley has increased and they face challenges assimilating to the Town, noting that some have limited or no English. Ms. Shang stated she studied and is fluent in Mandarin and works with incoming Asian families to help assimilate them into the community. Ms. Butter stated her congregation takes openness and inclusion to heart. She noted that she works with the ABC organization and her congregation has partnered with the Chinese Language School. Ms. Jurgensen stated the library offers many programs for new residents. She noted many of the multi-cultural and bi-lingual events and programs. Ms. Evans provided a brief overview of the ESL program at the Library. Mr. Mikhailov, Ms. Diaz, and Ms. Qin all spoke to their experiences with ESL at the Library as well as their experiences of being newcomers to Wellesley. Mr. Lu provided a brief background of his organization Wellesley Chinese American Network, a nonprofit that assists Chinese families moving to Wellesley. He stated the organization assists new immigrant families get to know the Town and they also provide support to the Chinese School.

The group discussed opportunities to promote services offered by the Town and encourage participation. The panel discussed what the Town can do to promote additional diversity in the community and community events. Mr. Lussier noted that included in the FY20 budget is a request to create a position that would promote and focus on diversity and inclusion. Ms. Bannigan stated that before the discussion she did not know of all the services offered by the library and would provide their information to her clients. The panel discussed ways they could work with one another to promote programs and services across organizations.

Ms. Fallon, a Sprague PTO member came before the Board. She stated the PTO will be adding translation of materials to families.

The Board continued to discussed the need for getting information to the general community.

5. Discuss Traffic & Parking Fund

Chief Pilecki, Lt. Showstead, Ms. Strother, Town Finance Director, and Mr. Waldman, Town Treasurer joined the Board.
Ms. Robinson provided an overview the report provided to the Board regarding the background of the fund and what the traffic committee is working on and trying to accomplish. The Board discussed options for uses of the fund, Mr. Morgan suggested that charges for metered spaces could be looked at for an increase in revenue. Lt. Showstead stated the cost of the maintenance or replacement of traffic lights and crosswalk lights is substantial and when replacement is required, the cost will most likely need to be paid from the general fund rather than the traffic and parking fund. Ms. Freiman stated she would prefer to see a five-year capital plan for traffic and parking infrastructure related projects rather than access the fund and would prefer to use the fund for specific issues or unforeseen circumstances. Chief Pilecki stated a review of comparable towns and how they charge for meters and commuter lots would be conducted and presented to the Board. The Board continued to discuss opportunities for the fund, increasing revenue, and additional options for growth.

The Board discussed the design funding for the Great Plain Avenue project and the Chapter 90 funds. Staff will review types of projects and revenue streams and report back to the Board.

Upon a motion by Mr. Ulfelder and seconded by Ms. Freiman, the Board voted (4-0) to authorize a contract with VHB to prepare a redesign of the Great Plain Avenue intersection in the amount of $155,500.00 to be funded by the Town’s Chapter 90 authorization.

6. 2019 Annual Town Meeting Warrant Discussion

Mr. Morgan stated there were communication issues and DPW needed to add an article to the warrant. The warrant was re-opened in order to add the article to the warrant. Mr. Morgan stated the Board would vote to execute the warrant at the January 28th meeting.

Ms. Robinson reviewed additional information regarding several warrant articles and noted several changes. The Board discussed the inclusion or exclusion of dollar amounts within the warrant articles. The Board briefly reviewed and discussed several warrant articles.

Upon a motion by Mr. Ulfelder and seconded by Ms. Freiman, the Board voted (4-0) to open the warrant for the 2019 Annual Town Meeting for the purpose of adding an article submitted by the Board of Public Works.

Upon a motion by Mr. Ulfelder and seconded by Ms. Freiman, the Board voted (4-0) to close the warrant for the 2019 Annual Town Meeting.

7. Discuss FY20 Budget

The Board briefly discussed the FY20 budget. Staff will provide a list of possible reductions in expenses from the proposed budget at the next meeting.

8. Executive Director’s Report

Ms. Robinson reviewed the items in the agenda packet for the Board’s approval.

Upon a motion by Mr. Ulfelder and seconded by Ms. Freiman, the Board voted (4-0) to appoint Alan Walker as a Local Inspector and Warren Pansire as an on-call Plumbing and Gas Inspector for the Town of Wellesley.
Upon a motion by Mr. Ulfelder and seconded by Ms. Freiman, the Board voted (4-0) to approve the minutes of the November 30 and December 4 2018 meetings.

9. **New Business**

Mr. Morgan stated the next regular meeting would be held Tuesday, January 22, 2019 at 6:30pm in the Juliani Room at Town Hall.

The meeting was adjourned at 9:44 pm.
8. **New Business and Correspondence** - Other Documents: The Board will find documents the staff are not seeking action on, but is for informational purposes only. Please find the following:

- Correspondence Notice to TPC Contractor re: Main Sewer Issues
- Correspondence from Norfolk Register of Deeds
- Announcement from Zoning Board of Appeals
- Dec. 2018 Animal Control Report
- State Revenue Trend
January 16, 2019

CERTIFIED MAIL 7018 1830 0000 2773 2132

Ralph Castagna, President
Castagna Construction
69 Parker Street
Newburyport, MA 01950

Re: Owner: Town of Wellesley
Contractor: Castagna Construction
Project: Tolles Parsons Center
494-496 Washington Street
Wellesley, MA 02482
Subject: Main Sewer Line Blockages – Notice of Potential Defect

Dear Mr. Castagna:

This letter is intended to serve as notice to you of a defect in the construction of the main sewer line in the above-referenced construction project. The main sewer line has blocked-up multiple times over the past year and a half. Each time the line blocked-up, sewage backed up through the floor drains, into the first-floor men’s and women’s restrooms, and overflow into the corridor outside these bathrooms.

This notice is to inform you that the Town hereby reserves its right to seek redress from your company to correct and repair any defects in the work you performed in installing the main sewer line.

The Town will keep you informed as to the condition of the main sewer line and any additional blockages that may occur.

Sincerely,

[Signature]

Thomas J. Harrington

cc: S. Gagosian
January 18, 2019

Ms. Blythe Robinson
Wellesley Executive Director
525 Washington Street
Wellesley, MA 02482

Dear Ms. Robinson,

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 2018 calendar year.

The Community Preservation Act was signed into law on September 14, 2000. Today there are 175 Massachusetts communities that have adopted the Community Preservation Act, including this year the town of Plainville in Norfolk County. Just over 2.1 billion dollars has been raised to date statewide. The Registry of Deeds, at no additional cost to the Commonwealth or local communities, collects these revenues for the state once a document is recorded. The monies are then forwarded to the Massachusetts Department of Revenue on a monthly basis. The funds collected by the Commonwealth are then redistributed back to the communities that have adopted the CPA through a variety of formulas.

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 healthy New Year.

Sincerely yours,

William P. O’Donnell
Norfolk County Register of Deeds
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<td>WRENTHAM</td>
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TO: Board of Selectmen
   Cathryn Jane Kato, Town Clerk
   Date: January 25, 2019

FROM: Lenore Mahoney, Executive Secretary, ZBA

ANNOUNCEMENT

On January 24, 2019, the Zoning Board of Appeals voted to reorganize as follows:

J. Randolph Becker, Chairman
Robert W. Levy, Vice Chairman
Dec. 7th I meet with middle school students and talked about cat behavior and how they could volunteer to help the local stray pets until they find their forever homes.

Dec. 12th I attended the Senior Issues meeting at the Senior Center.

Dec. 15th I went with Lenny Izzo from the Board of Health and we completed the annual livestock census for the Mass. Dept. of Agriculture. We checked 31 locations and found 22 locations with animals. Total livestock included:
8 geese
4 ducks
2 pigs
12 beef
52 horses
117 chickens

Dec. 18th I meet with Rep. Catherine Clark for a press meeting to announce the passage of the PAWS act (Pets and Women Safety). This national legislation will help domestic violence shelters to include sheltering of victims pets when they flee an abuse/dangerous relationship.

I saw an increase in calls for injured owls and had several transported to Tufts Wildlife Clinic by volunteers. The owls seem to be hunting more along roadways and making contact with vehicles at night. The acorn crop is low this year and rodents are drawn to the salt along the side of roadways. The birds are forced to hunt along the roads for their prey. In the dark vehicles can’t see the birds swooping down and the owls are focused on the prey and not vehicles. If any are able to recover from head trauma or other injuries, they will be released back in our community to their known territory.

The weekend before Christmas a family found a bat in the bedroom with children. An Officer had boxed the bat and left it with a note on my desk. When I checked in over the weekend, I found the bat and located a veterinarian to euthanize the bat so I could package it and bring it into the state laboratory Sunday evening. The bat was tested Monday morning and was negative for rabies. The family was appreciative for having the holiday saved as they had anticipated spending Christmas at the hospital receiving rabies inoculations.
Month of: December 2018

45 Total incidents investigated

5 Loose/Uncontrolled
2 Bite
4 Bark
22 Wild
6 Cat
6 Other

Off Duty calls Police Responded 11

___ Loose/Uncontrolled
___ Bite
___ Bark
___ Wild
___ Cat
___ Other

Report filed/Assistance given 9
Gone on arrival/Quies 2

54 Total actions taken

26 Warning
5 Loose
19 Unlicensed
54 Unvaccinated

$50.00 Loose
12 $25.00 Unlicensed
14 $50.00 unvaccinated

23 Total Animals Picked Up

Dog Cat Domestic Wild

--- --- --- --- 5

--- --- --- --- 4

--- --- --- --- 13

On Hand Beginning
Hospital
Truck
Station
Dead on arrival

1 --- --- --- 4

Returned to owner/wildlife released

--- --- --- ---

--- --- --- 1

Adopted
Transferred to humane Shelter

--- --- --- 4

Euthanized
Deceased-unclaimed

--- --- --- 13

On hand end
Wellesley Animal Control Monthly Report

**Number of calls received daily:**

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<tr>
<td>6.</td>
<td>10</td>
</tr>
<tr>
<td>31.</td>
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</tbody>
</table>

**Average calls per day:** 7-8

**Total Calls this year:** 980

**Type of Calls**

- 3 Lost/Found Dogs
- 5 Lost/Found Cats
- 15 Cat nuisance
- 8 Cat rabies vaccination
- 9 Dog rabies vaccination
- 10 Licensing
- 25 Wildlife
- 13 Dead animal
- 7 Adoptions
- 42 Other

**Violation calls**

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

**Total Violation calls this year:** 87

**Anonymous:** 32
## Town of Wellesley

Revenue Update 1-24-19 sds

### State Receipts Trend

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<td><strong>State Aid</strong></td>
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<td>other school</td>
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<td><strong>Lottery, General, Supplemental Quinn Bill</strong></td>
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<td><strong>Total</strong></td>
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<td><strong>Net</strong></td>
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* The Legislative process is just beginning - too early to predict the final outcome or rely on revenue increases