SELECTMEN’S MEETING
TENTATIVE AGENDA
Juliani Room, Town Hall
7:00 pm Monday, May 6, 2019

1. 7:00 Call to Order – Open Session
2. 7:02 Public Comment
3. 7:05 Executive Director’s Update
   • Approve request to change Alcohol License – The Cottage, Wellesley
   • Approve One-Day Special License request – Babson College
   • Approve One-Day Special License request – Wellesley Country Club
   • Approve SPED Stabilization Fund Expenditure
4. 7:25 Appoint SEC Members
5. 7:35 Special Town Meeting Preparation
   • Discuss and vote motions
   • Vote to Acknowledge Update of Exhibits to Development Agreement
6. 7:45 Discuss Request to Modify Mobile Food Vendors Regulations
7. 8:00 New Business and Correspondence

Please see the Board of Selectmen’s Public Comment Policy

Next Meeting Date  Monday, May 13, Special Town Meeting
                    Monday, May 20, 7:00 pm – Juli ani Room
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<tr>
<th>Date</th>
<th>Selectmen Meeting Items</th>
<th>Other Meeting Items</th>
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<tbody>
<tr>
<td>5/8 Wednesday</td>
<td>STM Prep Session – 7pm Wakelin Room Library&lt;br&gt;Dressing of Graves – 5pm Woodlawn Cemetery</td>
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<td>5/13 Monday</td>
<td>STM&lt;br&gt;Accept gifts - COA&lt;br&gt;Sam’s Hot Dogs – discuss waiver</td>
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<td>5/14 Tuesday</td>
<td>STM</td>
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<td>5/19 Sunday</td>
<td>WWW Parade</td>
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<td>5/20 Monday</td>
<td>Bond Sale&lt;br&gt;Change of ownership – The Wok - All Alcohol License &amp; CV License – <strong>7:15 notice in paper</strong>&lt;br&gt;NRC Appointment (unlikely date)&lt;br&gt;NRC Chair to discuss appointment?&lt;br&gt;Approve War Memorial scholarship recipients</td>
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<td>5/21 Tuesday</td>
<td>Board Retreat 9-1 DPW training room</td>
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<td>5/23 Thursday</td>
<td>MEMORIAL DAY – TOWN HALL CLOSED</td>
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<td>5/27 Monday</td>
<td>MEMORIAL DAY Events Observed – BOS member to present awards to War Memorial Recipients</td>
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<td>5/30 Thursday</td>
<td>Meeting&lt;br&gt;NRC Appointment?&lt;br&gt;Executive Session – Contract Negotiations Finance Director</td>
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<td>6/17 Monday</td>
<td>Meeting&lt;br&gt;Approve annual appointments</td>
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<td>7/8 Monday</td>
<td>Town Hall Summer Hours Begin</td>
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<td>7/9 Tuesday</td>
<td>Meeting&lt;br&gt;Mark’s Pizza- CV and Waiver Request??</td>
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<td>LABOR DAY – TOWN HALL CLOSED</td>
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<td>9/9</td>
<td>Monday</td>
<td>Meeting</td>
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**Notes**

Quarterly updates

- Traffic Committee (Deputy Chief Pilecki)
- Facilities Maintenance (Joe McDonough)
- Wellesley Club Dates: TBD
3. MOVE to approve the request of the Cottage to amend their Sunday hours of alcohol service from 12:00 pm to 12:00 am to 10:00 am to 12:00 am.

3. MOVE to approve the issuance of a One-Day License to Babson College for the Cloud Security Alliance event to be held at the Olin Hall patio on May 21, 2019.

3. MOVE that the Board vote to authorize payment of invoices in the amount of $721.69 to New England Medical Billing for the Town’s Medicaid filing from the SPED Stabilization Fund.

4. MOVE to appoint Sue Morris to the Sustainable Energy Committee with a term to expire on June 30, 2020 and to appoint Richard Lee to the Sustainable Energy Committee with a term to expire on June 30, 2021.

5. MOVE to approve the motions for the May 13, 2019 Special Town Meeting.

5. MOVE to acknowledge a revision in the zoning exhibits for the Wellesley Office Park, Delanson, and 140/148 Weston Road Development Agreements to incorporate final zoning amendment proposals for the May 13, 2019 Special Town Meeting.

6. MOVE to amend the Rules and Regulations Governing Take Out Food Served by Mobile Food Vendors to increase the number of one-day license from 4 to 6.
Please find an update on recent activities for the past week.

Financial

- The annual audit is underway with Powers & Sullivan. The Audit Committee will be meeting Monday, May 6th at 2:00 pm to receive an overall update from management, review personnel changes, receive an update from IT on cybersecurity initiatives, and to review the audit plan and timing.
- Next week, Sheryl Strother, Finance Director, Marc Waldman, Treasurer and I will be having a call with Moody’s Investors service to answer questions on the Town’s debt profile, economy/tax base, overall finances, and management to score the Town’s financial health.
- The Financial Services Department has been working to upload approved departmental budgets and have posted to Munis the FY20 budgets. Finance is also gearing up for year end. The closing schedule will be prepared and released to department heads shortly.

Personnel

- I participated with Catherine Johnson in second interviews for Planning Director candidates. The Planning Board has scheduled final interviews with two finalists on Monday, May 6th.
- I am awaiting final authorization from HR on the Assistant Executive Director job description, which I made extremely minor changes to the December 2018 version. Due to open enrollment, this process is taking longer than anticipated.

ZBA /Comprehensive Permits
The Zoning Board of Appeals met on Tuesday, April 30th to continue review of the 680 Worcester Street and 16 Stearns Road Comprehensive Permit Applications. The ZBA voted to close the public hearing on 16 Stearns, the ZBA must vote a decision within the next 40 days. The ZBA applied some pressure on 680 Worcester on both the height of the building and the site circulation. The developer agreed to provide another 3-week extension on the public hearing and is anticipated returning with a revised plan with a potential reduction of 2-4 units.

On another note, the appeal of the ZBA’s 16 Mountview decision has been dismissed by the Land Court. As you may recall, 16 Mountview LLC appealed the ZBA’s original decision to Land Court. Town Counsel quickly asked for a remand back to the ZBA, which rendered a new decision. The Land Court gave all parties a limited amount of time to challenge that second decision, and this window of time has now passed without any challenge from 16 Mountview or the abutters (who originally filed the appeal to the ZBA). Accordingly, the Judge has dismissed the case.

Projects

- The SEC continues to work on their proposed Building Guidelines. They have recently met with DPW, MLP, and Building Dept. and are making the rounds to get on board agendas to present their current draft. It is anticipated the Board of Selectmen would be the final stop for input.
- Marybeth Martello, SEC Administrator has been working with multiple departments to find projects to complete the initial Green Communities funding. She has worked to incorporate funding for sustainable design into the Town Hall Annex RFP, a Flood Light retrofit at MLP, LED retrofitting at the water treatment plants, and is currently investigating with DPW the potential to install solar on the salt shed. Additionally, Marybeth has been working with Don Newell and the EV working group on reviewing charging stations.
- Stephanie Hawkinson has been working with Mike Quinn, Highway Superintendent, Regina LaRocque, NRC and a resident to produce a video for Wellesley Media on healthy lawns. The video will begin viewing next week, likely on Tuesday.
- Joe McDonough reports that Amante Construction has won the Middle School Piping project. FMD is working on several other major bids at present including Morses Pond Feasibility Study (have identified 3 firms for interviews) and have out or are preparing bids for the Town Hall Annex, Fire Station 1 Exterior and Library Roof. The Designer Selection responses for the Hardy/Upham project area received 6 responses, which include Mount Vernon Group, SMMA, HMFH, Teppe, CBT, and Turowski2 Architecture Inc.

Other Reminders for Next Week

- The Moderator’s Meeting is scheduled for Monday, May 6th from 9-10 am.
- The Audit Committee is scheduled for Monday, May 6th for 2 pm.
- The Fire Department’s Table Top exercise is scheduled for Wednesday, May 8th at 8:30 am at Trim Dining Hall at Babson College.
- The STM Prep Session is scheduled for Wednesday, May 8th from 7-9 at the Wakelin Room at the Library.
- There is an SBC public forum on the Hunnewell School Feasibility Study scheduled for Thursday, May 9th from 7-9 at the Middle School Auditorium.
- The parade is scheduled for May 19th. Get your walking shoes ready! Please let me know if you are able to walk the parade.
- Lastly, the Memorial Day events are the dressing of the graves scheduled for May 8th at 5:00 pm at Woodlawn Cemetery, the rain date is scheduled for Thursday at 5 pm. The Memorial Day observances are scheduled for Thursday, May 30th at Woodlawn Cemetery at 7:00 pm, followed by a ceremony at the Town War Memorial Site Ceremony at 7:30 pm.
Monday, MAY 6, 2019

Our meeting will begin on Monday at 7:00 pm in the Juliani Room at Town Hall

1. Call to Order – Open Session
3. **Executive Director’s Update**

**Approve request to change Alcohol License – The Cottage**

Similar to the recent Door No. 7 change in hours, the owners of both the Cottage and Door No.7 are now before the Board requesting a modification to the Common Victualler and All Alcohol License for the Cottage. The Cottage would like to alter their hours of service from 12:00 pm to 10:00 am on Sundays. The Alcohol Regulations state service on Sundays will be from noon – 11:00 pm. The Board has discretion to waive this requirement, and has done so with the Wellesley College Club and Door No.7.

**Motion Options**

**MOVE to approve the request of the Cottage to amend their Sunday hours of alcohol service from 12:00 pm to 12:00 am to 10:00 am to 12:00 am.**
Good Morning Cat,

I had a great meeting with the Selectman regarding changing our liquor license for Door No 7 to serve alcohol before 12 on Saturdays and Sundays.

I am formally requesting the same for Cottage Wellesley. We would like to be able to serve cocktails before 11:30 on Saturday and Sundays. Again, this isn’t about people heavily drinking at the bar. Its mostly about the occasional customer who would like a mimosa and then the holidays, Mothers Day, Fathers Day etc to comply with our license rules.

Please submit my request to the board and let me know when the meeting is.

Thanks

Laura Wolfe
Wolfe Management
laura@wolfemgmt.com
P O Box 99
Newburyport MA  01950
978-363-1167 (o)
978-314-0612 (c)
One Day License Requests

Babson
Babson College is requesting a one day license for the Cloud Security Alliance event scheduled for May 21st at the Olin outside patio. Staff has no objection to the granting of this request.

MOVE to approve the issuance of a One-Day License to Babson College for the Cloud Security Alliance event to be held at the Olin Hall patio on May 21, 2019.

Wellesley Country Club
Wellesley Country Club is seeking three one day licenses for July 18, 19 and 20th on the green at the 14th hole for their Member Guest Tournament. The service would be limited from 11:00 am to 6:00 pm and would include a tent for some food and alcohol served by the existing TIPS certified WCC staff. There is a description from the WCC of the proposed area, location, and service. Staff has no objection to the granting of this request.

MOVE to approve the issuance of three one-day licenses to Wellesley Country Club on July 18, 19, and 20th from 11:00 am to 6:00 pm.
TOWN OF WELLESLEY
Application for Special License(s)

Date of Application: 4/22 Date of Event: 5/21

A special License is a temporary license issued pursuant to Chapter 635 of the Acts of 1982 to the responsible manager of any nonprofit organization conducting any indoor or outdoor activity or enterprise for the sale of alcoholic beverages.

Application fee for one or more applications filed on the same date: $25.00
Fee for each license issued: $50.00
Make checks payable to: Town of Wellesley

The undersigned hereby applies for a Special License for:
☐ All Alcoholic Beverages
☒ Wine and Malt Beverages Only

APPLICANT INFORMATION

Name of Non-Profit Organization: Babson College

Address: 231 Forest Street, Babson Park, Wellesley, MA 02457-0310

Name of Event Manager: Molly Joyce Address: Babson College

Assistant Event Manager: Emily Brodeur Address: Babson College

EVENT INFORMATION

Event Name & Description (If multiple events; See Attachment1):
Cloud Security Alliance

Event Contact: Jim Castratone

Event Date: 5/21

Event Location: Olin Hall Outside Patio - Rain

Knight Aud.

Occuancy: 200 Estimated Attendance: 100 Indoors/Outdoor (circle one)

An 8X11” floor plan of the premises to be licensed must be submitted along with the application showing the exact location within the event area where alcoholic beverages will
Name of catering service responsible for service of alcoholic beverages:

Chartwells
Name

Babson College Campus
Address

Describe steps you have taken to ensure that the employees of the catering service or the individuals listed above have completed an alcoholic beverage server-training program or similar in-house training.

All servers must be TIPS trained and certified. Evidence of training must be provided prior to event.

Describe security precautions or police details if any:

Babson College Public Safety Officers are assigned to each event in accordance with the College's long-standing practice. The number of officers assigned to a particular event fluctuates based upon the number of anticipated attendees. Access to event location is controlled consistent with College policies based upon the type of event, the location and the number of anticipated attendees.

Babson College

[Signature]
Printed Name of Applicant

Director of Security Programs

[Signature]
Applicant's Signature

4/21/2019
Date

RETURN COMPLETED APPLICATION, FLOOR PLAN AND CHECK FOR FEES TO:

BOARD OF SELECTMEN
525 Washington Street
Wellesley, MA 02482
781-431-1019 ext 2204
<table>
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<tr>
<th>Name of Event/Date</th>
<th>Location</th>
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DATE: April 30, 2019

TO: Board of Selectmen

FROM: Cay Meagher

SUBJECT: Wellesley Country Club One-Day Special License Request

Martian Ryan, on behalf of Wellesley Country Club has submitted a One-Day Special License request and enclosed the attached letter outlining the dates and times of the event. Mr. Ryan attached a layout of the green by way of floor plan and has indicated on the sheet the area of alcohol service. He has indicated with a “X” the area the set up will be located. As he explained to me, the set up will include 2 tables under a small pop-up tent, one table will be reserved for alcohol service and the other for food and will be dismantled at the end of service. He has also provided our office with a copy of the Tournament Handbook provided to all of the participants.
April 10, 2019

Board of Selectmen
Town of Wellesley
Wellesley Town Hall
525 Washington Street
Wellesley, MA 02481

Members of the Board of Selectmen:

I humbly ask permission to, and approval of, a temporary permit/license to sell alcoholic beverages on the Wellesley Country Club golf course during our Member-Guest Tournament in July of 2019. The dates of Thursday, July 18th, Friday, July 19th, and Saturday, July 20th, 2019 are the dates of formal tournament play. The hours of service would be regulated from 11:00AM to 6:00PM on those days.

The Sherman Adams Bowl Tournament, historically known as the “Tournament of Orchids”, is our premier Member-Guest Tournament with roots dating back from 1954. This additional service would greatly enhance the "Wellesley Experience", with our guests coming from around the country.

I remain most respectfully,

[Signature]

Martin J. Ryan
General Manager
TOWN OF WELLESLEY
Application for Special License(s)

Date of Application: 4/06/19

A special License is a temporary license issued pursuant to Chapter 635 of the Acts of 1982 to the responsible manager of any nonprofit organization conducting any indoor or outdoor activity or enterprise for the sale of alcoholic beverages.

Application fee for one or more applications filed on the same date: $25.00 × 3 = 75
Fee for each license issued: $50.00
Make checks payable to: Town of Wellesley

The undersigned hereby applies for a Special License for:
X All Alcoholic Beverages   □ Wine and Malt Beverages Only

APPLICANT INFORMATION

Name of Non-Profit Organization: WELLESLEY COUNTRY CLUB
Address: 300 WELLESLEY AVE, WELLESLEY HILLS, MA

Name of Event Manager: Pam Hawke
Address: 300 WELLESLEY AVE, WELLESLEY

Assistant Event Manager: Juli
Address: 300 WELLESLEY AVE, WELLESLEY

EVENT INFORMATION

Event Description: THREE (3) Day Member/Guest Golf Tournament: "Adams Bowl" - JULY 18th-19th-20th
Location: 14th Hole on Golf Course - Lunch Food Service
Occupancy: Outdoor Estimated Attendance: 128 Indoor/Outdoor (circle one)

An 8X11" floor plan of the premises to be licensed must be submitted along with the application showing the exact location within the event area where alcoholic beverages will be sold, served, and consumed, and indicating all entrances and exits.
Name of catering service responsible for service of alcoholic beverages:

**In House Catering**

**Wellesley Country Club**

300 Wellesley Ave, Wellesley Hills, MA

If catering service is not being used, list the names and addresses of persons who will be serving alcoholic beverages. Use additional sheets if necessary.

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<tr>
<td>Lisa Healy</td>
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<td>Jose Luis Da Silva</td>
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Describe steps you have taken to ensure that the employees of the catering service or the individuals listed above have completed an alcoholic beverage server-training program or similar in-house training. (e.g. Tips training program)

Above employees of the Wellesley Country Club are tips certified.

Describe security precautions or police details if any:

Visible Management on Duty throughout Entire Golf Tournament.

**Martin J. Ryan**

Printed Name of Applicant

**April 26, 2019**

Date

RETURN COMPLETED APPLICATION, FLOOR PLAN, CERTIFICATE OF INSURANCE AND CHECK FOR THE APPLICATION FEE TO:

BOARD OF SELECTMEN
525 Washington Street
Wellesley, MA 02482
781-431-1019 ext 2204
July 12, 2018

Dear Adams Bowl Participant,

Welcome to the 65th Annual Adams Bowl at the Wellesley Country Club in Wellesley Hills, Massachusetts.

The entire Wellesley Country Club Staff welcomes you and looks forward to making this signature event one to remember. This year promises to be an outstanding experience from both competitive and social standpoints.

Once again, we have a strong field from across the nation. Each member-guest team, within a flight of eight teams, will play seven nine-hole matches to determine the flight winners. All flight winners will compete in a playoff to determine the overall Adams Bowl Champions. This format truly ensures great team strategy, camaraderie, and a suspenseful finale.

This tournament booklet outlines many specifics of the Adams Bowl, namely the team listing, flight lists, and tee times. Please retain this booklet throughout the event as a helpful reference.

Again, welcome to the Wellesley Country Club and the Adams Bowl. If any questions, needs, and special requests arise, please ask a staff member for assistance. Our goal is to make this event a unique and memorable occasion.

Best Regards,

Adams Bowl Committee
Adams Bowl History

In 1954, the Board of Governors decided to hold a Member-Guest golf tournament, to replace the yearly “open” matches which had become too crowded. If it went well, they agreed, it could become an annual event. Herbert Babcock suggested the idea to L. Sherman Adams, a longtime member, who donated a large, silver Paul Revere bowl on which would be engraved the winners’ names. Although the tournament has now taken on the name of this trophy, the “Adams Bowl” was originally called “The Tournament of Orchids.” This was due to Mr. Adams delivering to all the ladies, orchids grown in his own greenhouse.

On August 6, 1954 the first tournament began with a total of 64 players. That first day there was an 18-hole qualifying round, followed by 18 holes of match play on Saturday, and two more rounds on Sunday. As an unusual innovation for member-guest tournaments, the Board of Governors planned club-sponsored social activities.

The first tournament, played in perfect weather, was a great success, so every following year has seen an “Adams Bowl” contest. In 1957 the tournament was expanded to four days so that players wouldn’t have to have two rounds on the final day. In that same year the field was expanded to 80.

Schedule of Events

Wednesday, July 11th
5:30-7:15 PM    Closest to the Pin #7 & Long Drive #8
Carriage Course Alternate Shot
Cocktails & Appetizers Served
7:30 PM    Evening reception, followed by Wagering—Sunset Terrace
(heavy hors d’oeuvres) - Casual Dress

Thursday, July 12th
6:45 AM    Continental Breakfast - Grille Room
7:30 AM    Matches 1, 2 & 3 (27 Holes)
Tee Times Starting at 7:30 AM
3:00-6:00 PM    Lunch on Course - Terrace & 14th Green
Tournament Gift pickup following 3rd round on Terrace

Friday, July 13th
6:45 AM    Continental Breakfast - Grille Room
7:30 AM    Matches 4 & 5 (18 Holes)
Tee Times Starting at 7:30 AM
3:45 PM    Team Par 3 Contest
5:15 PM    Cocktails and Appetizers following Par 3 Contest at Sunset
Tennis (Casual Attire)

Saturday, July 14th
7:00 AM    Continental Breakfast - Grille Room
8:15 AM    Match 6 Shotgun Start
11:00 AM    Lunch on the Terrace
3:00 PM    Playoff with all flight winners to determine champion
Awards Ceremony Following Playoff
5:00-10:00 PM    Cocktails, Dinner and Dance Party - Casual Dress
Seafood Raw Bar and Dinner Buffet
Event Details

Format: Teams will be placed into flights of eight (8) teams according to the combined handicap index of team members. Flights will be determined and all play for the entire tournament, will be based on handicap indexes effective July 1st, 2018. Each team will play seven (7) nine-hole matches from the White tees.

Matches will be played at full differential in handicaps. There is a maximum course handicap of 32. A player's nine hole handicap is determined by taking 50% of their 18 hole index, and applying it to the nine hole rating.

All flight winners will participate in a playoff to determine the Adams Bowl Champions and Overall Runners-Up.

Pace of Play: If any group is determined by the ranger to be 1½ holes behind the group in front of them, the ranger is authorized to instruct the entire group to pick up and move up to the tee immediately behind the group in front. Any holes not played will be deemed to be halved. There is no appeal or exception – if you are told to pick up and refuse or give the ranger any problems, you may be subject to forfeit of the match, subject to review by the Tournament Committee.

Weather Policy: Rainout or other unplayable conditions:
- Loss of entire day: no points will be awarded to the field
- No completion of matches within a single round: no points will be awarded within flights
- If all groups in a flight have teed off within a round and any matches are not completed, all remaining available points will be halved.
If only select flights complete all their matches within a single round of matches: results of the completed flight matches will stand and be used to determine flight standings.

Team Par 3 Contest: We will be offering an optional 9 Hole, alternate shot Par 3 Tournament ($45 per team). The partners play alternately from the teeing grounds and alternately during the play of each hole. The staff will set up holes as challenging par 3’s with tough pin placements. There will be gross and net winners on each nine, based on stroke play using 15% of the combined team handicap. The entry fee includes prizes and hors d'oeuvres following play.

Skins Competition: $50 per team covers both Thursday and Friday. Daily Winners are determined by the lowest net score on a hole(s). Skins competition will be on Thursday and Friday only. The team must have the only low net score on any one hole to win a skin. In a case where there is a hole in one tied with a net one score, the hole in one will win the skin. The winning amount will be the daily pot amount divided by the number of skin winner(s). If there are no winners, the day’s pot will roll over into the next day’s pot. If there is no winner on the last day, a raffle will be conducted for the entrants. This pot will be split between five participants in a blind draw. Note: 32 is the maximum handicap allowance for skins. Any day where 27 holes are played, only the first 18 holes played will count toward daily skins.

Hit the Green: Wager up to $200 that you will hit the green. Successfully hit the green and double your money in golf shop credit. Miss the green and receive your wager back in golf shop credit.

Caddie: The minimum single-bag rate for the three-day competition is $200 plus tip.

2018 Local Rules

Inmovable Obstructions (Rule 24-2)
Hole #3:
For a ball hit into the turf care maintenance facility, the reference point for determining the nearest point of relief shall be the point at which the ball crossed the margin of the obstruction.
Hole #9:
Protective Fence. The "Ball Drop" is an additional relief option.
Note: The "Ball Drop" is also a relief option for a ball that comes to rest on the 8th tee side of fence and it interferes with the line of play. (Decision 33-8/18)
Drainage pipe and surrounding stone at base of the hill on hole #9.
Worn extensions of cart paths are considered part of the cart path.

Water Hazards and Lateral Water Hazards
Water hazards are identified by yellow stakes and defined by yellow lines. Lateral water hazards are identified by red stakes and defined by red lines. Holes #2 and #4 have an additional relief option of a "Ball Drop." (Stakes are moveable obstructions.)

Out of Bounds (Rule 27)
The nearest inside points at ground level of white stakes, fence posts, supports for metal guard rails, concrete wall (Hole #3). Objects defining out of bounds are not obstructions and are deemed to be fixed (may not be removed).

Embedded ball rule (Rule 25-2)
Through the green, a ball which is embedded in its own pitch-mark in the ground, other than in sand, may be lifted without penalty, cleaned and dropped as near as possible to where it lay but not nearer the hole (Rule 20).

Ground Under Repair (Rule 25-1)
1. Grouted under repair is any area on the course marked by white lines and/or blue stakes (stakes are moveable obstructions)
2. French (stone) drains
3. Deep tire ruts made by motorized equipment
4. Newly seeded areas with visible seeds
5. Aeration holes (freshly cut), when posted, ball may be placed within one club length, no closer to the hole

Distance-Measuring Devices
A device that measures distance only is allowed for club tournaments.

Integral Parts of the Course
Hole #12: Stone wall on tee for play of hole #11
Hole #6: Resident house
Note: Any range balls found in #10 bunkers may be removed without penalty.

Caddies
Caddie rules waived

Temporary Suspension of Play
Suspension of play will be signaled by one prolonged horn blast. Resumption of play will be signaled by three short blasts.
Event Details

Format: Teams will be placed into flights of eight (8) teams according to the combined handicap index of team members. Flights will be determined and all play for the entire tournament, will be based on handicap indexes effective July 1st, 2018. Each team will play seven (7) nine-hole matches from the White tees.

Matches will be played at full differential in handicaps. There is a maximum course handicap of 32. A player's nine hole handicap is determined by taking 50% of their 18 hole index, and applying it to the nine hole rating.

All flight winners will participate in a playoff to determine the Adams Bowl Champions and Overall Runners-Up.

Face of Play: If any group is determined by the ranger to be 1½ holes behind the group in front of them, the ranger is authorized to instruct the entire group to pick up and move up to the tee immediately behind the group in front. Any holes not played will be deemed to be halved. There is no appeal or exception: if you are told to pick up and refuse or give the ranger any problems, you may be subject to forfeit of the match, subject to review by the Tournament Committee.

Weather Policy: Rainout or other unplayable conditions:
- Loss of entire day: no points will be awarded to the field
- No completion of matches within a single round: no points will be awarded within flights
- If all groups in a flight have tee'd off within a round and any matches are not completed, all remaining available points will be halved.
If only select flights complete all their matches within a single round of matches: results of the completed flight matches will stand and be used to determine flight standings.

Team Par 3 Contest: We will be offering an optional 9 Hole, alternate shot Par 3 Tournament ($45 per team). The partners play alternately from the teeing grounds and alternately during the play of each hole. The staff will set up holes as challenging par 3’s with tough pin placements. There will be gross and net winners on each nine, based on stroke play using 15% of the combined team handicap. The entry fee includes prizes and hors d’oeuvres following play.

Skins Competition: $50 per team covers both Thursday and Friday. Daily Winners are determined by the lowest net score on a hole(s). Skins competition will be on Thursday and Friday only. The team must have the only low net score on any one hole to win a skin. In a case where there is a hole in one tied with a net one score, the hole in one will win the skin. The winning amount will be the daily pot amount divided by the number of skin winners. If there are no winners, the day’s pot will roll over into the next day’s pot. If there is no winner on the last day, a raffle will be conducted for the entrants. This pot will be split between five participants in a blind draw. Note: 32 is the maximum handicap allowance for skins. Any day where 27 holes are played, only the first 18 holes played will count toward daily skins.

Hit the Green: Wager up to $200 that you will hit the green. Successfully hit the green and double your money in golf shop credit. Miss the green and receive your wager back in golf shop credit.

Caddie: The minimum single-bag rate for the three-day competition is $200 plus tip.

2018 Local Rules

Inmovable Obstructions (Rule 24-2):
- Hole #3:
  - For a ball hit into the Turf Care Maintenance Facility, the reference point for determining the nearest point of relief shall be the point at which the ball crossed the margin of the obstruction.
- Hole #9:
  - Protective Fence. The "Ball Drop" is an additional relief option. Note: The "Ball Drop" is also a relief option for a ball that comes to rest on the 8th tee side of fence and it interferes with the line of play. (Decision 33-8/18)
  - Drainage pipe and surrounding stone at base of the hill on hole #9.

Worn extensions of cart paths are considered part of the cart path.

Water Hazards and Lateral Water Hazards

Water hazards are identified by yellow stakes and defined by yellow lines. Lateral water hazards are identified by red stakes and defined by red lines. Holes #2 and #4 have an additional relief option of a "Ball Drop." (Stakes are movable obstructions.)

Out of Bounds (Rule 27):
The nearest inside points at ground level of white stakes, fence posts, supports for metal guard rails, concrete wall (Hole #3). Objects defining out of bounds are not obstructions and are deemed to be fixed (may not be removed).

Embedded ball rule (Rule 25-2):
Through the green, a ball which is embedded in its own pitch-mark in the ground, other than in sand, may be lifted without penalty, cleaned and dropped as near as possible to where it lay but not nearer the hole (Rule 20).

Ground Under Repair (Rule 25-1):
1. Ground under repair is any area on the course marked by white stakes and/or blue stakes (stakes are movable obstructions)
2. French (stone) drains
3. Deep tire ruts made by motorized equipment
4. Newly sodded areas with visible teams
5. Aeration holes (freely cut), when posted, ball may be placed within one club length, no closer to the hole.

Distance-Measuring Devices:
A device that measures distance only is allowed for club tournaments.

Integral Parts of the Course:
- Hole #12-Stone wall on tee for play of hole #11
- Hole #6-Resident house
Note: Any range balls found in #10 bunkers may be removed without penalty.

Caddie:
Caddie rules waived.

Temporary Suspension of Play:
Suspension of play will be signaled by one prolonged horn blast. Resumption of play will be signaled by three short blasts.
Scoring

Scoring is based on the net best ball of the two-person team. Shots will be awarded off the low handicap in the match at 100% differential. Shots will be marked on your official scorecards. Upon completion of each nine-hole match, each team will be awarded points based on the outcome of the match (See grid below).

<table>
<thead>
<tr>
<th>Number of holes won</th>
<th>Winning Team Points</th>
<th>Losing Team Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>8 1/2</td>
<td>5</td>
<td>1/2</td>
</tr>
<tr>
<td>8</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td>7 1/2</td>
<td>5</td>
<td>1 1/2</td>
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<tr>
<td>7</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>6 1/2</td>
<td>5</td>
<td>2 1/2</td>
</tr>
<tr>
<td>6</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>5 1/2</td>
<td>5</td>
<td>3 1/2</td>
</tr>
<tr>
<td>5</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td>Halved</td>
<td>4 1/2</td>
<td>4 1/2</td>
</tr>
</tbody>
</table>

In any given nine-hole match, the maximum number of points a team can win is 5. The lowest number of points a team can earn is 0. If a match needs to be forfeited, due to an emergency situation, and has not already begun, the forfeiting team receives 0 points and their opponent receives 5 points. If a match has already begun, and a team needs to forfeit due to an emergency situation, both teams retain their points up to the time of forfeit. All remaining points (up to a maximum of 5) will be awarded to the non-forfeiting team.

All flight winners will participate in a playoff to determine the Adams Bowl Champions and Overall Runners-Up. The playoff format will be Foursome Stroke Play, with the winner being the team with the lowest aggregate two-hole net score for Hole #1 and Hole #18. The handicap allowance is 50% of the partners' combined 18 Hole Course Handicaps. Partners play alternately from the teeing grounds and alternately during the play of each hole. In the event of a tie after the two-hole playoff, a sudden death playoff will begin on Hole #4 (this process will be continued until a winner is determined). In the event that there is still a tie for the Overall Runner-Up after the Overall Winner has been determined, the teams competing for Overall Runner-Up continue playing a sudden death playoff on hole #4.

The team that accumulates the most points after seven matches will win the flight. Ties for Flight Winners will be broken by the following system:
A. Results of their head-to-head matches
B. Number of matches won
C. Results of the head-to-head match vs. 3rd place team, 4th place team, etc.
D. Points won vs. 3rd place team, 4th place team, etc.

Ties for Flight Runners-Up will be broken by the following system:
A. Result of their head-to-head matches
B. Number of matches won
C. Results of head to head match vs. Flight Winner, 4th place team, 5th place team, etc.
D. Points won vs. Flight Winner, 4th place team, 5th place team, etc.

Tournament Score Posting

For handicap purposes, the Wellesley Country Club Handicap Committee considers Adams Bowl rounds to be "Tournament" scores. On Thursday, when 27 holes are played, the player should enter his first 18 holes played as an 18 hole "T" score, and the last 9 holes should be posted as a 9 hole score (9 hole scores cannot be posted as "T" scores). Each of the 3 days should result in all players recording one 18 hole Tournament Score.

In ALL cases, if you are out of the hole or you pick up, you should post the score you MOST LIKELY WOULD HAVE MADE on the hole.

For example, if you have a 30 foot putt and the hole has been decided, assume that you 2 putted for purposes of your posted score.

If you pick up in the fairway, make a reasonable assessment of what your score would have been, subject to your maximum ESC score allowed (see below chart).

The MAXIMUM score allowed for posting on ANY hole is as follows:

<table>
<thead>
<tr>
<th>Course HCP</th>
<th>Maximum Score on ANY hole</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-9</td>
<td>Double Bogey</td>
</tr>
<tr>
<td>10-19</td>
<td>7</td>
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<tr>
<td>20-29</td>
<td>8</td>
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<tr>
<td>30-39</td>
<td>9</td>
</tr>
<tr>
<td>40 or more</td>
<td>10</td>
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</table>

The MAXIMUM Score table is posted on the wall above the Handicap computer in the golf shop.
<table>
<thead>
<tr>
<th>Member Name</th>
<th>Guest Name</th>
<th>Club Affiliation</th>
<th>Town/State</th>
<th>Member Name</th>
<th>Guest Name</th>
<th>Club Affiliation</th>
<th>Town/State</th>
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<tbody>
<tr>
<td>Tony Abate</td>
<td>Claude Abate</td>
<td>Twin Rivers GC</td>
<td>Orieo, FL</td>
<td>Bill Larrenaga</td>
<td>Ron Larrenaga</td>
<td>Charter Oak CC</td>
<td>Hudson, MA</td>
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<tr>
<td>Dylan Ade</td>
<td>Chris Dargen</td>
<td>Ponkapoog GC</td>
<td>Canton, MA</td>
<td>John Lawrence</td>
<td>Bob Bergoyne</td>
<td>Westfields GC</td>
<td>Clifton, VA</td>
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<td>Rob Alessi</td>
<td>Arthur Christianso</td>
<td>Woodland GC</td>
<td>Newton, MA</td>
<td>Howard Leeder</td>
<td>Clon Lamarrre</td>
<td>CC of New Bedford</td>
<td>North Dartmouth, MA</td>
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<tr>
<td>Howard Appleby</td>
<td>Mike Kellogg</td>
<td>Brae Burn CC</td>
<td>Newton, MA</td>
<td>Scott Madden</td>
<td>Mike McKinnon</td>
<td>Skokie CC</td>
<td>Glencoe, IL</td>
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<tr>
<td>Steve Barrett</td>
<td>Gary Barrett</td>
<td>CC of Lansing</td>
<td>Lansing, MI</td>
<td>Eric Marandet</td>
<td>Dan Gouland</td>
<td>Manchester CC</td>
<td>Bedford, NH</td>
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<tr>
<td>Bettye Beaver</td>
<td>Joe Oertt</td>
<td>Brae Burn CC</td>
<td>North, MA</td>
<td>Jeff Metzger</td>
<td>Renee Elsassy</td>
<td>Marborough CC</td>
<td>Marlborough, MA</td>
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<tr>
<td>Mike Belkin</td>
<td>Steve Parazin</td>
<td>Bay Club at Mattapoisett</td>
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<td>Tom Miller</td>
<td>Malcolm Gouncing</td>
<td>Mid Ocean Club</td>
<td>Bermuda</td>
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<td>Chris Blakely</td>
<td>Jeremy McIntosh</td>
<td>Meadowbrook GC&amp;CC</td>
<td>Gurney, OH</td>
<td>Jeff Mitchell</td>
<td>Mark Berube</td>
<td>Willowbend CC</td>
<td>Mattape, MA</td>
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<td>Richard Biondi</td>
<td>Euan Sanderson</td>
<td>Indian Pond CC</td>
<td>Kingston, MA</td>
<td>Daniel Murphy</td>
<td>Michael Murphy</td>
<td>New York Athletic Club</td>
<td>New York, NY</td>
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<td>John Bradley</td>
<td>Jack Cardy</td>
<td>The Kittanset Club</td>
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<td>Robert Murphy</td>
<td>Pat Walsh</td>
<td>Great Oaks CC</td>
<td>Rochester, NY</td>
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<td>Dermot O'Grady</td>
<td>Concord CC</td>
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<td>Peter Murray</td>
<td>Mike Belden Jr.</td>
<td>Blue Hill CC</td>
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<td>Mike Bevilacqua</td>
<td>Black Rock CC</td>
<td>Hingham, MA</td>
<td>Tom Nash</td>
<td>David Nash</td>
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<td>Wellesley, MA</td>
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<td>Paul Clifford</td>
<td>Brian Clifford</td>
<td>Point Judith CC</td>
<td>Narragansett, RI</td>
<td>Mike O'Connell</td>
<td>Nick O'Connell</td>
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<td>Wellesley, MA</td>
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<tr>
<td>Richard Davis Jr.</td>
<td>Clark Davis</td>
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<td>Larry Petting</td>
<td>Drew Petting</td>
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<td>Wellesley, MA</td>
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<td>Patrick Diaz</td>
<td>Jeff Caplan</td>
<td>Nemoth GC</td>
<td>Natick, MA</td>
<td>Stuart Porter</td>
<td>Tony Provenc</td>
<td>Radrick Farms GC</td>
<td>Ann Arbor, MI</td>
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<td>Gene DuBois</td>
<td>Joe Guidi</td>
<td>Sassamon Trace GC</td>
<td>Taunton, MA</td>
<td>Gregg Prescott</td>
<td>John Zedros</td>
<td>Woodland GC</td>
<td>Newton, MA</td>
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<td>Owen Degan Jr.</td>
<td>Chris Brown</td>
<td>Vesper CC</td>
<td>Waltham, MA</td>
<td>Greg Redmond</td>
<td>Jeff Thomas</td>
<td>CC of Little Rock</td>
<td>Little Rock, AR</td>
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<td>Doug Francis</td>
<td>Jeff Witt</td>
<td>Deshham CPC</td>
<td>Dedham, MA</td>
<td>Michael Refajo</td>
<td>Mike DePoy</td>
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<td>Mike Friend</td>
<td>Pete Snelly</td>
<td>Sacramento GC</td>
<td>Sacramento, CA</td>
<td>Jeff Ross</td>
<td>Mario Costola</td>
<td>Needham GC</td>
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<td>John Frohnoer</td>
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<td>Steve Ross</td>
<td>Rick Domini</td>
<td>Sawgrass CC</td>
<td>Ponte Vedra, FL</td>
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<td>John Beerbheim</td>
<td>Brae Burn CC</td>
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<td>Phil Rosetti</td>
<td>Bob Nault</td>
<td>Cape Club of Sharon</td>
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<td>Marcello Gallo</td>
<td>Jake Simpson</td>
<td>Framingham CC</td>
<td>Framingham, MA</td>
<td>Rick Ruggero</td>
<td>Terry Walsh</td>
<td>Dedham &amp;PC</td>
<td>Dedham, MA</td>
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<td>Mike Novak</td>
<td>Needham GC</td>
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<td>Jim King</td>
<td>Triggs Memorial GC</td>
<td>Providence, RI</td>
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<td>NCGA</td>
<td>San Francisco, CA</td>
<td>Rick Spillane</td>
<td>Ed Chiverton</td>
<td>E Club East Bay</td>
<td>Concord, CA</td>
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<td>Charles Mangum</td>
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<td>Mark Spercko</td>
<td>Bern Sweeney</td>
<td>Pawleys Plantation</td>
<td>Pawleys Island, SC</td>
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<td>Chris Lematta</td>
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<td>Woodland GC</td>
<td>Newton, MA</td>
<td>Frank Yones</td>
<td>Carl Forrester</td>
<td>Dennis Pines GC</td>
<td>East Dennis, NY</td>
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<td>Bill Lofaro Jr.</td>
<td>Mike Marchese</td>
<td>Oyster Harbors GC</td>
<td>Osterville, MA</td>
<td>Martin Zinity</td>
<td>Beau Volley</td>
<td>Cattail Creek CC</td>
<td>Glenwood, MD</td>
</tr>
</tbody>
</table>
2017 Adams Bowl
Teams By Flight

Augusta

1 Fryberger,Dates
2 Keaton,Matt
3 Gannon,Tim
4 Gear,Mike
5 Murray,Peter
6 Leeder,Howard
7 O'Connell,Mike
8 Dugan,Jr.,Owen

Blue Valley

1 Ade,Dylan
2 Whitley,Jeff
3 Ziny,Nathan
4 Appleby,Howard
5 Davis, Jr.,Rich
6 Garvey,John
7 Prusk,Mike
8 Ross,Steve

Duggan,Chris
Mariani,Dan
Volley,Beau
Kellog,Mike
Davis,Clark
Gentry,Bill
Snell,Pete
Domenick,Rick

O'Connor, Nick

Bluebird

1 Vaucelvede,Murphy
2 Porter,Stu
3 Miller,Tom
4 Marsandt,Eric
5 Mitchell,Jeff
6 Spillane, Jr., Rick
7 Blend,Richard
8 Gale,Martello

Vaucelvede,Duodrick
Prins, Tony
Guzel, Malooken
Gold, Dan
Bendes, Mark
Chirenton, Ed
Sanderson, Evan
Simper, John

Round 1: Thursday 12
7:30 AM 10 Fryberger,Dates (4)& Baerborn, Jon (2)
7:39 AM 10 Gannon,Timothy (15)& Novak, Mike (2)
7:48 AM 10 Keaton, Matthew (4) & Hainey, Ron (2)
7:57 AM 10 Murray, Peter (6) & Belling, Jr., Mike (2)

Round 2: Thursday 13
10:15 AM 1 Fryberger, Dates (4) & Baerborn, Jon (2)
10:24 AM 1 Gannon, Timothy (15) & Novak, Mike (2)
10:33 AM 1 Keaton, Matthew (4) & Hainey, Ron (2)
10:42 AM 1 Murray, Peter (6) & Belling, Jr., Mike (2)

Round 3: Thursday 13
1:00 PM 10 Fryberger, Dates (4) & Baerborn, Jon (2)
1:09 PM 10 Gannon, Timothy (15) & Novak, Mike (2)
1:18 PM 10 Keaton, Matthew (4) & Hainey, Ron (2)
1:27 PM 10 Leeder, Howard (4) & Lamarre, Clem (4)

Round 4: Friday 13
7:30 AM 1 Fryberger, Dates (4) & Baerborn, Jon (2)
7:39 AM 1 Leeder, Howard (4) & Lamarre, Clem (4)
7:48 AM 1 Gannon, Timothy (15) & Novak, Mike (2)
7:57 AM 1 Keaton, Matthew (4) & Hainey, Ron (2)

Round 5: Friday 13
10:15 AM 10 Fryberger, Dates (4) & Baerborn, Jon (2)
10:24 AM 10 Murray, Peter (6) & Belling, Jr., Mike (2)
10:33 AM 10 Gannon, Timothy (15) & Novak, Mike (2)
10:42 AM 10 Keaton, Matthew (4) & Hainey, Ron (2)

Round 6: Saturday 14
8:15 AM 1A Fryberger, Dates (4) & Baerborn, Jon (2)
8:15 AM 1B Keaton, Matthew (4) & Hainey, Ron (2)
8:15 AM 2A Gannon, Timothy (15) & Novak, Mike (2)
8:15 AM 2B Dugan, Jr., Owen (2) & Brown, Chris (6)

Round 7: Saturday 14
11:45 AM 1A Fryberger, Dates (4) & Baerborn, Jon (2)
11:45 AM 1B Gannon, Timothy (15) & Novak, Mike (2)
11:45 AM 11A Keaton, Matthew (4) & Hainey, Ron (2)
11:45 AM 11B Dugan, Jr., Owen (2) & Brown, Chris (6)
1. Vanderwelde, Murphy 8.5
2. Porter, Stu 5.1
3. Miller, Tom 10.0
4. Marandett, Eric 9.8
5. Mitchell, Jeff 9.3
6. Spillane Jr., Rick 5.1
7. Blond, Richard 10.1
8. Gallo, Marcello 11.9

Vanderwelde, Diederick 5.3
Primak, Tony 9.4
Gosling, Malcolm 5.1
Goland, Dan 5.3
Berube, Mark 6.2
Chiverton, Ed 11.2
Simpson, Eduan 6.2
Simpson, Jake 5.4

Round 1, Thu. July 12
7:30 AM 1 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
7:38 AM 1 Miller, Tom (6) & Gosling, Malcolm (3)
7:48 AM 1 Porter, Stu (2) & Primak, Tony (3)
7:57 AM 1 Mitchell, Jeff (5) & Berube, Mark (3)

Round 2, Thu. July 12
10:15 AM 10 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
10:24 AM 10 Marandett, Eric (6) & Goland, Dan (3)
10:33 AM 10 Porter, Stu (2) & Primak, Tony (3)
10:42 AM 10 Mitchell, Jeff (5) & Berube, Mark (3)

Round 3, Thu. July 12
1:00 PM 1 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
1:09 PM 1 Miller, Tom (6) & Gosling, Malcolm (3)
1:18 PM 1 Porter, Stu (2) & Primak, Tony (3)
1:27 PM 1 Spillane Jr., Richard (3) & Chiverton, Ed (6)

Round 4, Fri. July 13
7:30 AM 10 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
7:39 AM 10 Spillane Jr., Richard (3) & Chiverton, Ed (6)
7:48 AM 10 Miller, Tom (6) & Gosling, Malcolm (3)
7:57 AM 10 Porter, Stu (2) & Primak, Tony (3)

Round 5, Fri. July 13
10:15 AM 10 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
10:24 AM 10 Mitchell, Jeff (5) & Berube, Mark (3)
10:33 AM 10 Marandett, Eric (6) & Goland, Dan (3)
10:42 AM 10 Porter, Stu (2) & Primak, Tony (3)

Round 6, Sat. July 14
8:15 AM 1A Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
8:24 AM 1B Miller, Tom (6) & Gosling, Malcolm (3)
8:33 AM 1A Miller, Tom (6) & Gosling, Malcolm (3)
8:42 AM 1B Porter, Stu (2) & Primak, Tony (3)

Round 7, Sat. July 14
11:45 AM 1A Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
11:54 AM 1B Miller, Tom (6) & Gosling, Malcolm (3)
11:45 AM 2A Marandett, Eric (6) & Goland, Dan (3)
11:45 AM 2B Blond, Richard (6) & Simpnon, Eduan (2)

Round 1, Thu. July 12
8:06 AM 10 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
8:15 AM 10 Vane, Frank (2) & Parozino, Carl (9)
8:24 AM 10 Sexeney, Steve (9) & King, Jim (5)
8:33 AM 10 Belkin, Mike (7) & Petzing, Drew (2)

Round 2, Thu. July 12
10:01 AM 10 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
10:10 AM 10 Sexeney, Steve (9) & King, Jim (5)
10:19 AM 10 Belkin, Mike (7) & Petzing, Drew (2)

Round 3, Thu. July 12
1:06 PM 10 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
1:15 PM 10 Sexeney, Steve (9) & King, Jim (5)
1:24 PM 10 Belkin, Mike (7) & Petzing, Drew (2)

Round 4, Fri. July 13
8:06 AM 10 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
8:15 AM 10 Sexeney, Steve (9) & King, Jim (5)
8:24 AM 10 Belkin, Mike (7) & Petzing, Drew (2)

Round 5, Fri. July 13
10:01 AM 10 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
10:10 AM 10 Sexeney, Steve (9) & King, Jim (5)
10:19 AM 10 Belkin, Mike (7) & Petzing, Drew (2)

Round 6, Sat. July 14
8:15 AM 10 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
8:24 AM 10 Sexeney, Steve (9) & King, Jim (5)
8:33 AM 10 Belkin, Mike (7) & Petzing, Drew (2)

Round 7, Sat. July 14
11:45 AM 10 Vanderwelde, Murphy (5) & Vanderwelde, Diederick (3)
11:54 AM 1B Miller, Tom (6) & Gosling, Malcolm (3)
11:45 AM 2A Marandett, Eric (6) & Goland, Dan (3)
11:45 AM 2B Blond, Richard (6) & Simpnon, Eduan (2)
Round 1: Thu, July 12
8:06 AM 1 Stranberg, James (6) & Mangum, Charles (5)
8:18 AM 1 Frontero, Jim (4) & Frontero, John (7)
8:24 AM 1 Nash, Thomas (4) & Nash, David (7)
8:33 AM 1 Francis, Doug (9) & Will, Jeff (6)

Round 2: Thu, July 12
10:21 AM 10 Stranberg, James (7) & Mangum, Charles (6)
11:00 AM 10 Francis, Doug (6) & Will, Jeff (5)
11:09 AM 10 Ruggiero, Richard (6) & Walsh, Rory (7)
11:18 AM 10 Nash, Thomas (4) & Nash, David (5)

Round 3: Thu, July 12
1:38 PM 10 Stranberg, James (6) & Mangum, Charles (5)
1:45 PM 10 Frontero, Jim (4) & Frontero, John (7)
1:54 PM 10 Nash, Thomas (4) & Nash, David (7)
2:02 PM 10 Ruggiero, Richard (6) & Walsh, Rory (7)

Round 4: Fri, July 13
8:56 AM 10 Stranberg, James (7) & Mangum, Charles (5)
9:15 AM 10 Ruggiero, Richard (6) & Walsh, Rory (7)
9:24 AM 10 Frontero, Jim (4) & Frontero, John (8)
9:33 AM 10 Nash, Thomas (4) & Nash, David (5)

Round 5: Fri, July 13
10:51 AM 10 Stranberg, James (6) & Mangum, Charles (6)
11:09 AM 10 Ruggiero, Richard (7) & Walsh, Rory (5)
11:18 AM 10 Nash, Thomas (4) & Nash, David (7)

Round 6: Sat, July 14
8:15 AM 12A Stranberg, James (7) & Mangum, Charles (5)
8:15 AM 12B Nash, Thomas (4) & Nash, David (6)
8:15 AM 13 Frontero, Jim (4) & Frontero, John (9)
8:15 AM 14A Ruggiero, Richard (6) & Walsh, Rory (7)

Round 7: Sat, July 14
11:40 AM 3 Stranberg, James (6) & Mangum, Charles (5)
11:45 AM 4A Frontero, Jim (4) & Frontero, John (7)
11:45 AM 4B Ruggiero, Richard (6) & Walsh, Rory (6)
11:45 AM 6A Burke, Robert (6) & Bevilacqua, Mike (7)

Round 8: Sun, July 15
11:40 AM 1 Mancilla, Charles (8) vs. Crow, Paul (4) & Clifford, Brian (9)
11:45 AM 2 Nash, David (13) vs. Ruggiero, Richard (5) & Walsh, Rory (6)
11:50 AM 3 Walsh, Rory (11) vs. Handrinos, Nick (7)
11:55 AM 4 Burke, Robert (12) vs. Bevilacqua, Mike (7)
12:00 PM 5 Clifford, Brian (8) vs. Handrinos, Peter (9) & Handrinos, Nick (4)
# Riviera Flight

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<thead>
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<tbody>
<tr>
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<td>2</td>
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<td>5</td>
<td>Singleton, Jack</td>
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<td>6</td>
<td>Dubois III, Gene</td>
<td>16.8</td>
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<td>7</td>
<td>Rossetti, Phil</td>
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<td>Kula, Mario</td>
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<td>Marchese, Mike</td>
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<td>14.2</td>
<td>Zdros, John</td>
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<td>O'Grady, Dermot</td>
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<td>Garrity, Charles</td>
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<td>Guidi, Joe</td>
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<td>17.2</td>
<td>Nault, Bob</td>
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<td>12.4</td>
<td>De Feo, Mike</td>
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# Shinnecock Flight

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<td>6</td>
<td>Redmond, Greg</td>
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<td>Caplan, Jeff</td>
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<td>16.6</td>
<td>Burgoyne, Bob</td>
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<td>27.3</td>
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<td>11.6</td>
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<td>17.6</td>
<td>Frank, Alex</td>
<td></td>
</tr>
<tr>
<td>17.3</td>
<td>Sweeny, Bern</td>
<td></td>
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</tbody>
</table>

**Round 1: Thu, July 12**

- **8:42 AM**
  - Ross, Jeff (6) & Kula, Mario (3)
  - vs. Refojo, Michael (6) & De Feo, Mike (7)
- **8:51 AM**
  - Prescott, Gregg (6) & Zdros, John (9)
  - vs. Singleton, Jack (9) & Garrity, Charles (8)
- **9:00 AM**
  - LaPoint Jr., Bill (7) & Marchese, Mike (7)
  - vs. LaPoint Jr., Bill (7) & Marchese, Mike (7)

**Round 2: Thu, July 12**

- **11:07 AM**
  - Ross, Jeff (6) & Kula, Mario (10)
  - vs. Prescott, Gregg (7) & Zdros, John (8)
- **11:26 AM**
  - Brand, Steven (7) & O'Grady, Dermot (8)
  - vs. Rossati, Phil (6) & Nault, Bob (10)
- **11:45 AM**
  - Singleton, Jack (9) & Garrity, Charles (8)
  - vs. Singleton, Jack (9) & Garrity, Charles (8)

**Round 3: Thu, July 12**

- **2:12 PM**
  - Ross, Jeff (6) & Kula, Mario (10)
  - vs. Brand, Steven (7) & O'Grady, Dermot (8)
- **2:21 PM**
  - Prescott, Gregg (6) & Zdros, John (8)
  - vs. Rossati, Phil (6) & Nault, Bob (10)
- **3:30 PM**
  - LaPoint Jr., Bill (7) & Marchese, Mike (7)
  - vs. LaPoint Jr., Bill (7) & Marchese, Mike (7)

**Round 4: Fri, July 13**

- **8:42 AM**
  - Ross, Jeff (6) & Kula, Mario (10)
  - vs. Singleton, Jack (9) & Garrity, Charles (8)
- **8:51 AM**
  - Dufour III, Eugene (10) & Guidi, Joe (8)
  - vs. Rossati, Phil (6) & Nault, Bob (10)
- **9:00 AM**
  - Prescott, Gregg (7) & Zdros, John (8)
  - vs. Brand, Steven (7) & O'Grady, Dermot (8)

**Round 5: Fri, July 13**

- **11:27 AM**
  - Ross, Jeff (6) & Kula, Mario (9)
  - vs. Singleton, Jack (9) & Garrity, Charles (8)
- **11:36 AM**
  - Singleton, Jack (9) & Garrity, Charles (8)
  - vs. Singleton, Jack (9) & Garrity, Charles (8)
- **11:45 AM**
  - Brand, Steven (7) & O'Grady, Dermot (8)
  - vs. Dufour III, Eugene (10) & Guidi, Joe (8)
- **11:54 AM**
  - Singleton, Jack (9) & Garrity, Charles (8)
  - vs. Singleton, Jack (9) & Garrity, Charles (8)

**Round 6: Sat, July 14**

- **9:15 AM**
  - Ross, Jeff (6) & Kula, Mario (10)
  - vs. Rossati, Phil (6) & Nault, Bob (10)
- **9:15 AM**
  - LaPoint Jr., Bill (7) & Marchese, Mike (7)
  - vs. Rossati, Phil (6) & Nault, Bob (10)
- **9:15 AM**
  - Singleton, Jack (9) & Garrity, Charles (8)
  - vs. Singleton, Jack (9) & Garrity, Charles (8)

**Round 7: Sat, July 14**

- **11:45 AM**
  - Ross, Jeff (6) & Kula, Mario (10)
  - vs. LaPoint Jr., Bill (7) & Marchese, Mike (7)
- **11:45 AM**
  - Prescott, Gregg (6) & Zdros, John (10)
  - vs. Singleton, Jack (9) & Garrity, Charles (8)
- **11:45 AM**
  - Dufour III, Eugene (10) & Guidi, Joe (8)
  - vs. Singleton, Jack (9) & Garrity, Charles (8)
Winged Foot Flight

1 Abate, Tony 13.8
2 Murphy, Bob 19.6
3 Murphy, Dan 16.8
4 Bradley, Jack 24.9
5 Larrenaga, William 18.0
6 Beaver, Bentley 19.2
7 Harrington, John 22.1
8 Iannella Jr, Christopher 25.6

Abate, Claude 17.3
Walsh, Pat 12.7
Murphy, Michael 16.1
Cady, Jack 8.1
Larrenaga, Ryan 17.0
Onstott, Joe 16.4
Harrington, Chris 19.7
Sokolove, Jim 17.8

Round 1: Thu, July 12
9:00 AM 1 Abate, Tony (9) & Abate, Claude (10)
39:08 AM 1 Murphy, Daniel (9) & Murphy, Michael (9)
3:06 AM 1 Murphy, Robert (11) & Walsh, Pat (7)
8:45 AM 1 Larrenaga, William (10) & Larrenaga, Ryan (9)

Round 2: Thu, July 12
12:20 PM 1 Abate, Tony (9) & Abate, Claude (10)
12:20 PM 1 Murphy, Robert (12) & Walsh, Pat (9)
12:30 PM 1 Larrenaga, William (11) & Larrenaga, Ryan (12)

Round 3: Thu, July 12
2:48 PM 1 Abate, Tony (9) & Abate, Claude (10)
3:37 PM 1 Murphy, Daniel (9) & Murphy, Michael (9)
3:06 PM 1 Murphy, Robert (11) & Walsh, Pat (7)
3:15 PM 1 Beaver, Bentley (11) & Cady, Jack (9)

Round 4: Fri, July 13
9:18 AM 1 Abate, Tony (9) & Abate, Claude (10)
9:27 AM 1 Beaver, Bentley (11) & Cady, Jack (9)
9:30 AM 1 Murphy, Daniel (9) & Murphy, Michael (9)
9:45 AM 1 Murphy, Robert (11) & Walsh, Pat (7)

Round 5: Fri, July 13
12:20 PM 1 Abate, Tony (9) & Abate, Claude (10)
12:20 PM 1 Larrenaga, William (12) & Larrenaga, Ryan (9)
12:30 PM 1 Murphy, Robert (11) & Walsh, Pat (7)

Round 6: Sat, July 14
8:16 AM 1B Abate, Tony (9) & Abate, Claude (10)
8:19 AM 1B Murphy, Robert (12) & Walsh, Pat (7)
8:15 AM 1A Murphy, Daniel (9) & Murphy, Michael (9)
9:15 AM 1B Bradley, John (10) & Cady, Jack (9)

White
11:45 AM 7B Abate, Tony (9) & Abate, Claude (10)
11:45 AM 8 Murphy, Daniel (9) & Murphy, Michael (9)
11:45 AM 9A Bradley, John (10) & Cady, Jack (9)
11:45 AM 8B Harrington, John (12) & Harrington, Chris (11)

Past Champions

Year | Winner | Manager | Bonus | Year | Winner | Manager | Bonus
--- | --- | --- | --- | --- | --- | --- | ---
1955 | J. F. Fay | C. L. Tinkman | 1987 | Guy Munroe | Steve Munroe
1956 | W. H. Antley | H. P. Alderman | 1988 | Mike O'Connell | Tim Clifford
1961 | H. P. Alderman | C. R. Ferguson | 1993 | Tom Sartory | Gary Mertens
1962 | G. R. Lord | L.D. Sullivan | 1994 | David Webster | Donald Pierce
1965 | P. J. Vesnella | L. Carangelo | 1997 | Ed Vahay | Tony Vahay
1966 | Dr. W. I. Neikirk | Dr. G. Gill | 1998 | Steve Ross | Rick Domini
1970 | J. Nimmo | R. Kessler | 2002 | Mike Gier | Leo Gregory
1971 | T. B. Kealy | G. Leedom | 2003 | Erik Goltz | Tom McCarthy
1972 | J. Corcoran | J. Peirson | 2004 | Rick Hansen | Ryan Mallughan
1973 | D. Cranston | C. Fraushe | 2005 | Jeff Dekorne | Doug Whitley
1974 | J. Frey | D. Congdon | 2006 | Michael Stone | Peter Suchy
1975 | J. Corcoran | J. Peirson | 2007 | Robert Kelley | Bruce Kelley
1976 | A. Fedoroff | G. Coakley | 2008 | Bill Larrenaga | Wayne Snively
1978 | D. Strebel | F. Armstrong | 2010 | Gene DuBois | Joe Guidi
1979 | T. Ryan | J. Spangler | 2011 | Stuart Porter | John Donahue
1982 | R. French | L. Mullin | 2014 | Hunter Emerson | Bruce Levine
1983 | R. E. Madden | E. A. Madden | 2015 | Stuart Porter | John Donahue
1985 | Kevin Congdon | Danny Congdon | 2017 | Peter Murray | Mike Belkin Jr.
2018 Adams Bowl Guest Clubs

Special Thanks

Marty Ryan, General Manager
Jeff Phillips, Head Golf Professional
Bill Sansone, Golf Course Superintendent
Mike Bowers, Assistant Golf Professional
Nate Durant, Assistant Golf Professional
Kevin Leskouski, PGA Golf Assistant Professional
Steve Wolf, PGA Assistant Golf Professional
Frank Cartaglia, Caddie Master/Outside Service Manager
Peter Barber, Outside Golf Services
Liz Bertherman, Merchandise Manager
Sydney Sheehan, Golf Shop Assistant
Adam Bernazzani, Assistant Golf Course Superintendent
Ryan Babcock, Assistant Golf Course Superintendent
David Ferrantino, Assistant Golf Course Superintendent
Matt Heald, Assistant Golf Course Superintendent
Sharif Sadek, Assistant Golf Course Superintendent
Chris Henri, Assistant Golf Course Superintendent
Brian Healy, Golf Course Mechanic
Beth Harrington, Horticulturist
Bryan Wade, Service Manager
Craig Cobb, Executive Chef
Pam Towlie, Functions Manager
Marilyn Morgan, Food & Beverage
Heather Rich, Director of Communication
Tyler Wehr, Clubhouse Manager
Ibrahim Ndiaye, Men’s Locker Room

Thank you to all the other Wellesley Country Club staff members who help make the Adams Bowl such a success.
Approve SPED Stabilization Fund Expenditure

As you may recall expenditures from the SPED stabilization fund requires approval of both the Board of Selectmen and the School Committee. Enclosed in your packet the current bill from New England Medical Billing. The expenditure is for $721.69. As you can see, the School Committee has already acted on this item on April 23, 2019 and once the Board has it can be processed for payment.

MOVE that the Board vote to authorize payment of invoices in the amount of $721.69 to New England Medical Billing for the Town’s Medicaid filing from the SPED Stabilization Fund.
Town of Wellesley
SPED Stabilization Payment Request

At ATM 2017, the Town accepted Ch 40, S 13E; added by section 24 of Chapter 218 of the Acts of 2016 (Municipal Modernization Act); authorizing the School Department to establish a reserve fund to be utilized to pay, without further appropriation, unanticipated or unbudgeted Special Education costs. Disbursements from this fund require a majority vote by both the School Committee and the Board of Selectmen.

The School Department hired a vendor, New England Medical Billing (N.E.M.B), to file for Medicaid reimbursement for eligible students. Town Meeting agreed to annually appropriate these newly identified receipts into the fund. The fund was started with a transfer of $20,000 from free cash. The School Department will annually advise Town meeting of the amount collected and request the appropriation to the fund.

This form will be used to obtain the approvals required to pay the attached invoices.

<table>
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<tr>
<th>Vendor Name</th>
<th>Number</th>
<th>Purpose</th>
<th>Invoice #</th>
<th>Date</th>
<th>Amount</th>
<th>Account code</th>
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<tr>
<td>New England Medical Billing</td>
<td>373252</td>
<td>School Medicaid Claiming Fee</td>
<td>WELLE1812</td>
<td>3/29/2019</td>
<td>$721.69</td>
<td>83982203-578010</td>
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Authorization                  | Vote Date | Chairman Signature
School Committee               | 4/23/2019  |  
Board of Selectmen             |           |  

New England Medical Billing
19 Norfolk Avenue
South Easton, MA 02375

BILL TO
Wellesley Public Schools
40 Kingsbury ST
Wellesley, MA 02481
Attn: Judith Belliveau
Asst Superintendent

<table>
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<th>NET RECEIPTS</th>
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<td>1,769.59</td>
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Thank you for your business.

For questions - call Nancy Dolgin at (508)297-2068 x232

Total $721.69
4. **Appoint SEC Members**

There are currently two vacancies on the Sustainable Energy Committee. One vacancy is for Ellen Korpi’s position (2020), which was vacated with Ellen’s election to the MLP Board. The second vacancy has been made with Frank Lamppa’s resignation (2021). The SEC has recommended two candidates for the board’s consideration: Sue Morris and Richard Lee.

**MOVE** to appoint Sue Morris to the Sustainable Energy Committee with a term to expire on June 30, 2020 and to appoint Richard Lee to the Sustainable Energy Committee with a term to expire on June 30, 2021.
Hi Meghan,

Below is what Laura provided on the SEC candidates. Please let me know if you need additional info.

Best,
Marybeth

From: Laura Olton <laura.olton@yahoo.com>
Sent: Thursday, April 11, 2019 10:42:11 AM
To: Thomas Ulfelder; Jack Morgan
Subject: Request for SEC Appointments

Tom and Jack,

I would like to propose Sue Morris and Richard Lee, two Wellesley residents, for the two open BOS-appointed seats on the SEC:
Sue Morris for Ellen Korpi’s seat — Term expires 2020
Richard Lee for Robert Lamppa’s seat — Term expires 2021

Sue Morris has spent the better part of the last 10 years volunteering on sustainability initiatives in our community. She has worked on many different green committees and initiatives in Wellesley including waste reduction, anti-idling, recycling, food waste, renewable energy, energy use reduction, transportation and more. She has started programs and created waste reducing initiatives in Wellesley such as reducing use of disposable water bottles and single use plastics. She has worked with Sustainable Wellesley/Wellesley Green Schools as well as several other sustainability focused organizations, and regularly attends the Green Collaborative meetings on behalf of Wellesley Green Schools. She also works with the Wellesley High School Green Team and Environmental Action Club on various green initiatives.

Richard Lee has over 25 years experience across finance, marketing, regulatory, and program / project management that will be quite beneficial to the SEC. His current company has a strong mission around growing agriculture in a more sustainable fashion (reduced water usage, less nitrogen usage, promoting regenerative agricultural practices). He has been a resident of Wellesley for over 6 years with two kids in Sprague. One of his personal goals for 2019 was to find a way to get more involved in the local Wellesley community/government and has started getting engaged, including with the Transportation Working Group. He is very interested in helping our local community find more & better ways to save our natural resources, leverage more alternative energy sources, and promote more environmentally friendly practices.

I personally met with all five candidates together with either Ellen Korpi or Fred Bunger. I think the combination of these two people will bring added strength to the SEC and request that you approve them at your next Board of Selectmen meeting.

Best,
Marybeth,
You might have already sent this, but can you send me the SEC recommended folks for appointment and any information we have on them for the Friday Night Mail.
Thanks.

Meghan C. Jop, AICP
Executive Director
Town of Wellesley
mjop@wellesleyma.gov
www.wellesleyma.gov
781.431.1019 ext 2200

Please be advised the Secretary of State has determined that email is a public record.
5. **Special Town Meeting Preparations**

Attached for the Board’s vote are the motions for the Special Town Meeting. I will be attending the Planning Board meeting’s Public Zoning Hearing which begins at 6:30 and can advise the Board on their votes on the proposed zoning language. The motions have worked to incorporate comments received from the Planning Board at the initial Public Zoning Hearing held on April 10th. In addition to finalizing the language of the motions, given the zoning language originally attached as Exhibits to the three development agreements has changed, the Board will be asked to acknowledge the change and to insert the final zoning language proposed as the Exhibit. I have discussed this with Victor Sheen and the Wellesley Office Park Counsel and they are in agreement.

**MOVE to approve the motions for the May 13, 2019 Special Town Meeting.**

**MOVE to acknowledge a revision in the zoning exhibits for the Wellesley Office Park, Delanson, and 140/148 Weston Road Development Agreements to incorporate final zoning amendment proposals for the May 13, 2019 Special Town Meeting.**
TOWN MEETING

ARTICLE: 2

MOTION: 1

That the Town vote to amend the Zoning Bylaw by adding two sections: 1. “Section 14J. Smart Growth Overlay Districts”, and 2. “Section 14J.1. Wellesley Park Smart Growth Overlay District”, as follows:

SECTION 14J. SMART GROWTH OVERLAY DISTRICTS

A. Purpose

The purposes of this Section are:

1. To allow for the establishment of Smart Growth Overlay Districts to promote the redevelopment of certain areas and properties in a form that meets the objectives of “smart growth” in accordance with and within the purposes of Mass. Gen. Laws Ch. 40R;

2. To provide for a more diversified housing stock within the Town of Wellesley, including affordable housing and housing types that meet the needs of the Town’s population, all as currently identified in the Wellesley Housing Production Plan;

3. To promote advanced site planning, sustainable design, improved transportation management, and environmental enhancements in the development of projects; and

4. To the extent not in conflict with the purposes of Mass. Gen. Laws Ch. 40S and the provisions for As-of-Right development under the Governing Laws, generate positive tax revenue, and to benefit from the financial incentives provided by Mass. Gen. Laws Ch. 40R, while providing the opportunity for new business growth and additional local jobs.

B. Definitions
As used in this Section and in sections associated with any district created under this Section, the following terms shall have the meanings set forth below. Additional terms and definitions contained in Section 1B that are applicable to the administration of this Section and any sections associated with any district created under this Section shall have the meanings ascribed to them by the definitions established as of the date of adoption of this Section, unless amendments to these definitions are subsequently approved by the Massachusetts Department of Housing and Community Development. To the extent that there is any conflict between the definitions set forth below or in Section 1B and the Governing Laws, the terms of the Governing Laws shall govern.

Administering Agency or Monitoring Agent - The Wellesley Housing Development Corporation or its designee, subject to the approval of the Department, which shall have the power to monitor and to enforce compliance with the provisions of this Bylaw related to Assisted Units, including but not limited to computation of rental and sales prices; income eligibility of households applying for Assisted Units; administration of an approved housing marketing and resident selection plan; and recording and enforcement of an Affordable Housing Restriction for each Assisted Unit in the District.

Affordable Housing - Housing that is affordable to and occupied by Eligible Households.

Affordable Housing Restriction - A deed restriction of Affordable Housing meeting statutory requirements in Mass. Gen. Laws Ch. 184 Section 31 and the requirements of subsection K., Housing and Housing Affordability, of this Section.

Affordable Rental Unit - An Affordable Housing Dwelling Unit required to be rented to an Eligible Household in accordance with the requirements of Section 14J.K.

Affordable Homeownership Unit - An Affordable Housing Dwelling Unit required to be sold to an Eligible Household in accordance with the requirements of Section 14J.K.

Applicant - A landowner or other petitioner who files a site plan for a Development Project subject to the provisions of this Section.

Application - A petition for Site Plan Approval filed with the Approving Authority by an Applicant and inclusive of all required documentation as specified in administrative rules adopted pursuant to Section 14J.E.

Approving Authority or Plan Approval Authority - The Zoning Board of Appeals of the Town of Wellesley acting as the authority designated to review projects and issue approvals under this Section.

As-of-Right Development - To the extent consistent with and subject to the same meaning as the term As-of-Right in the Governing Laws, a Development Project...
allowable under this Section without recourse to a special permit, variance, zoning amendment, or other form of zoning relief. A Development Project that is subject only to this Section, including the Site Plan Review requirements, shall be considered an As-of-Right Development.

**Assisted Units** - shall have the same meaning as defined in Section 1B to the extent that such definition means housing that is affordable to and occupied by Eligible Households and that such definition is not materially inconsistent with, and is nonetheless subject to, the definitions of Affordable Housing in the 40R Guidelines and Affordable under the Governing Laws.

**Child Care Use** - shall have the same meaning as “day care center” or “school age child care program,” as those terms are defined in Mass. Gen. Laws Ch. 28A Section 9.

**Conservation Use** - Any woodland, grassland, wetland, agricultural, or horticultural use of land, and/or any use of land for the construction and use of ponds or stormwater management facilities.

**Department** - The Massachusetts Department of Housing and Community Development (“DHCD”), or any successor agency.

**Design Guidelines** - To the extent approved by DHCD and consistent with and subject to the same meaning as the term Design Standards in the Governing Laws, the document entitled Design Guidelines Handbook, as approved by DHCD pursuant to Mass. Gen. Laws Ch. 40R, Section 10. The Design Guidelines are applicable to all Development Projects within the District that are subject to Site Plan Review by the Approving Authority.

**Development Lot** - One or more tracts of land defined by metes, bounds or lot lines in a deed or conveyance on a duly recorded plan which are designated as a Development Lot on a site plan for a development proposed within the District and for which Site Plan Approval is required under the provisions of this Section. Where a Development Lot consists of more than a single lot, such lots (i) in combination, shall be treated as the Development Lot, (ii) may be contiguous or non-contiguous, (iii) need not be in the same ownership, and (iv) shall be considered as one lot for all calculation purposes, including parking requirements and Dwelling Units per acre. Any development undertaken on a Development Lot is subject to the Design Guidelines established under Section 14J.I. The owner of any such Development Lot shall be entitled to lawfully divide such lot without modifying the approved Site Plan and without the need for other approvals.

**Development Project** - To the extent consistent with and subject to the same meaning as the term Project as defined in the Governing Laws, a development comprising any permitted uses provided for hereunder undertaken under this Section. A Development Project shall be identified on a Site Plan which is submitted to the Approving Authority for Site Plan Review.

Eligible Household - An individual or household whose annual income is at or below eighty percent (80%) of the area-wide median income as determined by the United States Department of Housing and Urban Development ("HUD"), adjusted for household size, with income computed using HUD’s rules for attribution of income to assets.


Gross Floor Area - The floor area of space on all floors inclusive of heated basements, hallways, measured from the exterior faces of exterior walls. Gross floor area does not include covered walkways, open roofed-over areas, porches, balconies, exterior terraces or steps, chimneys, roof overhangs, parking garages and unheated basements.

Gross Leasable Floor Area - The Gross Floor Area of a building exclusive of hallways, mechanical rooms, storage space and other miscellaneous space not exclusively occupied by a single tenant or occupant.

Multi-Family Dwelling - A residential building containing four or more Dwelling Units.

Office or Office Use - A place for the regular performance of business transactions and services, generally intended for administrative, professional and clerical activities, including a medical or dental office or health clinic.

Office High-Tech or Office High-Tech Use - A place for the regular performance of research and development, high tech, biotechnology, life sciences and/or other related uses, provided that such use does not involve disturbing or offensive noise, vibration, smoke, gas, fumes, odors, dust or other objectionable or hazardous features.

Principal Use - The main or primary purpose for which a structure, building, or Development Lot is designed, arranged, licensed, or intended, or for which it may be used, occupied, or maintained under this Section. More than one Principal Use is permitted as-of-right on a Development Lot or within a Development Project.

Recreational Accessory Use - A use subordinate to a Principal Residential Use on the same Development Lot or in the same structure and serving a purpose customarily incidental to the Principal Residential Use, and which does not, in effect, constitute conversion of the Principal Use of the Development Lot, site or structure to a use not otherwise permitted in the District. Recreational Accessory
Uses may include, but are not limited to greenhouse, tool shed, clubhouse, swimming pool, tennis court, basketball court, and playground.

**Recreational Use** - The principal use or intended principal use of land or structures for relaxation, entertainment, amusement, sports, or the like, whether on a fee or non-fee basis, including fitness clubs, play areas and dog parks.

**Restaurant** - Any business establishment principally engaged in serving food, drink, or refreshments, whether prepared on or off the premises.

**Small-Scale Retail Establishment** - A business establishment, not exceeding 5,000 sq. ft. of Gross Leasable Floor Area, selling goods and/or services to customers on site, generally for end-use personal, business, or household consumption. A reasonable amount of storage of said goods shall also be assumed to be an integral part of small-scale retail use.

**Site Plan** - A plan depicting a proposed Development Project for all or a portion of the District and which is submitted to the Approving Authority for its review and approval in accordance with the provisions of Section 14J.E of this Bylaw.

**Site Plan Approval** - To the extent consistent with and subject to the same meaning as the term Plan Approval under the Governing Laws, the Approving Authority’s authorization for a proposed Development Project based on a finding of compliance with this Section of the Bylaw and Design Guidelines after the conduct of a Site Plan Review.

**Site Plan Review** - To the extent consistent with and subject to the same meaning as the term Plan Review as defined in the Governing Laws, the review procedure established by this Section and administered by the Approving Authority. While similar to Site Plan Review as established in Section 16A, Site Plan Review as used and referenced in this Section is a separate and distinct process not subject to the provisions of Section 16A.

**Underlying Zoning** - The zoning requirements adopted pursuant to Mass. Gen. Laws Ch. 40A that are otherwise applicable to the geographic area in which the District is located, as said requirements may be amended from time to time.

**Unrestricted Unit** - A Dwelling Unit that is not restricted as to rent, price or eligibility of occupants.

C. Establishment and Delineation of Districts

1. **Generally**

   The specific districts established under this Section shall serve as overlay districts, to be superimposed over the underlying zoning districts. The boundaries of the districts are delineated on the Zoning Map of the Town of Wellesley, pursuant to Section 1A.
2. **Specific Districts**

The following are the specific districts established under this Section:

a. Wellesley Park Smart Growth Overlay District; as contained in Section 14J.1.

D. **Authority and Applicability**

The districts established under this Section are done so pursuant to the authority of Mass. Gen. Laws Ch. 40R and 760 CMR 59.00. At the option of the Applicant, development of land within the districts established pursuant to this Section may be undertaken subject to the zoning controls set forth in this Section, or by complying with all applicable Underlying Zoning controls set forth in the Zoning Bylaw of the Town of Wellesley. Notwithstanding anything to the contrary in the Zoning Bylaw, Development Projects proceeding under this Section shall be governed solely by the provisions of this Section and the standards and/or procedures of the Underlying Zoning shall not apply. Except as otherwise specifically provided for in this Section, Development Projects proposed pursuant to this Section shall not be subject to any other provisions of the Zoning Bylaw, including limitations upon the issuance of building permits for residential uses related to a rate of development or phased growth limitation or to a local moratorium on the issuance of such permits, or to other building permit or Dwelling Unit limitations. Where other provisions of the Zoning Bylaw are specifically referenced as applying to Development Projects, generally under this Section or within the districts established under this Section, such provisions shall be administered as established as of the date of adoption of this Section, unless amendments are subsequently approved the Massachusetts Department of Housing and Community Development.

E. **Site Plan Review**

Development Projects within districts established pursuant to this Section shall be subject to the Site Plan Review process encompassing the following. Development Projects within such districts shall not be subject to the separate and distinct Site Plan Review process established under Section 16A.

1. **Pre-Application Review**

The Applicant is encouraged to participate in a pre-Application review at a regular meeting of the Approving Authority. The purpose of the pre-Application review is to minimize the Applicant's cost of engineering and other technical experts, and to obtain the advice and direction of the Approving Authority prior to filing the Application. Should the Applicant choose to participate in the pre-Application review, the Applicant shall outline the proposal and seek preliminary feedback from the Approving Authority, other municipal review entities, and members of the public. The Applicant is also encouraged to request a site visit by the Approving Authority and/or its designee in order to facilitate pre-Application review.
2. Application Procedures

a. The Applicant shall file an original of the Application with the Town Clerk for certification of the date and time of filing. Said filing shall include any required forms established by the Approving Authority, provided such forms have been approved by DHCD and are on file with the Town Clerk. A copy of the Application, including the date and time of filing certified by the Town Clerk, as well as the required number of copies of the Application, shall be filed forthwith by the Applicant with the Approving Authority and Building Inspector. As part of any Application for Site Plan Approval for a Development Project, the Applicant must submit the following documents to the Approving Authority and the Administering Agency:

i. Evidence that the Development Project complies with the cost and eligibility requirements of Section 14J.K.;

ii. Development Project plans and reports that, subject to approval by DHCD, demonstrate compliance with the design and construction standards of Section 14J.K.; and

iii. A form of Affordable Housing Restriction that satisfies the requirements of Section 14J.K.

iv. These documents in combination, to be submitted with an Application for Site Plan Approval shall include details about construction related to the provision, within the development, of units that are accessible to the disabled and appropriate for diverse populations, including households with children, other households, individuals, households including individuals with disabilities, and the elderly.

b. Upon receipt by the Approving Authority, Applications shall be distributed to the Planning Board, Building Inspector, Fire Chief, Police Chief, Health Department, Wetlands Protection Committee, Design Review Board, the Board of Selectmen, and the Department of Public Works. Any reports from these parties shall be submitted to the Approving Authority within thirty (30) days of filing of the Application; and

c. Within thirty (30) days of filing of an Application with the Approving Authority, the Approving Authority or its designee shall evaluate the proposal with regard to its completeness and shall advise the Applicant whether the Application is complete or whether additional materials are required. If the Application is deemed incomplete, the Approving Authority or its designee will identify with specificity what additional materials are required. The Approving Authority or its designee shall forward to the Applicant, with its report, copies of all recommendations received to date from other boards, commissions or departments.
3. **Public Hearing**

   The Approving Authority shall hold a public hearing and review all Applications according to the procedure specified in Mass. Gen. Laws Ch. 40R Section 11 and 760 CMR 59.04(1)(f).

4. **Site Plan Approval Decision**

   a. The Approving Authority shall make a decision on the Site Plan Application, and shall file said decision with the Town Clerk, within one hundred twenty (120) days of the date the Application was received by the Town Clerk. The time limit for public hearings and taking of action by the Approving Authority may be extended by written agreement between the Applicant and the Approving Authority. A copy of such agreement shall be filed with the Town Clerk;

   b. Failure of the Approving Authority to take action within one hundred twenty (120) days or extended time, if applicable, shall be deemed to be an approval of the Application;

   c. The Approving Authority’s findings, including the basis of such findings, shall be stated in a written decision of approval, conditional approval or denial of the Application for Site Plan Approval. The written decision shall contain the name and address of the Applicant, identification of the land affected and its ownership, and reference by date and title to the plans that were the subject of the decision. The written decision shall certify that a copy of the decision has been filed with the Town Clerk and that all plans referred to in the decision are on file with the Approving Authority;

   d. The decision of the Approving Authority, together with the detailed reasons therefor, shall be filed with the Town Clerk, the Planning Board, and the Building Inspector. A certified copy of the decision shall be mailed to the owner and to the Applicant, if other than the owner. A notice of the decision shall be sent to the parties in interest and to persons who requested a notice at the public hearing; and

   e. If twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk without an appeal having been filed or if such appeal, having been filed, is dismissed or denied, the Town Clerk shall so certify on a copy of the decision. If the Application is approved by reason of the failure of the Approving Authority to timely act, the Town Clerk shall make such certification on a copy of the notice of Application. A copy of the decision or notice of Application shall be recorded with the title of the land in question in the Norfolk County Registry of Deeds, and indexed in the grantor index under the name of the owner of record or recorded and noted on the owner’s certificate of title. The responsibility and the cost of said recording and transmittal shall be borne by the owner of the land in question or the Applicant.
5. **Criteria for Approval**

The Approving Authority shall approve the Development Project upon the following findings:

a. The Applicant has submitted the required fees and information as set forth in applicable regulations;

b. The proposed Development Project as described in the Application meets all of the requirements and standards set forth in this Section and applicable Design Guidelines, or a waiver has been granted therefrom; and

c. Any extraordinary adverse potential impacts of the Development Project on nearby properties can be adequately mitigated.

For a Development Project subject to the Affordability requirements of Section 14J.K., compliance with condition (b) above shall include written confirmation by the Approving Authority that all requirements of that Section have been satisfied, subject to approval by DHCD. Prior to the granting of Site Plan Approval for a Project, the Applicant must demonstrate, to the satisfaction of the Administering Agency, that the method by which such affordable rents or affordable purchase prices are computed shall be consistent with state or federal guidelines for affordability applicable to the Town of Wellesley.

6. **Criteria for Conditional Approval**

The Approving Authority may impose conditions on a Development Project as necessary to ensure compliance with the District requirements of this Section and applicable Design Guidelines, or to mitigate any extraordinary adverse impacts of the Development Project on nearby properties, insofar as such conditions are compliant with the provisions of Mass. Gen. Laws Ch. 40R and applicable regulations and do not unduly restrict (i.e. by adding unreasonable costs or by unreasonably impairing the economic feasibility of a proposed Development Project) opportunities for residential development.

7. **Criteria for Denial**

The Approving Authority may deny an Application for Site Plan Approval pursuant to this Section of the Bylaw only if the Approving Authority finds one or more of the following:

a. The Development Project does not meet the requirements and standards set forth in this Section and applicable Design Guidelines; or

b. The Applicant failed to submit information and fees required by this Section and necessary for an adequate and timely review of the design of the Development Project or potential Development Project impacts; or
c. The Development Project would result in extraordinary adverse impacts on nearby properties that cannot be mitigated by means of suitable conditions.

8. **Time Limit**

A project approval shall remain valid and shall run with the land indefinitely provided that construction has commenced within two (2) years after the decision issues, which time shall be extended by the time required to adjudicate any appeal from such approval. Said time shall also be extended if the project proponent is actively pursuing other required permits for the project or if there is good cause for the failure to commence construction, or as may be provided in an approval for a multi-phase Development Project.

9. **Appeals**

Pursuant to Mass. Gen. Laws Ch. 40R Section 11, any person aggrieved by a decision of the Approving Authority may appeal to the Superior Court, the Land Court, or other court of competent jurisdiction within twenty (20) days after the Site Plan decision has been filed in the office of the Town Clerk.

10. **Rules and Regulations**

The Approving Authority shall adopt administrative rules relative to the Application requirements and contents for Site Plan Review; such rules shall be filed with the Town Clerk. Such administrative rules, and any amendment thereto, must be approved by the Department of Housing and Community Development.

F. **Waivers**

The Approving Authority may waive the bulk and dimensional, parking, and other provisions required by any district created pursuant to this Section and may waive specific requirements or recommendations of applicable Design Guidelines upon a finding that such waiver will allow the Development Project to achieve the density, affordability, mix of uses, and/or physical character allowable under this Section or the specific district.

G. **Project Phasing**

The Approving Authority, as a condition of any Site Plan Approval, may allow a Development Project to be constructed in one or more phases.

H. **Change in Plans After Approval by the Approving Authority**

1. **Minor Change**

After Site Plan Approval, an Applicant may apply to make minor changes in a Development Project involving minor utility or building orientation
adjustments, or minor adjustments to parking or other site details that do not affect the overall build out or building envelope (i.e., general massing, height and bulk) of the site, or provision of open space, number of housing units, or housing need or affordability features. A change of one percent (1%) or less in the number of housing units in a Development Project shall constitute a minor change. Such minor changes must be submitted to the Approving Authority on redlined prints of the approved plan, reflecting the proposed change, and on application forms provided by the Approving Authority. The Approving Authority may authorize such changes at any regularly scheduled meeting, without the need to hold a public hearing. The Approving Authority shall set forth any decision to approve or deny such minor change by motion and written decision, and provide a copy to the Applicant for filing with the Town Clerk.

2. Major Change

Those changes deemed by the Approving Authority to constitute a major change in a Development Project because of the nature of the change in relation to the prior approved plan, or because such change cannot be appropriately characterized as a minor change as described above, shall be processed by the Approving Authority as a new Application for Site Plan Approval pursuant to this Section.

I. Design Guidelines

To ensure that new development shall be of high quality, and shall meet the standards envisioned by the Town of Wellesley in adopting this Section and any districts established under this Section, the Approving Authority shall adopt the Design Guidelines governing the issuance of Site Plan Approvals for Development Projects within the districts established under this Section and shall file a copy with the Town Clerk. Such Design Guidelines and any subsequent amendments to such Design Guidelines must be approved by DHCD and must be within the scope of Design Standards under the Governing Laws. In addition to the standards set forth in this Bylaw, the physical character of Development Projects within the districts shall comply with such Design Guidelines, unless waived hereunder. In the event of any conflict between this Bylaw and the Design Guidelines, this Bylaw shall govern and prevail.

J. Fair Housing Requirement

All Development Projects within the districts established herein shall comply with applicable federal, state and local fair housing laws.

K. Housing and Housing Affordability

1. Number of Assisted Units

Twenty-five percent (25%) of all Dwelling Units constructed in a Development Project shall be maintained as Assisted Units. When the application of this
percentage results in a fractional number of required Dwelling Units, the fractional number shall be rounded up to the next whole number.

2. General Requirements

Assisted Units shall comply with the following requirements:

a. The monthly rent payment for an Affordable Rental Unit, including utilities and parking, shall not exceed thirty percent (30%) of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one, unless other affordable program rent limits approved by DHCD shall apply;

b. For an Affordable Homeownership Unit, the monthly housing payment, including mortgage principal and interest, private mortgage insurance, property taxes, condominium and/or homeowner’s association fees, insurance, and parking, shall not exceed thirty percent (30%) of the maximum monthly income permissible for an Eligible Household, assuming a family size equal to the number of bedrooms in the unit plus one; and

c. Assisted Units required to be offered for rent or sale shall be rented or sold to and occupied only by Eligible Households.

3. Design and Construction

a. Design. In compliance with a corresponding marketing plan and Affordable Housing Restriction approved by DHCD, Assisted Units must be equitably integrated and dispersed throughout any phase of a Development Project containing Dwelling Units such that the Assisted Units are, as practicable, spread proportionately across the overall unit mix and comparable in initial construction quality and exterior design to the Unrestricted Units. However, nothing in this section is intended to limit a homebuyer’s rights to renovate a Dwelling Unit under applicable law. The Assisted Units must have access to all on-site amenities available to Unrestricted Units. Assisted Units shall be finished housing units; and

b. Timing. All Assisted Units must be constructed and occupied not later than concurrently with construction and occupancy of Unrestricted Units and, for Development Projects that are constructed in phases, Assisted Units must be constructed and occupied during the initial lease-up period, insofar as is practicable, in proportion to the number of Dwelling Units in each residential phase of the Development Project.

4. Unit Mix

The total number of bedrooms in the Assisted Units shall, insofar as practicable and as approved by DHCD, be in the same proportion to the total number of bedrooms in the Unrestricted Units.
5. Affordable Housing Restriction

All Assisted Units shall be subject to an Affordable Housing Restriction which has been approved by DHCD and is recorded with the Norfolk County Registry of Deeds or the Land Court. The Affordable Housing Restriction shall provide for the implementation of the requirements of this Section. All Affordable Housing Restrictions must include, at minimum, the following:

a. Description of the Development Project, including whether the Assisted Unit will be rented or owner-occupied;

b. A description of the Affordable Homeownership Unit, if any, by address and number of bedrooms; and a description of the overall quantity and number of bedrooms and number of bedroom types of Affordable Rental Units in a Development Project containing Dwelling Units or portion of a Development Project containing Dwelling Units which are rental. Such restriction shall apply individually to the specifically identified Affordable Homeownership Unit and shall apply to a percentage of rental units of a rental Development Project containing Dwelling Units or the rental portion of a Development Project containing Dwelling Units with the initially designated Affordable Rental Units identified in, and able to float subject to specific approval by DHCD in accordance with, the corresponding Affirmative Fair Housing Marketing Plan ("AFHMP") and DHCD’s AFHMP guidelines.

c. The term of the Affordable Housing Restriction shall be stated in the Site Plan Approval and shall be the longest period customarily allowed by law but shall be no less than thirty (30) years.

d. The name and address of an Administering Agency with a designation of its power to monitor and enforce the Affordable Housing Restriction;

e. Reference to a housing marketing and resident selection plan, to which the Assisted Unit is subject, and which includes an affirmative fair housing marketing program, including public notice and a fair resident selection process. The housing marketing and selection plan shall provide for local preferences in resident selection to the maximum extent permitted under applicable law and approved by DHCD. The plan shall designate the household size appropriate for a unit with respect to bedroom size and provide that preference for such unit shall be given to a household of the appropriate size;

f. A requirement that buyers or tenants will be selected at the initial sale or initial rental and upon all subsequent sales and rentals from a list of Eligible Households compiled in accordance with the housing marketing and selection plan;
g. Reference to the formula pursuant to which maximum rent of a rental unit or the maximum resale price of a homeownership unit will be set;

h. A requirement that only an Eligible Household may reside in an Assisted Unit and that notice of any lease or sublease of any Assisted Unit to another Eligible Household shall be given to the Administering Agency;

i. Provision for effective monitoring and enforcement of the terms and provisions of the Affordable Housing Restriction by the Administering Agency;

j. Provision that the restriction on an Affordable Homeownership Unit shall run in favor of the Administering Agency and the Town of Wellesley, in a form approved by town counsel, and shall limit initial sale and re-sale to and occupancy by an Eligible Household;

k. Provision that the restriction on Affordable Rental Units in a rental Project or rental portion of a Development Project containing Dwelling Units shall run with the rental Development Project containing Dwelling Units or rental portion of a Development Project containing Dwelling Units and shall run in favor of the Administering Agency and/or the municipality, in a form approved by municipal counsel, and shall limit rental and occupancy to an Eligible Household;

l. Provision that the owner(s) or manager(s) of Affordable Rental Unit(s) shall file an annual report to the Administering Agency, in a form specified by that agency, certifying compliance with the provisions of this Bylaw and containing such other information as may be reasonably requested in order to ensure affordability;

m. A requirement that residents in Assisted Units provide such information as the Administering Agency may reasonably request in order to ensure affordability; and

n. Designation of the priority of the Affordable Housing Restriction over other mortgages and restrictions.

6. Administration

a. Administering Agency. The Administering Agency shall ensure the following:

   i. Prices of Affordable Homeownership Units are properly computed; rental amounts of Affordable Rental Units are properly computed;

   ii. Income eligibility of households applying for Assisted Units is properly and reliably determined;
iii. The housing marketing and resident selection plan conforms to all requirements, has been approved by DHCD, and is properly administered;

iv. Sales and rentals are made to Eligible Households chosen in accordance with the housing marketing and resident selection plan with appropriate unit size for each household being properly determined and proper preference being given; and

v. Affordable Housing Restrictions meeting the requirements of this section are recorded with the Norfolk County Registry of Deeds or the Land Court.

b. Housing Marketing and Selection Plan. The housing marketing and selection plan may make provision for payment by the Applicant of reasonable costs to the Administering Agency to develop, advertise, and maintain the list of Eligible Households and to monitor and enforce compliance with affordability requirements.

c. Age-Restrictions. Nothing in this Section 14J shall permit the imposition of restrictions on age upon Development Projects unless proposed or agreed to voluntarily by the Applicant. However, the Approving Authority may, in its review of a submission under Section 14J.E allow a specific Development Project within the District designated exclusively for the elderly, persons with disabilities, or for assisted living, provided that any such Development Project shall be in compliance with all applicable federal, state and local fair housing laws and regulations.

d. Failure of the Administering Agency. In the case where the Administering Agency cannot adequately carry out its administrative duties, upon certification of this fact by the Board of Selectmen or by the Department of Housing and Community Development, the administrative duties shall devolve to and thereafter be administered by a qualified housing entity designated by the Board of Selectmen or, in the absence of such designation, by an entity designated by the Department of Housing and Community Development.

7. No Waiver

Notwithstanding anything to the contrary herein, without the express written approval of DHCD, no provisions of Section 14J.K. shall be waived without the express written approval of DHCD.

L. Annual Update

On or before July 31 of each year, the Board of Selectmen shall cause to be filed an Annual Update with the DHCD in a form to be prescribed by DHCD. The Annual Update shall contain all information required in 760 CMR 59.07, as may be amended from time to time, and additional information as may be required.
pursuant to Mass. Gen. Laws Ch. 40S and accompanying regulations. The Town Clerk of the Town of Wellesley shall maintain a copy of all updates transmitted to DHCD pursuant to this Bylaw, with said copies to be made available upon request for public review.

M. Notification of Issuance of Building Permits

Upon issuance of a residential building permit within the districts established herein, the Building Inspector of the Town of Wellesley shall cause to be filed an application to the DHCD, in a form to be prescribed by DHCD, for authorization of payment of a one-time density bonus payment for each Bonus Unit to receive a building permit pursuant to Mass. Gen. Laws Ch. 40R. The application shall contain all information required in 760 CMR 59.06(2), as may be amended from time to time, and additional information as may be required pursuant to Mass. Gen. Laws Ch. 40S and accompanying regulations. The Town Clerk of the Town of Wellesley shall maintain a copy of all such applications transmitted to DHCD pursuant to this Bylaw, with said copies to be made available upon request for public review.

N. Date of Effect

The effective date of this Bylaw shall be the date on which such adoption is voted upon by Town Meeting pursuant to the requirements of Mass. Gen. Laws Ch. 40A Section 5 and Mass. Gen. Laws Ch. 40R; provided, however, that an Applicant may not proceed with construction pursuant to this Bylaw prior to the receipt of final approval of this Bylaw and accompanying Zoning Map by both the DHCD and the Office of the Massachusetts Attorney General.

O. Severability

If any provision of this Section and/or any provision associated with a specific district created under this Section is found to be invalid by a court of competent jurisdiction, the remaining provisions shall not be affected but shall remain in full force, and such invalidity shall not affect the validity of the remainder of the Zoning Bylaws of the Town of Wellesley.
SECTION 14J.1. WELLESLEY PARK SMART GROWTH OVERLAY DISTRICT

A. Purpose

The purposes of this Section are:

1. To establish a specific District pursuant to the provisions of Section 14J;

2. To establish the Wellesley Park Smart Growth Overlay District to promote the redevelopment of the Wellesley Office Park into a vibrant, workable, livable community with a rich sense of place in a form that meets the objectives of “smart growth” within the purposes of Mass. Gen. Laws Ch. 40R;

3. To provide for a more diversified housing stock within the Town of Wellesley, including affordable housing and housing types that meet the needs of the Town’s population, all as currently identified in the Wellesley Housing Production Plan;

4. To promote advanced site planning, sustainable design, improved transportation management, and environmental enhancements in the mixed-use redevelopment of the Wellesley Park Smart Growth Overlay District; and

5. To the extent not in conflict with the purposes of Mass. Gen. Laws Ch. 40S and the provisions for As-of-Right development under the Governing Laws, generate positive tax revenue, and to benefit from the financial incentives provided by Mass. Gen. Laws Ch. 40R, while providing the opportunity for new business growth and additional local jobs.

B. Establishment and Delineation of District

This District, to be known as the Wellesley Park Smart Growth Overlay District (the “Wellesley Park Overlay District”), is established pursuant to and subject to the provisions of Section 14J. The Wellesley Park Overlay District is an overlay district having a land area of approximately 26 acres in size that is superimposed over the underlying zoning district. The boundaries of the Wellesley Park Overlay District are delineated as the “Wellesley Park Smart Growth Overlay District” on the Zoning Map of the Town of Wellesley.

C. Permitted Uses

1. The following Principal Uses, either alone or in any combination thereof, as well as any Accessory Uses to the following Principal Uses, shall be permitted upon Site Plan Approval pursuant to the provisions of this Section and Section 14J. All uses not expressly allowed are prohibited.

   a. Multi-Family Dwellings;

   b. Small-Scale Retail Establishments
c. Restaurants, excluding drive-through windows or service;

d. Assisted Elderly Housing;

e. Independent Elderly Housing;

f. Nursing Homes and Skilled Nursing Facility;

g. Child Care;

h. Offices;

i. Office-High Tech;

j. Hotels;

k. Banks;

l. Conservation Uses;

m. Recreational Uses; and

n. Parking accessory to any of the above Principal Uses, including surface parking, parking under buildings, and above- and below-grade structured parking.

2. The following Principal Uses in excess of the area standards established under Section 16A, or as otherwise provided for below, shall require the issuance of a Project of Significant Impact Special Permit pursuant to Section 16A as a prerequisite to Site Plan Approval. If such Principal Use is proposed in combination with another, otherwise permitted use, the otherwise permitted use shall not be subject to issuance of a Project of Significant Impact Special Permit.

a. Restaurants, which shall not include drive-through windows or service, in excess of 5,000 square feet;

b. Assisted Elderly Housing;

c. Independent Elderly Housing;

d. Nursing Homes and Skilled Nursing Facility;

e. Child Care;

f. Offices and Office-High Tech; and

g. Hotels.
D. Dimensional and Other Requirements

Buildings and Development Lots within the Wellesley Park Overlay District shall be subject to the following requirements:

1. Density

Development of the following uses within the Wellesley Park Overlay District shall be limited, as follows:

   a. Multi-Family Dwellings: no more than six hundred (600) total Dwelling Units or twenty (20) units per acre based on the entire area of the District, whichever is greater;

   b. Small-Scale Retail Establishments: not to exceed a total of 19,500 gross square feet;

   c. Offices and Office-High Tech: not to exceed a total of 700,000 gross square feet; and

   d. Hotels: not to exceed a total of 175 rooms.

2. Total Allowable New Non-Residential Uses

The total non-residential Gross Leasable Floor Area within the District, including but not limited to Small-Scale Retail, Restaurant, Assisted Elderly Housing, Independent Elderly Housing, Nursing Homes and Skilled Nursing Facility, Child Care, Office, Hotel, Bank, Office-High Tech, and Recreational Uses, but excluding all existing Gross Leasable Floor Area within the District in existence on the date of adoption of this Section (“Existing Floor Area”), shall not exceed 49% of the residential Gross Leasable Floor Area (constructed and planned). To the extent the Existing Floor Area is reduced for any reason whatsoever, it may be replaced with new non-residential Gross Leasable Floor Area without impacting this calculation.

3. Minimum Area

There shall be no minimum area of a Development Lot within the Wellesley Park Overlay District.

4. Setbacks/Yards

There shall be no minimum setback or yard requirements within the Wellesley Park Overlay District, except for the buffer from Adjacent Property requirement described in paragraph 5.

5. Buffer from Adjacent Property
A minimum buffer of twenty-five (25) feet shall be maintained where such a buffer is present at the time of the adoption of this Section along the perimeter of the Wellesley Park Overlay District boundary. No vertical construction or pavement shall be allowed within this minimum buffer, provided that the following elements shall be permitted: pedestrian paths and sidewalks; vehicular access points to the District; cart paths to serve adjacent recreational uses; such emergency access and egress as may be required by the Town of Wellesley; drainage facilities; utilities and related easements but not including a wastewater treatment facility; landscaping; plantings; fences and walls; and signage and lighting approved by the Approving Authority pursuant to this Section.

6. Height

The maximum height of buildings and structures in a Development Project in the Wellesley Park Overlay District shall be eighty-five (85) feet, and the aggregate height of all buildings in the Wellesley Park Overlay District shall not exceed five hundred and seventy-five (575) feet based on the maximum height of each individual building. Independent parking structures shall not be included in the calculation of aggregate height.

For the purposes of Development Projects within the Wellesley Park Overlay District, building or structure height shall be the distance between average finished grade adjacent to the building, exclusive of basements, and the ceiling of the upper-most occupied space in the building in the case of flat roofs and, in the case of buildings with pitched roofs, at the point at which such ceiling intersects with the exterior portion of the building. The calculation of building height shall not apply to roof tanks and their supports, roof decks, parapets, ventilating, air conditioning and similar building service equipment, chimneys, railings, skylights, mechanical penthouses, and other similar features of buildings which are in no way designed or used for living purposes nor the portion of the pitched roof above the intersection of the ceiling of the upper-most heated space and the exterior of the building.

7. Non-Frontage Development

In the Wellesley Park Overlay District and on parcels that are contiguous to the Wellesley Park Overlay District, a Development Lot lacking frontage may be developed and used without regard to the lack of frontage, provided that the non-frontage development has permanent access to a private or public way that is located within the Wellesley Park Overlay District through easements recorded with the Norfolk County Registry of Deeds and appropriate provisions are made for parking, drainage and utilities. The development and use of such non-frontage development located entirely within the District shall be consistent with the requirements of this Section. Such non-frontage development may be subdivided and sold or transferred, provided that each Development Lot so subdivided retains or is granted such cross access, drainage and utility easements to serve such non-frontage development. Should such transfer occur after an approval hereunder, in
addition to the easements referenced above, the transferee shall demonstrate to the Approving Authority that the non-frontage development shall remain in compliance with any conditions of Site Plan Approval and, for parcels that are contiguous to the Wellesley Park Overlay District, with applicable zoning requirements.

8. **Number of Buildings on a Development Lot**

In the Wellesley Park Overlay District, more than one principal building may be erected on a Development Lot. Buildings may also be erected in the Wellesley Park Overlay District across Development Lot lines.

E. **Parking**

Parking provided in the Wellesley Park Development District, including structured parking, shall comply with these provisions and shall not be subject to Section 21 or any other provisions of the Zoning Bylaw. Regardless of these requirements, parking shall be designed and constructed to comply with all applicable disability access requirements including, but not limited to, the Americans with Disabilities Act.

1. **Required Parking**

Parking shall be provided for uses according to Table 1, Required Parking, below. When application of the requirements set forth below results in a number that includes a fraction, the fraction shall be rounded up to the next whole number.

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Parking Required</th>
<th>Maximum Allowable Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-Family Dwelling Unit</td>
<td>1 space per unit</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>Small-Scale Retail Establishments</td>
<td>None, if individual establishments are less than 10,000 gross square feet; 3 spaces per 1,000 gross square feet in excess of 10,000 gross square feet</td>
<td>4 spaces per 1,000 gross square feet in excess of 10,000 gross square feet</td>
</tr>
<tr>
<td>Banks</td>
<td></td>
<td>4 spaces per 1,000 gross square feet</td>
</tr>
<tr>
<td>Child Care</td>
<td></td>
<td>4 spaces per 1,000 gross square feet</td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
<td>4 spaces per 1,000 gross square feet</td>
</tr>
<tr>
<td>Recreational Uses</td>
<td></td>
<td>4 spaces per 1,000 gross square feet</td>
</tr>
<tr>
<td>Assisted Elderly Housing or Independent Elderly Housing or Nursing Homes and Skilled Nursing Facility</td>
<td>0.25 spaces per bed</td>
<td>1 space per bed</td>
</tr>
<tr>
<td>Office or Office-High Tech</td>
<td>2 spaces per 1,000 gross square feet</td>
<td>4 spaces per 1,000 gross square feet</td>
</tr>
<tr>
<td>---------------------------</td>
<td>-------------------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Hotel</td>
<td>0.5 spaces per room</td>
<td>1 space per room</td>
</tr>
<tr>
<td>Conservation Use</td>
<td>5 dedicated spaces</td>
<td>No maximum</td>
</tr>
</tbody>
</table>

2. **On-Street Parking Offset**

Parking spaces within the public right-of-way may be counted toward the minimum parking required pursuant to paragraph 1., Required Parking.

3. **Parking Design and Construction Standards**

The design and construction standards for parking shall be approved by the Approving Authority in conjunction with the Site Plan Approval of a Development Project; such design and construction standards shall address the dimensions for parking spaces, maneuvering aisles, driveways, and landscape islands, and materials and specifications for paving, curbing, lighting, and landscaping.

4. **Modification in Parking Requirements**

Notwithstanding anything to the contrary herein, any minimum required or maximum permitted amount of parking may be modified by the Approving Authority through the Site Plan Approval process, if the Applicant can demonstrate that the modified amount of parking will not cause excessive congestion, endanger public safety, or that a modified amount of parking will provide positive environmental or other benefits, taking into consideration:

a. The availability of public or commercial parking facilities in the vicinity of the use being served;

b. Shared use of parking spaces serving other uses having peak user demands at different times;

c. Age or other occupancy restrictions which are likely to result in a lower level of auto usage; and

d. Such other factors, including the availability of valet parking, shuttle service, or a transportation management plan as may be considered by the Approving Authority. Where such reduction is authorized, the Approving Authority may impose conditions of use or occupancy appropriate to such reductions.

F. **Signage**

All new signage in the Wellesley Park Overlay District shall be approved by the Approving Authority in conjunction with the Site Plan Approval of a Development Project. The Applicant shall submit, as part of its Site Plan Review filing, a
master signage plan for approval by the Approving Authority establishing allowances, requirements, and limitations for all new signage within the Wellesley Park Overlay District. The master signage plan, as may be updated and revised with the approval of the Approving Authority, shall, with respect to both existing and future signs, specify all applicable sign types, dimensions, materials, quantities and other standards for review by the Approving Authority in the course of Site Plan Approval. Upon approval by the Approving Authority, the master signage plan shall become the sole governing source of standards and requirements for all new signage within the Wellesley Park Overlay District under the Zoning Bylaw. Sign permits for any sign meeting these established standards may be issued by the Inspector of Buildings of the Town of Wellesley upon approval of the master signage plan.

Approved: ___________________________ Date

Moderator’s Signature ___________________________ Sponsor’s Signature
TOWN MEETING

ARTICLE: 3

MOTION: 1

That the Town vote to amend the Zoning Map of the Town of Wellesley, Massachusetts by adding to the Wellesley Park Smart Growth Overlay District the parcels located at: 20 William Street, 40 William Street, 45 William Street, 55 William Street, 60 William Street, 65 William Street, 80 William Street, and 100 William Street (Assessors’ Parcel ID numbers: 2-1, 4-1-A, 3-4, 3-3, 3-1, 3-2, 3-1-B, 3-1-A), those parcels totaling approximately 26 acres, all as shown on the attached Exhibit A.

Approved: ___________________________  Date

Moderator’s Signature                         Sponsor’s Signature
ARTICLE: 4

MOTION: 1

That the Town vote to amend the Zoning Bylaw by deleting Section 14F. Residential Incentive Overlay (RIO) in its entirety, and inserting in place thereof, a new Section as follows:

SECTION 14F. RESIDENTIAL INCENTIVE OVERLAY (RIO)

A. Purpose

To provide a residential reuse incentive for a parcel or parcels greater than one acre located in close proximity to the Town's commercial districts and public transportation.

B. Applicability

The RIO shall be considered as overlaying other zoning districts.

C. Underlying Zoning Districts

The RIO confers additional development options to be employed at the discretion of the property owner. The RIO does not in any manner remove or alter the zoning rights permitted by the underlying zoning district. However, use of one or more of the RIO development options requires consistency with all RIO requirements.

D. Permitted Uses

Conventional multi-family dwelling units, assisted elderly living, independent elderly housing, nursing homes and skilled nursing facilities.

E. Minimum Lot or Building Site Area
No building or group of buildings shall be constructed on a lot or development site containing less than 45,000 square feet. No building conversion shall be approved on a lot or development site containing less than 25,000 square feet.

F. Minimum Open Space

There shall be provided a minimum open space as defined in Section 1B of 30 percent of the lot or development site area, one half of which shall enhanced open space as defined in Section 9, provided, however, that the amount of open space required for conversion projects shall be determined by the Planning Board under O. Project Approval/Special Permit paragraph below.

G. Floor Area Ratio

Building floor area devoted to residential uses including conventional market-rate housing, assisted elderly living, independent elderly housing, nursing home and/or skilled nursing facilities shall not be subject to floor area ratio requirements notwithstanding other provisions of this Zoning Bylaw to the contrary.

H. Maximum Development Density

There shall be provided for each dwelling unit of assisted elderly living or independent elderly living a lot area of not less than fourteen hundred (1,400) square feet and the number of dwelling units on a lot or development site shall not exceed 150 units. There shall be provided for each dwelling unit of conventional multifamily housing a lot area of not less than eighteen hundred (1,800) square feet. A nursing home or skilled nursing facility on a lot or development site shall not exceed 250 beds.

I. Building Setbacks

Yard definitions shall be as specified in Section 19. RIO projects involving new construction shall provide the following:

Minimum Front Yard Depth: 25 feet
Minimum Side Yard Depth: 10 feet
Minimum Rear Yard Depth: 10 feet

However, where the housing is not located in a residential zoning district but abuts a residential zoning district, the setback shall be 60 feet and a buffer of natural material and/or an earthen berm shall be installed to provide screening on a year-round basis.

J. Building Height

Maximum building height as defined in Section 20 for new construction shall be 4 stories and 45 feet for buildings used for assisted elderly living, independent elderly housing, and conventional multi-family housing located in Business, Business A, Industrial, Industrial A, or Lower Falls Village Commercial Districts;
new construction shall be 36 feet for buildings located in Single Residence
Districts and General Residence Districts. The maximum building height for
nursing homes and skilled nursing facilities shall be three stories and 36 feet.
See Building Conversion paragraph below for height restrictions for conversion of
existing buildings to these uses.

K. Signs

Signs shall comply with the sign requirements of Section 22A. For the purposes
of Table 22A.1 of Section 22A, RIO projects shall comply with the signage
allowances of Commercial Districts Fronting Streets Other Than Worcester
Street, except that RIO projects located in underlying Single Residence or
General Residence zoning districts shall comply with the following:

Number of Signs of Total Permanent Signage: 2 permanent signs per lot,
consisting of no more that 1 wall sign or 1 standing sign
Maximum Total Area of Total Permanent Signage: 25 sq.ft.
Maximum Area of Standing Signs: 16 sq.ft.
Maximum Area of Wall Signs: 9 sq.ft.
Window Signs shall not be permitted
Awning Signs shall not be permitted

L. Off-Street Parking

Off-street parking shall be provided in accordance with Section 21.

M. Building Conversion

An existing building may be converted to uses allowed in the RIO subject to the
terms of a special permit granted by the Planning Board. In no instance shall the
building be expanded to exceed the height limitations specified below or the
current height of the building if said height is greater than 45 feet. There shall be
no maximum residential density. However, if the building proposed for conversion
presently does not conform to the requirements of the underlying zoning district
the provisions of Section 17 shall apply to the conversion project. In this instance
application shall not be made to the Zoning Board of Appeals under Section 17
prior to the issuance of a special permit by the Planning Board under this
Section.

N. Mixed Use Projects

Any combination of conventional housing types is permitted up to a maximum
density of 24 units per acre. Further, up to 75 conventional units of any type of
housing shall be permitted in conjunction with development of a facility providing
at least 100 nursing home beds, 100 beds associated with a skilled nursing
facility, or at least 80 assisted living or independent elderly housing units. A mix
of residential units comprising independent elderly housing, assisted elderly
living, skilled nursing, nursing homes, and any type of conventional housing shall
also be allowed, consistent with the dimensional regulations of the RIO.
In RIO projects that provide at least 100 elderly dwelling units of any type, including skilled nursing facilities, or at least 50 conventional housing units of any type, up to 10,000 sq. ft. of retail space in a structure or structures separate from the residential units or nursing facility shall be permitted. All such developments shall be consistent with the dimensional and parking requirements of the underlying district as applicable.

O. Project Approval/Special Permits

The provisions of Section 16A shall apply in all respects to projects in the RIO. Application shall not be made under Section 16A prior to the issuance of a special use permit by the Planning Board under this section. A special use permit shall be required from the Planning Board in conjunction with all projects employing RIO development options for building conversion or new construction and the Planning Board may waive specific dimensional requirements in accordance with the following:

1. The Planning Board shall receive a report from the Design Review Board finding that the proposed project is consistent with the Design Criteria listed in Section 22 and, for projects located in the Lower Falls RIO District, that the proposed project is consistent with the Wellesley Lower Falls Plan, Zoning, Urban Design and Landscape Guidelines (“Lower Falls Guidelines”) adopted, and from time to time amended, by the Planning Board.

2. The proposed project shall provide and/or contribute toward pedestrian and bicycle amenities and shall, as applicable, accommodate pedestrian and bicycle circulation and safety in accordance with nationally recognized and accepted standards.

3. The proposed project shall provide and/or contribute toward the improvement of pedestrian or public transit, and access to a river, open space, public trails or other public amenities.

4. The proposed project shall provide and/or contribute toward the creation of a village center, town green, or mini-park within or adjacent to the RIO.

Approved: _______________________________   Date

Moderator’s Signature   Sponsor’s Signature
That the Town vote to amend the Zoning Bylaw Section 19. Yard Regulations to provide for exemption of parcels in the Residential Incentive Overlay (RIO) District from frontage requirements, regardless of whether the lot is developed under the provisions of the RIO District, by inserting after the second sentence in the third paragraph following Table 3 in Section 19.B, which begins “This Section shall not apply to lots in districts zoned as…”, the following:

“The frontage requirements of this Section shall not apply to lots located in a Residential Incentive Overlay District, regardless of whether or not the lot is developed under the provisions of Section 14F."

So that the amended paragraph reads as follows:

“This Section shall not apply to lots in districts zoned as Lower Falls Village Commercial, Wellesley Square Commercial District, Business, Business A, Industrial, or Industrial A, except for the requirements for front yards. In the Lower Falls Village Commercial District and Wellesley Square Commercial District there shall be a minimum front yard depth of 5 feet. The frontage requirements of this Section shall not apply to lots located in a Residential Incentive Overlay District, regardless of whether or not the lot is developed under the provisions of Section 14F. There shall be no front yard depth requirement for property included in a Business District on April 1, 1939, and fronting on Washington Street, Church Street, Central Street, Grove Street, Spring Street, Cross Street, or that part of Weston Road between Central Street and Cross Street.”

Approved: _______________________________ Date

Moderator’s Signature ____________________ Sponsor’s Signature ____________________
TOWN MEETING

ARTICLE: 6

MOTION: 1

That the Town vote to amend the Zoning Map of the Town of Wellesley, Massachusetts to include the following properties in the Residential Incentive Overlay District, as shown on the attached Exhibits B and C:

- 1-3 Delanson Circle, 2-4 Delanson Circle, 6 Delanson Circle, 8 Delanson Circle, 5-7 Delanson Circle, 12-18 Hollis Street (Assessors’ Parcel ID numbers: 123-13, 123-9, 123-10, 123-11, 123-12, 123-14), and the entirety of the road known as Delanson Circle, those parcels totaling approximately 82,000 square feet in area, and the boundaries of which are shown on the attached Exhibit B; and

- 112 Weston Road, 134 Weston Road, 138 Weston Road, 140 Weston Road, 144 Weston Road, and 148 Weston Road (Assessors’ Parcel ID numbers: 137-36, 150-1, 149-1, 149-2, 149-3, 149-4), those parcels totaling approximately 155,000 square feet in area, and the boundaries of which are shown on the attached Exhibit C.

Approved: ________________________________ Date

Moderator’s Signature ______________________ Sponsor’s Signature ______________________
Current Zoning

Proposed Zoning

Legend
- Affected Area
- Parcels
- Zoning Districts
  - Educational
  - General Residence
  - Single Residence
    - 10
    - 15
- Transportation
- Zoning Overlay Districts
  - Residential
  - Incentive Overlay District
  - Water Supply Protection District

Town of Wellesley

1:1,250

Article 6 - Zoning Map Amendment - RIO

Legend

1:1,250

Feet

103

112

134

24

151

23

140

148

144

31

386

153

145

0

75

150

225

300

37.5

N

S

W

E

1:1,250

37.5 75 150 225 300

1224.0 x 792.0

1043 x 664 to 1117 x 738

280 x 702

287 x 688

637 x 426

646 x 426

651 x 425

663 x 423

675 x 420

685 x 417

712 x 408

722 x 405

734 x 402

745 x 398

572 x 527

579 x 536

587 x 546

596 x 556

602 x 567

609 x 583

613 x 594

616 x 603

619 x 626

251 x 454

656 x 471

147 x 615

470 x 741

1067 x 76

1027 x 743

1041 x 99

0 x 0

75

150

225

300

994 x 57

381 x 361

525 x 720

1013 x 590

849 x 762

993 x 720

455 x 536

144

15

140

145

139

148

134

138

2-12

13

23

14

15

10

12

19

59

45

153

144

25

103

112

159

151

9

41

138

31

134

148

144

140

138
TOWN MEETING

ARTICLE:     7

MOTION:      1

That the Town vote to amend the Zoning Map of the Town of Wellesley, Massachusetts to rezone the following parcels from the “Single Residence District” and “10,000 Square Foot Area Regulation District” to the “General Residence District”, all as shown on the attached Exhibit D:

- 6 Delanson Circle (Assessors’ Parcel ID number 123-10), portions of the properties located at 2-4 Delanson Circle and 8 Delanson Circle (Assessors’ Parcel ID numbers: 123-9 and 123-11), and the roadway known as Delanson Circle that abuts said lots, that is currently located in the Single Residence District and 10,000 Square Foot Area Regulation. The area to be rezoned totaling approximately 28,000 square feet in area, and the boundaries of which are shown on the attached Exhibit D.

Approved:    ________________________________

Date

_________________________    ___________________________
Moderator’s Signature          Sponsor’s Signature
Current Zoning

Proposed Zoning

Legend

- Affected Area
- Parcels

Zoning Districts

- General Residence
- Industrial
- Limited Residence
- Single Residence
TOWN MEETING

ARTICLE:  7

MOTION:  2

That the Town vote to amend the Zoning Map of the Town of Wellesley, Massachusetts to rezone the following parcels from the “Single Residence District” and “15,000 Square Foot Area Regulation District” to the “General Residence District”, as shown on the attached Exhibit E:

- 138 Weston Road, 140 Weston Road, 144 Weston Road, and 148 Weston Road (Assessors’ Parcel ID numbers: 149-1, 149-2, 149-3, 149-4), the area to be rezoned totaling approximately 79,000 square feet in area, the boundaries of which are shown on the attached Exhibit E.

Approved: ________________________________

Date

Moderator’s Signature __________________________

Sponsor’s Signature __________________________
ARTICLE: 8

MOTION: 1

To see if the Town will vote to amend Section 1A. Establishment of Districts, paragraph A. of the Zoning Bylaw by adding to the end of the numerical list after “27. Linden Street Corridor Overlay District (Section 14G)”, the following new Districts:

28. Commercial Recreation Overlay District (Section 14I)

29. Smart Growth Overlay District (Section 14J)

30. Wellesley Park Smart Growth Overlay District (Section 14J.1)

Approved: ____________________________ Date ____________________________

Moderator’s Signature ____________________________ Sponsor’s Signature ____________________________
TOWN MEETING

ARTICLE: 9

MOTION: 1

That the sum of $175,000 (ONE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS) be appropriated to fund salaries and benefits of staff and consultant services of the Board of Health in Fiscal Year 2020 for mental health and social services, said sum to be taken from Free Cash, as certified as of July 1, 2018, and that the following line items under Motion 2 of Article 8 of the 2019 Annual Town Meeting be increased by the following amounts:

1) line 510-Board of Health- $90,000 (NINETY THOUSAND DOLLARS) in personal services for a licensed independent clinical social worker;

2) line 523- Mental Health Services- $65,000 (SIXTY-FIVE THOUSAND DOLLARS) to increase funding for Human Relations Service ($25,000) and for on call mental health services to support public safety (or police) response ($40,000); and

3) line 914 Group Insurance-$20,000 (TWENTY THOUSAND DOLLARS) to group insurance to reflect first year benefits

Approved: __________________________________________ Date

Moderator’s Signature ________________________ Sponsor’s Signature ________________________
ARTICLE: 10

MOTION: 1

That the Town vote to amend the General Bylaws, Article 8.10. Notice of Town Meeting, by deleting the words “Wellesley Square” and inserting, in place thereof, the words “the Police Station”, so Article 8.10 reads as follows:

8.10. Notice of Town Meeting. Notice of each Town Meeting, whether Annual or Special, shall be given by the Selectmen by publishing a copy of the notice in a newspaper generally circulated in the Town at least seven days before the date on which the Annual Town Meeting, and at least 14 days before the date on which a Special Town Meeting, is to commence. Said notice shall state the time and place of the meeting and that the full text of the warrant shall be published on the Town’s website and be available from the Selectmen’s office. Additionally, the Selectmen shall post attested copies of the warrant for that Meeting in no less than two conspicuous places in the Town including but not limited to the Town Hall and the Police Station and shall make the warrant available on the Town’s website.

Approved: ____________________________

Date

Moderator’s Signature

Sponsor’s Signature
6. **Amendment to Mobile Food Vendor Regulations**

The Board of Selectmen’s Mobile Food Vendor Regulations were adopted January 1, 2013. Since that date, the Board has licensed one year round mobile food vendor, Sam’s Hot Dogs. Alan Rubin can be seen around town and at private events for 6-7 months of the year. All other mobile vendors who operate in the Town seek one-day vendor licenses. About a year and half ago, Captain Marden’s restaurant approached the Town to see if the amount of one-day licenses that can be granted could be expanded from the current 4 licenses a year to 6 licenses a year. The Board briefly discussed this at last year’s retreat, but it fell off the radar. Captain Marden’s has requested the change again this year. They use the “Cod Squad” mobile food truck to host several Wellesley events on a given year including Wellesley Wonderful Weekend Fireworks, Bates School end of year picnic, July Jubilation, Wellesley Women’s Marketplace, and the Holiday Stroll. There can then be some local resident requests, but to make just the Wellesley events they are over the 4 one-day licenses. Staff is supportive of making the change to the number of one-day licenses given the very infrequent use of mobile vendors in town. The change will support our local businesses at local events; while not significantly impacting the broader purpose of the regulations for vendors that seek to work out of mobile food trucks on more of year or seasonal basis. The current policy is included for your review with the proposed minor amendment from the 4 to 6 one day licenses.

**MOVE to amend the Rules and Regulations Governing Take Out Food Served by Mobile Food Vendors to increase the number of one-day license from 4 to 6.**
Hi Meghan,
Listed below are the events we are asked annually to attend. There are others (primarily school functions) that I have not included that we have either attended or have been asked to attend over the last few years.

Wellesley’s Wonderful Weekend Fireworks
Bates School end of year picnic
July Jubilation – Wellesley Square Merchants
Wellesley Women’s Marketplace (at Wellesley High School)
Holiday Stroll – Wellesley Square Merchants

Please let me know if you have any questions or need more information.
Thank you
Nancy

ngoodall@captainmardens.com
781-235-0860 x 212
TOWN OF WELLESLEY
COMMONWEALTH OF MASSACHUSETTS

RULES AND REGULATIONS
Governing Takeout Food
Served By Mobile Food Vendors

Effective January 1, 2013

Local Licensing Authority: Wellesley Board of Selectmen
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Protocol for issuing a Takeout Food License

The Town of Wellesley, through the Board of Selectmen, regulates the preparation and/or retail sale of food or beverage (Takeout Food) pursuant to Town Bylaw Article 49.2C Preparation and/or retail sale of food or beverage. Vendors of Takeout Food are required to obtain a Takeout Food License, pursuant to the Town’s relevant rules and regulations. These regulations specifically relate to the service of Takeout Food by mobile food vendors. For these purposes, a Mobile Food Vendor is defined as any person who travels from place to place upon public ways and dispenses food from a food truck, food cart, ice cream truck, canteen truck, catering truck, breakfast truck, lunch truck, lunch wagon, or any other mobile food vehicle. (These regulations do not apply to mobile food vendors who operate in the Town of Wellesley less than 46 days (any part thereof) per calendar year. However, such vendors are required to obtain a license from the Health Department.)

Before granting a license, the Board must determine if the public good requires it. In making this determination, the Board will consider the following:

- Traffic and pedestrian safety issues
- Impact on nearby parking
- Sanitation arrangements and conditions (Health Department signoff required)
- Noise, odors or other disruptions to the surrounding neighborhood
- Zoning compliance (Building Department signoff required)
- Fire safety (Fire Rescue Department signoff required)
- Hawkers and Peddlers license (obtained through the Police Department)
- Any other public safety issues, as identified by the Board of Selectmen
- The number of Mobile Food Vendors

These regulations are intended to supplement and not usurp existing state law and regulations where applicable. Should these regulations conflict with state law or regulation, state law/regulation will control.

Application requirements

Any person wishing to apply for a Takeout Food License shall fully complete the application form supplied by the Police Department / Board of Selectmen, including authorization for the Town to obtain a Personal Criminal Record Request Form (CORI) and a Sex Offender Registry Board (SORB) check. Upon completion of the application review process, the application shall be scheduled for a hearing by the Board of Selectmen at a public meeting.
Maintenance of order and decorum and cooperation with Town officials

Any person to whom a Takeout Food License is issued under these regulations shall ensure that order and decorum is maintained in the licensed area and immediate vicinity at all times, and shall cooperate in every respect with town officials including, but not limited to representatives of the Board of Selectmen, the Fire Rescue and Police Departments, the Building Department, and the Board of Health. The licensed area including any vehicles shall be available at all times for inspection by said officials or any other department or official of the town so directed by the Board of Selectmen.

Operating requirements for Mobile Food Vendors other than Ice Cream and Canteen Trucks

1. Licensees may only operate at specifically approved public or private locations (hereafter, the “licensed area”), at specifically approved times. For private locations, the Licensee shall provide written evidence of the property owner’s approval for use of that area.

2. Licensees shall provide evidence of comprehensive liability insurance in the amount of at least $1 million (single claim), and listing the Town of Wellesley as an additional named insured.

3. Licensees shall not be permitted to operate within 200 feet of a licensed common victualler without their written permission. Such permission shall not be required in instances where the licensee and common victualler share common ownership. The 200 feet distance shall be measured as the Board or its designee sees fit.

4. Licensees shall not deploy any free-standing sign unless specifically permitted by the Board of Selectmen.

5. Licensees shall not deploy more than one table or seating for more than 6 patrons unless specifically permitted by the Board of Selectmen.

6. Mobile food vehicles shall not be positioned so as to expose clients to vehicular traffic, or otherwise in an unsafe manner. Any directive of a Police Officer in this regard shall be immediately complied with.

7. Licensees shall make specific provisions for trash removal and ensure that the licensed area is kept clean, neat and sanitary at all times. Reliance on the use of municipal trash receptacles is not considered acceptable.

8. A licensee who offers entertainment shall obtain a license from the Board of Selectmen, pursuant to the Town’s Entertainment Regulations.
9. No licensee or employee of the licensee shall consume any alcoholic beverage or unlawful controlled substance during the 4 hours preceding and while on duty.

10. No licensee or employee of the licensee shall permit a patron to bring into the licensed area any alcoholic beverage for consumption on the premises.

11. Operations are permitted between the hours of 7 a.m. and dusk, but not later than 9 p.m., unless otherwise specified. This guidance supersedes the permissible hours of operation for Hawkers and Peddlers.

12. Licensees are required to obtain a Hawkers and Peddlers License for each employee from the Wellesley Police Department. As part of this process a Personal Criminal Record Request Form (CORI), Sex Offender Registry Board (SORB) check, and fingerprints will be obtained for each such employee.

13. Licensees shall not sell non-food novelty items, noise makers or toys.

Operating requirements for Ice Cream and Canteen Truck vendors

1. Licensees shall provide evidence of comprehensive liability insurance in the amount of at least $1 million (single claim), and listing the Town of Wellesley as an additional named insured.

2. Licensees shall not provide any tables or chairs for patrons, unless specifically permitted by the Board of Selectmen.

3. Licensees shall not be positioned so as to expose clients to vehicular traffic, or otherwise in an unsafe manner. Any directive of a Police Officer in this regard shall be immediately complied with.

4. Licensees shall make specific provisions for trash removal and ensure that the surrounding area is kept clean, neat and sanitary at all times. Reliance on the use of municipal trash receptacles is not considered acceptable.

5. A licensee who offers entertainment shall obtain a license from the Board of Selectmen, pursuant to the Town’s Entertainment Regulations.

6. No employee of the licensee shall consume any alcoholic beverage or unlawful controlled substance during the 4 hours preceding and while on duty.

7. No licensee or employee of the licensee shall permit a patron to bring into the surrounding area any alcoholic beverage for consumption in the area.

8. Operations are permitted between the hours of 7 a.m. (6 a.m. for canteen trucks) and dusk, but not later than 9 p.m., unless otherwise specified. This guidance supersedes the permissible hours of operation for Hawkers and Peddlers.
9. Licensees are required to obtain a Hawkers and Peddlers License for each employee from the Wellesley Police Department or from the State. As part of this process a Personal Criminal Record Request Form (CORI), Sex Offender Registry Board (SORB) check, and fingerprints will be obtained for each such employee.

10. Licensees shall not sell non-food novelty items, noise makers or toys.

Operators of Ice Cream and Canteen Trucks are not required to submit a sketch of the licensed area nor are they required to obtain approval from the Building Department or the Fire Rescue Department.

**Renewals**

A Takeout Food License is subject to annual renewal. When determining whether to renew a license, the Board of Selectmen will utilize the same criteria as set forth above. Renewal forms may be obtained from the Selectmen’s office and must update all previously filed statements and plans, as appropriate. It is the responsibility of the licensee to file for a renewal at least 60 days prior to termination of the current license. Failure to renew prior to expiration shall result in a loss of license and any subsequent renewal request shall be treated as a completely new application.

**Violation, suspension, revocation or modification of a Takeout Food License**

Any violation of these regulations will be subject to a fine of $50 (1st offense), $100 (2nd offense) or $300 (3rd and subsequent offenses). In addition, any violation may result in the immediate suspension of the license or removal of the Mobile Food Vendor’s cart, truck or other vehicle at the owner’s expense, if the circumstances warrant it in the judgment of the Police Department or other enforcement officer, in which case such suspension shall be reviewed by the Board of Selectmen at its next public meeting. A licensee may appeal any fine to the Board of Selectmen.

The Board of Selectmen may suspend, revoke or modify a Takeout Food License if, after a public hearing, the Board finds that these regulations have been violated.

Promulgated the ___ day of January, 2013 by the Board of Selectmen of the Town of Wellesley.

**WELLESLEY BOARD OF SELECTMEN**

Terri Tsagaris, Chairman

Ellen F. Gibbs, Vice Chairman

Barbara D. Searle, Secretary

Katherine L. Babson, Jr.

Donald S. McCauley
Town of Wellesley
Instructions for Applying for a
Takeout Food License
(as Served by a Mobile Food Vendor)

1. Fill-out and sign the application form and attachments

2. Include a detailed list of the intended locations for operation, including a sketch for each location showing how the mobile food vehicle is to be positioned. For each location also provide the proposed times of operation.

3. Obtain all applicable initial plan reviews and/or preliminary approvals from the Building, Health, Fire Rescue and Police Departments, and obtain Hawkers and Peddlers Licenses for each employee before application is submitted to the Selectmen’s Office.

4. Deliver the completed and signed application form and attachments (e.g., list of intended locations for operation, tax certification, resumes, copies of Hawkers and Peddlers licenses, etc.), along with a check for the application fee of $200.00 payable to the Town of Wellesley, to the Selectmen’s Office, on the third floor of Town Hall, 525 Washington Street, Monday – Friday, 8:00 a.m. – 4:00 p.m..

5. For private locations, the Licensee shall provide written evidence of the property owner’s approval for use of that location.

6. A Personal Criminal Record Request Form (CORI) and Sex Offender Registry Board (SORB) check will be obtained by the Selectmen’s Office for each employee.

7. After the application materials are received and reviewed for completeness, an interview will be scheduled with the Executive Director to discuss the applicant’s plans for operation. The applicant will then be required to appear before the Board of Selectmen during one of its regular public meetings. Staff in the Selectmen’s Office will notify the applicant by telephone of the date and time of the interview.

8. The Board of Selectmen reserves the right to defer action on the license application until all issues and concerns raised by the Board are addressed by the applicant to the Board’s satisfaction; and the Board also reserves the right to deny approval if the applicant fails to meet the application requirements, or does not/cannot resolve the issues and concerns raised by the Board.

9. Once the Board of Selectmen approves the application, the applicant will need to obtain all required Health Department, Building Department, Police Department and Fire Rescue Department final approvals (i.e., permits, reviews and/or inspections).
before the Takeout Food License will be issued. If the applicant fails to obtain a required approval at any point in the process, the issuance of the License will be withheld until the issue or problem is resolved to the satisfaction of the appropriate body.

Specific questions should be addressed to:

Selectmen’s Office, 3rd Floor of Town Hall, 525 Washington Street, (781) 431-1019 x2001
Building Department, Lower Level of Town Hall, 525 Washington Street, (781) 431-1019 x2228
Health Department, Warren Building, 90 Washington Street, (781) 235-0135
Fire Rescue Department, 457 Worcester Street, (781) 235-1300
Police Department, 485 Washington Street (781) 235-1212
7. **New Business and Correspondence**

Please find the following correspondence:

- Letter to the Editor – Wellesley Townsman 5/2/19
- DHCD Letter re: Wellesley Office Park
- Memo from Chief Pilecki – Grant Award for School Security
- Police Commendation – Officer Waall
- 182 Walnut St. application and open house information
- Quarterly Cash Analysis
- Correspondence: Arbor Day Foundation
- Tailby/Railroad Updated Listening Tour schedule
Town Meeting Members: Please vote ‘Yes’ on zoning changes

On May 13, Town Meeting members will be asked to vote on proposed zoning changes set forth in Articles 4-7 of the Special Town Meeting Warrant. The effect of these changes will enable housing developments to proceed on two specific parcels located in the College Heights neighborhood: Delanson Circle and 140/148 Weston Road. The College Heights Association, an informal group of more than 100 families who will be most impacted by these projects, has engaged in extensive efforts over the past 18 months, working with various town officials, including the Board of Selectmen, the Zoning Board of Appeals, the Planning Board and the Advisory Committee, to arrive at this compromise with the developer of the parcels. We strongly encourage all Town Meeting Members to vote “Yes” on these Articles.

The proposed developments on both Delanson Circle and Weston Road began as “40B” affordable housing developments. Both were granted approval (over the strong objections of the town) by the state agencies authorized to do so under the law. The original state-approved plans called for a five-story building with 90 apartment units at Delanson Circle and a five-story building with 55 apartment units at Weston Road. Under current law, the only viable option for the neighbors and for the town was to negotiate with the developer to arrive at more appropriate proposals for both sites.

For the past 18 months, College Heights Association Steering Committee Members have spent more than 400 hours attending meetings with town officials, the development team, State Rep. Alice Peisch, and neighbors, and reviewing architectural plans, civil engineering reports, traffic studies, stormwater management plans, and landscape and lighting plans. As a group, we have hired and paid for a lawyer to advocate for our neighborhood rights, as well
as experts to examine proposals put forth by the developer. We have worked tirelessly toward the goal of having the least negative impact on the neighborhood and the town.

As a result of these efforts and those of town officials, a compromise was reached with the developer resulting in a significant reduction in the size of both proposals. Delanson Circle will be reduced from five stories to primarily four, but with a stepped down section of two-to-three stories, and from 90 apartment units to 35 condominium units; Weston Road will be reduced from five stories to three, and from 55 apartment units to 25 condominium units.

In addition, the projects will proceed not as 40B projects, over which the town would have no permitting control, but as “projects of significant impact” under town zoning laws, and will therefore will be subject to all town permitting approval processes. We are confident that this is a positive step forward for our neighborhood and for the town.

We recognize that it is frustrating to read about projects of this scale in our town. What is at stake, however, is even worse. Under the current 40B state law something will be built at Delanson Circle and Weston Road. If we do not pass the zoning amendments at Town Meeting, the developer has the right to proceed with the original 40B proposals, regardless of the zoning.

We are not able to stop the process because of the impact on traffic, schools, neighborhoods and the town’s density. We can, however, impact what is built and that is therefore where we have focused our efforts. Our only chance to make a difference is to work with the current compromise proposals for which we lobbied.

Finally, these zoning amendments will not apply to any other neighborhoods in town. What they do is benefit every neighborhood by reducing the total number of units in these two projects by 60 percent, thereby reducing the impact on both Weston Road and Linden Street (which the Delanson Circle project fronts on), two crucial roadways for all town residents.

We would be happy to share background information with anyone who is interested in our work.
We ask Town Meeting Members to support our efforts and vote “Yes” for these projects. We have fought hard to minimize their impact in density and scale and want to see them to fruition for the benefit of the town.

**College Heights Association Steering Committee**

collegeheightsassoc@gmail.com  
Joel Bloom – Howe Street  
Eunice Groark – Summit Road  
Lorna Kogon – Crest Road  
Margaret Lyne – Crest Road  
Susan Meeker – Crest Road  
Alexia Monsen – Oakencroft Road  
Annie Newman – Crest Road  
Carol and Ray Pace – Crest Road  
Anne Marie Towle – Oakencroft Road

**Forum on Hunnewell School project May 9**

In June 2018, Town Meeting appropriated funding for a feasibility study for a new or substantially rebuilt Hunnewell School. The School Building Committee (SBC) hired an architect and owner’s project manager shortly afterward, and began a study process in August that is on schedule to conclude in the coming weeks. The results of the feasibility study will determine next steps for the project.

Per its charge, during the feasibility study the SBC and its consultants have conducted detailed analysis around the options for Hunnewell, developed an educational plan for the school, and engaged in significant and continuous outreach to members of the community as well as affected town boards. As part of the study, the SBC has hosted a series of public forums to provide the community with updates and an opportunity to ask questions and provide feedback.

Please join us at the third Hunnewell public forum on Thursday, May 9 from 7-9 p.m. in the Wellesley Middle School Auditorium to learn more about the potential next steps, building design and parking plans, swing space options, and the approach to sustainability.

For more information, go to wellesleyma.gov/1162/Hunnewell-School-Feasibility-Study, email us at sbc@wellesleyma.gov or view SBC Meetings On Demand at wellesleymedia.org/sbc.

**Sharon Gray**
School Committee Member

Chair, School Building Committee

Thanks for supporting book sale, Friends of Wellesley Free Libraries

The Friends of the Wellesley Free Libraries would like to thank the Wellesley community for its tremendous support of yet another successful book sale this past weekend! Proceeds from our book sales support many of the children’s and adult programs offered at the WFL.

We want to especially thank the organizations and businesses in town that graciously assisted in advertising our sale once again. We also would not exist without the continuous donations of excellent books from our community. Many thanks to all those who support our sales by dropping off their tax-deductible book, audio book, CD and DVD donations throughout the year. The quality and quantity of the book selection are what bring patrons to our sales, and we thank everyone for their generous donations.

Most importantly, thank you to our shoppers! We rely on you and were delighted to see you at the sale! Mark your calendars for our next sale: September 19-22, 2019.

We are also proud to announce the relaunch of our website at https://friendsofwellesleyfreelibraries.org as well as via the Wellesley Free Library website. Come visit us! Come join us!

Shannon Smith

President, FWFL Board
April 30, 2019

Jack Morgan
Chair, Board of Selectmen
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

RE: Wellesley Park Smart Growth Overlay District – Letter of Conditional Eligibility

Dear Chairman Morgan:

I am writing regarding the application for a preliminary determination of eligibility pursuant to MGL, Chapter 40R and 760 CMR 59.00 that was submitted by the Town of Wellesley (Town) to the Department of Housing and Community Development (DHCD) for the proposed Wellesley Park Smart Growth Overlay District (District) and corresponding Smart Growth Overlay Districts bylaw. DHCD has completed its review of the application, including the attached, revised Smart Growth Zoning and determined that, subject to the conditions outlined herein, the proposed District and bylaw satisfy the applicable statutory and regulatory eligibility requirements.

The proposed District would allow for up to 600 residential units, an estimated 580 of which (subject to verification of the associated Existing Zoned Units) may qualify as Incentive and Bonus Units. However, as previously indicated through informal correspondence during the eligibility review, given certain limitations contained in the Smart Growth Zoning and/or the associated development agreement with respect to the phasing/infrastructure conditions and the type of residential units that can be built, eligibility for the Zoning Incentive Payment will be contingent upon evidence of a corresponding number of Bonus Units (i.e., units for which building permits have been issued and DHCD has approved the corresponding Affordable Housing Restrict and Affirmative Fair Housing Marketing Plan).

The Town may provide such evidence and request the corresponding portion of the Zoning Incentive Payment, as well as the associated Density Bonus Payment, when evidence of such Bonus Units becomes available in conjunction with any respective phase or Project approved as part of the overall buildout. As such, upon evidence of 201 or more Bonus Units associated with the 350 units contemplated as part of the initial phase/Project, the Town will be eligible for a $350,000 Zoning Incentive Payment as well as a corresponding Density Bonus Payment of $3,000 per Bonus Unit. If and when one or more subsequent phases/Projects, totaling up to 250 units, moves forward and the aggregate number of Bonus Units approved in the District exceeds 500 units, the Town would be eligible for the remaining $250,000 portion of the total potential $600,000 Zoning Incentive Payment, as well as the corresponding Density Bonus Payment.

In addition, unless otherwise explicitly approved in writing by DHCD, the development agreement must conform to the version as revised and forwarded by DHCD on April 4, 2019. The Department’s revisions
appropriately limit the application of Local Preference to initial occupancy/lease up and include all of the eligible categories that apply to Local Preference, eliminating any suggestion that eligibility is limited only to local residents.

If the Smart Growth Zoning, as preliminarily found to be eligible herein, is adopted and approved by the Attorney General, after receipt of the applicable documentation specified below and on the attached form, DHCD can issue a Letter of Conditional Approval pursuant to 760 CMR 59.05(4)(d). With such Letter of Conditional Approval, the District will be in full effect with the exception of eligibility, as condition above, for any corresponding projected 40R payments, and the Town can begin to approve individual development projects pursuant to the new Smart Growth Zoning. Subject to 760 CMR 59.06(3)(d), at any subsequent time that the Town fulfills the conditions outlined in this Letter of Conditional Eligibility, the Town may apply for final approval and any corresponding 40R payments for which it is eligible.

Pursuant to 760 CMR 59.05, DHCD issues this Letter of Conditional Eligibility with the following additional, standard conditions:

1. Unless subsequently otherwise approved in writing by DHCD, the Town adopts the Smart Growth Zoning as enclosed and herein preliminarily approved as eligible. This determination is only valid provided adoption of the Smart Growth Zoning must occur within three years of the date of this letter. After adoption of the Smart Growth Zoning, the Town must submit proof of adoption to DHCD in order to receive conditional or final approval, as applicable. As further outlined on the attached application form for conditional/final approval, proof of adoption requires the submission of the following information:

   a) a copy of the Smart Growth Zoning adopted by Town Meeting and certified by the Town Clerk;

   b) a copy of the amended Zoning Map adopted by Town Meeting and certified by the Town Clerk;

   c) a copy of the Attorney General’s letter approving the Smart Growth Zoning;

   d) if there are any changes to the enclosed version of Smart Growth Zoning between this preliminary determination of eligibility and adoption by the Town Meeting, an annotated version of the amendments to the Smart Growth Zoning must be submitted that clearly indicates all changes; and

   e) a certification by the Town Clerk that the Smart Growth Zoning has been published and posted pursuant to applicable law.

2. If there are substantial changes to the Smart Growth Zoning, DHCD may treat such submission as an amendment to the application and will notify the Town of its decision to do so in writing. DHCD must confirm its conditional or final approval within 60 days of receipt of such submission provided the amended application satisfies all the approval criteria set forth in 760 CMR 59.04(1).

3. Provided any proposed associated Project(s) meet the requirements of the Smart Growth Zoning, there is no local rule, regulation or ordinance and there is no agreement that would prevent 600 Future Zoned Units from being developed in the District. Other than to the degree required under the submitted development agreement, as revised to address DHCD’s concerns, there is no agreement that perpetually regulates the development of the Future Zoned Units in a manner that is more restrictive than the Smart Growth Zoning and Governing Laws would otherwise allow.
4. DHCD must approve any additional Design Standards, rules, regulations, guidelines, application forms and any amendments to such that are adopted by the Plan Approval Authority or otherwise required of applicants as part of the Plan Review process. Such DHCD-approved additional Design Standards, rules, regulations, guidelines and application forms must also be filed with the Town Clerk.

5. Please be advised that for any 40R Plan Approval application filed after the release of the 2019 Income Limits, in order for any associated units to qualify as Bonus Units, DHCD shall require that the maximum affordable monthly rent (including any applicable utility allowance) not exceed the lower of (1) 30% of 1/12 of 80% of the area median income, or (2) the Section 8 payment standard established by or on behalf of the applicable local housing authority. This condition may be waived by DHCD for a given Project if there is sufficient evidence that compliance would Render Development Infeasible.

If you have any questions regarding this Letter of Conditional Eligibility, please contact Bill Reyelt at 617.573.1355 or william.reyelt@mass.gov.

Sincerely,

Jennifer Maddox
Acting Undersecretary

cc: Megan Jop, Executive Director
    Victor Panak, Interim Planning Director
MEMORANDUM

TO: THE HONORABLE BOARD OF SELECTMEN
FROM: JACK PILECKI
CHIEF OF POLICE

SUBJECT: RECENT GRANT AWARD FOR SCHOOL SECURITY
DATE: MAY 2, 2019

Ladies and gentlemen:

I wanted to take this opportunity to inform you that the Wellesley Police Department has recently won a $19,000 grant from the Commonwealth of Massachusetts to improve school security. Specifically, the department applied for grant funding to purchase 80 portable two-way radios to be distributed through the Wellesley Public Schools. The radios are used to coordinate day to day operations at each individual school. The radios are capable of communicating directly to the Wellesley Police Department Emergency Communications and Dispatch Center as well. In the event of a significant emergency, the school can call for emergency assistance directly. This will enable all on-duty police officers to immediately respond saving valuable time. Additionally, many schools suffer from poor cellular phone coverage, especially inside the schools themselves. The radios have much better coverage, as they are working off of the Wellesley Police Department's communication system.

Previously, each Wellesley Public School received three radios, two portable radios and one desk top radio as part of the School Security Improvement package funded by Town Meeting. Wellesley Police officers trained faculty and staff on how to use the radios, and how to communicate with the department in the event of an emergency. While conducting our bi-annual security drills with the schools, our officers received positive feedback from the staff about their functionality. The one negative comment we heard was that there wasn’t enough of them.

Based on that feedback, I consulted with Dr. Lussier when the school security grant became available from the Commonwealth of Massachusetts. Dr. Lussier indicated that any amount of radios that we would be able to receive funding for would be welcome and were absolutely needed.
This particular grant had a very short application period, and each police department had a maximum of $20,000 to apply for. The grant process itself is very competitive in nature, as communities vie for a limited pool of money. When writing the grant, we took this into consideration, and sought to maximize the funding for equipment purchases. We are fortunate that some of our officers have the ability to program and set the radios up in house, instead of outsourcing the work. This enabled the department to save hundreds of dollars per radio in costs, and allowed us to purchase 80 radios. After completing the grant writing process, the proposal was reviewed by two separate Commonwealth agencies, one of which required a presentation by our staff.

I am pleased to report that the Wellesley Police Department was awarded the full amount of the grant, and we are currently deploying the 80 radios to the schools this month. Each radio was programmed by the WPD to the Wellesley Public Schools specific needs, and all will be immediately placed into service.

The Board is well aware of the outstanding relationship that the Wellesley Police Department and the Wellesley Public Schools enjoy. This proactive collaboration on purchasing radios to improve school security is a positive example of that relationship. It demonstrates our willingness to continually look for ways in which we can enhance and improve the safety our children.

In closing, I would like to acknowledge the work Deputy Chief Whittemore did on this project. Deputy Chief Whittemore is our “point” person with the schools and his efforts were instrumental in securing this difficult grant.

As always, please contact me if you have any questions.

RESPECTFULLY SUBMITTED,

[Signature]

JACK PILECKI
CHIEF OF POLICE
MEMORANDUM

TO: OFFICER MATT WALL
    RECORDS MANAGER CHERYL CARLSON

FROM: JACK PILECKI
      CHIEF OF POLICE

SUBJECT: COMMENDATION FROM STEPHANIE DADISKOS

DATE: MAY 2, 2019

I was pleased to see a copy of a letter which was sent to me by Stephanie Dadiskos. She wanted to thank you for the assistance you provided to her when she was involved in a car accident.

She stated you were very helpful in getting her the information that she needed. She also commented that the Records Department was very nice to her.

The comments of Ms. Dadiskos are indicative of the level of professional services provided by the Wellesley Police Department and it is a reflection of your personal commitment.

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

AUTHORIZED:

[Signature]

JACK PILECKI
CHIEF OF POLICE

cc: Board of Selectmen
    Bulletin Board
    Personnel File
Dear Chief Pilecki,

I just wanted to let you know what a wonderful officer Matthew Wall is. He was very helpful in getting the information needed in my car accident. God bless all Police for doing what they do.

Also your records Dept were very nice to me. We need more people in this world today, that is as helpful as your officer was to me.

Sincerely yours
Stephanie Dacikos
Affordable Condo In Wellesley—Short Term Lottery. Dead line for applications 5/17/19 5 PM

$254,000

182 Walnut St # 2 | Fire Station Trust | Wellesley | MA | 02481

This is a short term lottery make sure you follow the instructions on the application! 2 BR 2.5 bath condo. Main level open floor plan with high ceiling upgraded kitchen & SS appliances (fridge excluded) opening to a nice fenced private back yard with 2 patios. Second floor 2 bedrooms with master tiled bath and additional bath. HW floors throughout the home (but carpeted stairs). CA and newer water heater. Max annual gross income: family of: 1 person—$62,450; 2-$71,400.; 3– $80,300; 4 $89,200. Max liquid assets $75,000, pre approved for a fixed mortgage. Application required. FHA & VA will not accept the deed rider.

Avi Glaser
Omega Ventures Inc.

Tel: 617-970-2403
E-mail: aviglaser@comcast.net
Web: www.myfirsthome.info
## Town of Wellesley Cash Analysis as of 3/31/2019

### Operating Funds

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<th>Institution</th>
<th>Operating Accounts</th>
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### Trust Funds

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<th>Institution</th>
<th>Stable, Unemployment, Workers Comp &amp; Liability Insurance</th>
<th>Traditional Trust Funds</th>
<th>Reserve Funds</th>
<th>OPEB</th>
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<td>PRT - OPEB</td>
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### Reserve Funds

- FDIC Insured CD's/ACCT #
- State Authorized Accounts
- FDIC Insured
- Government Agencies
- Traditional Trust Funds
- Reserve Funds
- OPEB
- Healthcare Pre-Funding

### OPEB

- FDIC Insured CD's/ACCT #
- State Authorized Accounts
- FDIC Insured
- Government Agencies
- Traditional Trust Funds
- Reserve Funds
- OPEB
- Healthcare Pre-Funding

### FY19 Totals

- $1,494,776
- $6,769,138
- $0
- $1,221,891
- $6,199,537
- $1,282,500
- $63,451
- $20,822
- $310,626
- $306,947
- $255,060
- $253,745
- $0
- $248,119
- $36,426,038
- $40,231,374
- $17,382,380
- $17,055,316
- $14,937,209
- $12,770,155
- $6,199,537
- $6,065,004
- $9,344,512
- $8,397,226
- $61,615,794
- $6,065,004
- $161,971,421
- $155,789,855

### RECON Balance

- $161,971,421
- $0

### Percent of Grand Total

| Percent          | 3.92% | 2.22% | 22.49% | 0.35% | 8.42% | 14.99% | 1.02% | 4.75% | 41.84% | 100% |

* Santander Account Closed 11/15/17, First Commons Closed 6/12/18, Citizens Bank Accounts Closed July 2018

**FY2019 YTD Change in OPEB ACCT**

| $5,142,770 |
Executive Director of General Government Services Blythe Robinson  
525 Washington Street  
Wellesley, MA 02482

Dear Tree City USA Supporter,

On behalf of the Arbor Day Foundation, I write to congratulate Wellesley on earning recognition as a 2018 Tree City USA. Residents of Wellesley should be proud to live in a community that makes the planting and care of trees a priority.

Wellesley is one of more than 3,500 Tree City USAs, with a combined population of 150 million. The Tree City USA program is sponsored by the Arbor Day Foundation in partnership with the U.S. Forest Service and the National Association of State Foresters.

If ever there was a time for trees, now is that time. Communities worldwide are facing issues with air quality, water resources, personal health and well-being, and energy use. Wellesley is stepping up to do its part. As a result of your commitment to effective urban forest management, you are helping to provide a solution to these challenges.

We hope you are excited to share this accomplishment. Enclosed in this packet is a press release for your convenience as you prepare to contact local media and the public.

State foresters coordinate the presentation of the Tree City USA recognition materials. We will forward information about your awards to your state forester’s office to facilitate presentation. It would be especially appropriate to make the Tree City USA award a part of your community’s Arbor Day ceremony.

Again, we celebrate your commitment to the people and trees of Wellesley and thank you for helping to create a healthier planet for all of us.

Best Regards,

Dan Lambe  
President
FOR IMMEDIATE RELEASE:

Arbor Day Foundation Names Wellesley Tree City USA

Wellesley, MA, was named a 2018 Tree City USA by the Arbor Day Foundation in honor of its commitment to effective urban forest management.

Wellesley achieved Tree City USA recognition by meeting the program’s four requirements: a tree board or department, a tree care ordinance, an annual community forestry budget of at least $2 per capita and an Arbor Day observance and proclamation.

“Tree City USA communities see the impact an urban forest has in a community first hand,” said Dan Lambe, president of the Arbor Day Foundation. “Additionally, recognition brings residents together and creates a sense of community pride, whether it’s through volunteer engagement or public education.”

Trees provide multiple benefits to a community when properly planted and maintained. They help to improve the visual appeal of a neighborhood, increase property values, reduce home cooling costs, remove air pollutants and provide wildlife habitat, among many other benefits.

More information on the program is available at arborday.org/TreeCityUSA.

About the Arbor Day Foundation: The Arbor Day Foundation is a million member nonprofit conservation and education organization with the mission to inspire people to plant, nurture, and celebrate trees. More information is available at arborday.org.
Hi Meghan,

Here’s this week’s update on our Listening Tour Outreach, which we officially kicked off yesterday.

During yesterday’s meetings, we heard someone mention the Wellesley Housing Authority, which is not on our current list of folks with whom we are meeting. Unless you disagree, we think it would be beneficial to with them to at least introduce ourselves. If you’re okay with that, do you have a contact at the housing authority that you can share with us?

Have a good weekend.

Thanks,
Dan

Completed Meetings/Interviews
- 5/2 at 9:30 am – Jean Walsh, Our Affordable Wellesley
- 5/2 at 11:00 am – Marianne Cooley, Executive Assistant to President of Wellesley College
- 5/2 at 1:30 pm – State Senator Cynthia Creem

Upcoming Meetings/Interviews
- 5/6 at 12:00 pm – Metro West RTA
- 5/7 at 1:30 pm – Peter Paravalos, MBTA’s Director of TOD Development
- 5/7 at 5:00 pm – Village Church
- 5/15 at 8:30 am – Wellesley Square Merchants Association
- 5/15 at 6:30 pm – Wellesley Arts Alliance
- 5/20 at 7:00 pm – College Heights Neighborhood Association
- 5/22 at 9:30 am – Sustainable Wellesley
- 5/23 at 10:30 am – State Representative Alice Peisch
- 6/2 at 1:00 pm – State Senator Becca Rausch

Remaining Meetings/Interviews to be Scheduled
- Wellesley Chamber of Commerce: Their May board agenda is full and they don’t meet again until September. We are planning to present to their board in September, but I have offered to meet now with any members individually if they have concerns or questions about our proposal.
- Owner of 127 Linden Street (abutter to site): We have sent letters and called, but have not heard back.
- Bulfinch Group/Owner of 1 Grove Street (abutter to site): Waiting to engage until we have a survey and are further into our due diligence.
Dan Drazen
Vice President, Development
Trinity Financial, Inc.
75 Federal Street, 4th Floor
Boston, MA 02110
Direct: 617.398.2526
Cell: 617.595.5846