SELECTMEN’S MEETING
TENTATIVE AGENDA
Middle School Library
6:00 pm Monday, May 13, 2019

1. 6:00 Call to Order – Open Session
2. 6:02 Public Comment
3. 6:05 Executive Director’s Update
   • Approve Second Hand Dealers License BRCG Coins
   • Approve Gifts - COA
   • Review and Approve Location Request from Sam’s Hot Dogs
4. 6:10 Executive Session under M.G.L. c. 30A, §21(A), exemption #6
to consider the purchase, exchange, or value of real estate.
5. 6:40 Special Town Meeting Preparation
6. 6:50 New Business and Correspondence

Please see the Board of Selectmen’s Public Comment Policy

Next Meeting Date       Monday, May 20, 7:00 pm – Juliani Room
                         Tuesday, May 21, 9:00 am – Board Retreat, DPW training room
<table>
<thead>
<tr>
<th>Date</th>
<th>Selectmen Meeting Items</th>
<th>Other Meeting Items</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/14</td>
<td>STM IF NEEDED</td>
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<tr>
<td>Tuesday</td>
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<tr>
<td>5/19</td>
<td>WWW Parade</td>
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<td>Sunday</td>
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<tr>
<td>5/20</td>
<td><strong>Bond Sale</strong></td>
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<td>Monday</td>
<td>Change of ownership – The Wok - All Alcohol License – 7:15 notice in paper</td>
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<td></td>
<td>Approve War Memorial scholarship recipients</td>
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<td></td>
<td>Approve BOS minutes: 4/22, 4/29, 5/6</td>
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<td>Begin Appointments - COA</td>
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<td>5/21</td>
<td><strong>Board Retreat 9-1 DPW training room</strong></td>
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<td>5/30</td>
<td>Memorial Day Events Observed – BOS member to present awards to War Memorial Recipients</td>
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<td>6/3</td>
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<td>Monday</td>
<td>Joint meeting w/ NRC for Appointment – 45mins</td>
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<td>Proclamation – Lynn Novogroski Wells. HS Asst. Principal Retirement. 49 yrs (MF?)</td>
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<td>Executive Session – Contract Negotiations Finance Director</td>
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<td>6/17</td>
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<td>Monday</td>
<td>Joint Meeting PB- Associate Member</td>
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<td>Approve remaining annual appointments</td>
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<td>7/8</td>
<td><strong>Town Hall Summer Hours Begin</strong></td>
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<td>9/2</td>
<td>LABOR DAY – TOWN HALL CLOSED</td>
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<tr>
<td>9/9</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 Second Hand Dealer License for BRCG Coins located at 5 Cameron Street until December 31, 2019.

3. MOVE to accept the gift in the amount of $1253.75 from Express Gourmet for the February Lunch program.

3. MOVE to approve the one day location request for Sam’s Hotdog on Washington Street on May 18th behind Reidy Field

4. MOVE that the Board vote to enter into Executive Session under M.G.L. c 30A, §21 exception #6 to consider the purchase, exchange, or value of real estate, and that Meghan Jop be invited to participate in the meeting.
Monday, MAY 13, 2019

Our meeting will begin on Monday at 6:00 pm in the MIDDLE SCHOOL LIBRARY

1. Call to Order – Open Session
MEMORANDUM

DATE: May 10, 2019

TO: Board of Selectmen

FROM: Meghan C. Jop, Executive Director

SUBJECT: Weekly Report

Please find an update on recent activities for the past week.

Financial

- Marc Waldman, Treasurer, Sheryl Strother, Finance Director, Rachel Lopes, Asst. Finance Director and myself had a conference call with the Moody’s Investor’s Service on the new bond sale. The Board will be approving and signing the upcoming $4,000,000+ bond at your meeting on May 20th. It was a good call, and we anticipate a confirmatory public announcement of the Town AAA rating, in anticipation of the bond sale on Wednesday, May 15th.

Personnel

- The three finalists for the MLP Director position have been announced and include Don Newell, the current MLP Asst. Director, along with personnel from the Concord MLP and Belmont MLP. The finalist interviews will be conducted on May 22nd.
- The Building Inspector, Mike Grant, reports his office will be advertising for an on-call electrical inspector. The Town prefers to retain two on-call electrical inspectors and recently lost one who took a full time position in Cape Cod.

Projects and Departmental Updates

- The Police Department has received a grant for 80 portable radios that will be distributed to the schools. Working with the school department, the Police have worked to indicate where radios should be located. Deputy Chief Whittemore noted the teachers at the recent
Colorado school shooting had similar radios, activated them, and the emergency response was 2 minutes to the school. This is an important safety addition to the schools.

- MLP has reported that they have escalated the internet option offerings and currently have over 50 commercial customers.
- MLP has reported they will be breaking their exclusive cell phone agreement with American Tower, who the Town has worked with on the Distributed Antennae System. (DAS). Following the end of the contract, MLP will be issuing an RFP for cell providers and have received interest from at least 3 providers to date.
- The Fire Department conducted a table top exercise on Wednesday with the Mass Maritime Academy. Key safety personnel were present along with representatives from Wellesley and Babson College. The exercise was preparation for a hurricane and was very informative. Marjorie, Beth, and Lise attended on behalf of the Board.
- The Town has submitted the Municipal Vulnerability Preparedness Grant and is currently awaiting feedback from the State. Brandon Schmitt, NRC Director, coordinated the submittal and will be the lead staff moving forward.
- The Health Department will be conducting suicide awareness training in the coming weeks as well as continue to work with new restaurants including recent openings with Whites Bakery, Fiorellas, Riceburg (soon to open), and Cheese Street Grill (proposed at 900 Worcester)
- DPW has begun the street resurfacing for the spring/summer construction season. They will also be hosting the touch a truck event, along with Police and Fire as part of Wellesley Wonderful Weekend.
- Maura Renzella has reported that the Fund for Wellesley will be gearing funds for the upcoming year on mental health initiatives to compliment the Town’s efforts as part of the STM.
- Online permitting continues to go well. The Town has received overwhelming positive support for the new tool. Foot traffic to the building department has been greatly decreased as contractors continue to learn the program, and as information is more available online for Realtors to review past and current permits.
- FMD has been working with the Recreation Department on the Morses Pond Feasibility Study. Matt Chin has reported that Weston and Sampson has been selected to perform the study.
- A new Verizon Store has opened in Wellesley at Linden Square. There was a ribbon cutting on Friday morning and Verizon has contributed two $500 donations to the Fire and Police equipment funds. Beth attended the ribbon cutting on behalf of the Board and thanked Verizon for their very generous donations to the Town.

Other Reminders for Next Week

- STM is Monday, and we are expecting Monday only, but be prepared for the potential for a two-night event.
- Board is registered for the parade scheduled for May 19th. The flag is ready!
- 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.
3. **Executive Director’s Update**

**Approve Second Hand Dealer License for BRCG Coins**

BRCG Coins is a long-time Wellesley Business located on Cameron Street which buys and sells coins as well as gold, silver, etc. In review of our Second Hand Dealers, Cay found that the license had expired over a year ago. This business has been in operation over 20 years, and this is an administrative correction. The Town typically renews these licenses on a calendar basis, the renewal for this license will be renewed December 31, 2019.

**Motion**

MOVE to approve the Second Hand Dealer License for BRCG Coins located at 5 Cameron Street until December 31, 2019.
TO THE BOARD OF SELECTMEN, WELLESLEY, MASSACHUSETTS

GENTLEMEN:

The undersigned hereby makes application for a license to be a **Second Hand Articles Dealer**:

**Please Print:**

Name: Lee J. Bellario

d/b/a: BRGCO, INC.

Address: 5 Cameron Street

Telephone: 617 573-4450

Fed. ID # 45-0529462

under the provisions of Section 49.21 of Wellesley's Town Bylaws

ARTICLE 49 POLICE REGULATIONS Section 49.21. **Licensing of Junk Dealers** No person shall collect, deal in or keep a shop for the purchase, sale or barter of junk, old metals or second hand articles within the limits of the Town, unless licensed by the Selectmen under such rules and regulations as they shall prescribe.

All licenses issued to expire April 30

Date 5/6/19

Fee: $30.00

Signature
Gifts

The COA has submitted the most recent gift list, which includes the February Lunch Subsidy from Express Gourmet in the amount of $1253.75 from the Friends of the Wellesley COA. As you are aware, the Executive Director can approve gifts up to $500, so the remaining gifts have been accepted as a matter of course.

MOTION

MOVE to accept the gift in the amount of $1253.75 from Express Gourmet for the February Lunch program.
## Donations Proposed for Acceptance by COA Board at 04/25/19 Meeting

### Donations Received Between 3/12/19-04/22/19

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<tr>
<th>#</th>
<th>Donor</th>
<th>Amount</th>
<th>Account</th>
<th>Comments</th>
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<tbody>
<tr>
<td>1.</td>
<td>Stanley Czulewicz</td>
<td>$123.00</td>
<td>53COAR</td>
<td>General COA Donation</td>
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<td>2.</td>
<td>John Ligor</td>
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<td>53COAR</td>
<td>General COA Donation</td>
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<td>3.</td>
<td>Barbara Polcaro</td>
<td>$20.00</td>
<td>53COAR</td>
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<td>Barbara Jordan</td>
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<td>5.</td>
<td>Verna Duffy</td>
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<td>53BUSG</td>
<td>General COA Donation</td>
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<td>6.</td>
<td>Anne Cook</td>
<td>$20.00</td>
<td>53BUSG</td>
<td>Bus Donation</td>
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<td>7.</td>
<td>Janice Rosnick</td>
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<td>Eileen Fagan</td>
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<td>Betty Forte</td>
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<td>10.</td>
<td>Mollie Kinlin</td>
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<td>11.</td>
<td>Mary Dummer</td>
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<td>Estelle Slavin</td>
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<td>13.</td>
<td>Marina Timasheff</td>
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<td>14.</td>
<td>Renee Rubin</td>
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<td>Joanne Kmiec</td>
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<td>16.</td>
<td>Blanche LaRose</td>
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<td>17.</td>
<td>FWCOA</td>
<td>$1,253.75</td>
<td>53SUPG</td>
<td>Express Gourmet February Lunch Subsidy</td>
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<td>18.</td>
<td>FWCOA</td>
<td>$226.55</td>
<td>53SUPG</td>
<td>Wellesley Bakery February Lunch Subsidy</td>
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<td>19.</td>
<td>TPC Coffee Donors</td>
<td>$157.25</td>
<td>53COFF</td>
<td>Voluntary donations collected from the TPC Mary Bowers Café 3/12/19-4/22/19</td>
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Sam’s Hotdog Temporary Relocation Proposal

Alan Rubin, the owner of Sam’s Hotdog, our only licensed mobile vendor has requested a one day waiver of the 200 foot distance rule in the Mobil Vendor Regulations from existing food service businesses. Alan has been asked as part of the Wellesley Wonderful Weekend on May 18th to park closer than 200 feet from Whole Foods to accommodate Wellesley Youth Baseball at Reidy Field. Given the amount of local events during the weekend, staff finds the one day variance acceptable. Please find the request attached, which specifically specifies the desired location.

MOVE to approve the one day location request for Sam’s Hotdog on Washington Street on May 18th behind Reidy Field.
Meagher, Cathryn

From: Sam's Hot Dogs <samshotdogcart@gmail.com>
Sent: Wednesday, May 1, 2019 6:44 PM
To: Meagher, Cathryn
Subject: RE: Wellesley Wonderful Weekend Request

Hi Cay,

Ann Williams from Wellesley Little League has invited Sam’s Hot Dogs to Wellesley Little League’s All-Star festivities on Saturday May 18, 2019. In the past, I’ve attended and set up on Washington Street between the Reidy outfield and the backstop to the softball field. This year, the softball program will not be participating in the festivities so all 4 games and the homerun derby will be at Reidy. They have asked that I set the cart up closer to the Reidy backstop on Washington Street just past the Whole Foods loading dock driveway, to provide easier access for attendees and to be able to keep a closer eye on their younger children who may wish to purchase something from the cart.

My understanding is that unlike prior years, there will be no other food vendors or provisions for attendees and guests in that area, other than Sam’s Hot Dogs or Whole Foods.

I am requesting a special one day waiver so that I can locate on Washington Street in the area referenced above, which falls within 200 feet of Whole Foods. This is a special one day situation and not something I would consider asking for on a regular basis. There does not appear to be a better option other than further down the street. Setting up on the field itself (still within 200 feet of Whole Foods) would require permission from the NRC, and from my perspective be less safe than the street location being considered.

Please let me know if you have any questions or if I can provide any additional information.

Thank you,

Alan Rubin
Sam’s Hot Dogs

From: Meagher, Cathryn [mailto:cmeagher@wellesleyma.gov]
Sent: Tuesday, April 30, 2019 2:34 PM
To: Sam's Hot Dogs <samshotdogcart@gmail.com>
Subject: Wellesley Wonderful Weekend Request

Hi Alan,

In order to override your location conditions, the Board of Selectmen would have to vote. Could you please provide me with additional details regarding the request from the Wellesley Little League that you be located closer to Whole Foods and the backstop of the baseball field at Reidy? One question the Board would want answered is to know why there would not be an alternative location for you on that day.

Thank you

Cay

Cathryn Meagher
Executive Assistant
Town of Wellesley
525 Washington Street
5. **Special Town Meeting Preparations**

This item is here for any last minute preparation discussions for the STM. The League of Women Voters Prep Session was held on Wednesday evening and went very well. The Planning Department Report has been issued and is attached for your review.
REPORT OF THE PLANNING BOARD

In accordance with the provisions of Section 26, Notice for Public Hearings, of the Zoning Bylaws, and Chapter 40A of the General Laws of the Commonwealth of Massachusetts, the Planning Board convened a duly advertised public hearing on Wednesday, April 10, 2019, on the proposed amendments to the Zoning Bylaws and Zoning Map as contained in the Warrant for the May 13, 2019, Special Town Meeting (Articles 2,3,4,5,6,7, and 8). The Planning Board also convened a duly advertised continuation of the public hearing on Monday, May 6, 2019, on the same Warrant Articles. Following the public hearing on May 6, 2019 and as further required by the Zoning Bylaws and General Laws of the Commonwealth of Massachusetts, the Planning Board produced this Report with recommendations on the Articles for consideration by Town Meeting.

Article 2 – Smart Growth Zoning (40R) - Wellesley Office Park
Final Recommendation – Adoption
(Planning Board voted 5-0)

Article 2 was initiated and is sponsored by the Board of Selectmen. Article 2 proposes to adopt two new sections to the Zoning Bylaws: Section 14J, which enables the Town of Wellesley, using the provisions of Chapter 40R of Massachusetts General Laws, to create Smart Growth Overlay Districts; and Section 14J.1, which establishes the Wellesley Park Smart Growth Overlay District, a Smart Growth Overlay District created specifically for the Wellesley Office Park.

These new sections of the Zoning Bylaws are intended to permit the redevelopment of the approximately twenty-six (26) acre area, known as the Wellesley Office Park, located on William Street in the eastern end of Wellesley at the intersection of Routes 9 and 128/95. The Wellesley Office Park is bordered by the Charles River to the north and west, by 128/95 to the south, and by Route 9 to the east. Currently, the Wellesley Office Park comprises eight (8) parcels that were developed between 1961 and 1984 to contain office buildings, surface parking, a small café, and a fitness center. All eight parcels are currently zoned in the Administrative/Professional District. The buildings contain 649,000 square feet of useable area and 1,927 surface parking spaces. The properties comprising the Wellesley Office Park include significant wetlands, river front buffer, and FEMA floodplain zones.

The existing Administrative/Professional zoning allows both office uses and uses permitted under Single Resident Districts. Importantly, Administrative/Professional Zoning does not allow multi-family uses, hotel uses, or retail uses. The proposed Wellesley Park Smart Growth Overlay District would allow the property owner to develop the site under the overlay zoning district provisions which allow for mixed-use development that includes multi-family residential housing by right, limited accessory retail development, office uses, and other related uses.

As stated above, the proposed Smart Growth Zoning Districts are pursuant to, and subject to, the provisions of MGL Chapter 40R. Chapter 40R requires that Smart Growth Zoning Districts provide a minimum by-right housing density of 8 units of single-family homes per acre, or 12 units of townhouses per acre, or 20 units of multi-family housing per acre. It also requires that a minimum of 20% of the required housing is comprised of deed-restricted affordable units. The provisions of Chapter 40R allow by-right housing development to undergo site plan review only. While this process is similar to site plan review under Section 16A, Project Approval, of the Town of Wellesley Zoning Bylaw, it is nonetheless different and limited by the provisions of Chapter 40R.

According to the Development Agreement between the Town and the owner of the Wellesley Office Park, and proposed Section 14J.1, there will be a maximum of 600 units of rental residential housing with 345-350 in Phase 1 of the redevelopment and approximately 250 units of
rental residential housing in a subsequent phase of the redevelopment. The Wellesley Park Smart Growth Overlay Zoning requires that 25% of these units will be affordable, thus ensuring that all housing units will count towards the Town’s Subsidized Housing Inventory. Any non-housing development or redevelopment in excess of the area standards established in Section 16A or further established in proposed Section 14J.1. C.2. will, in addition to site plan review as established by proposed Section 14J, be subject to the Town’s Project of Significant Impact process from Section 16A.

The Unified Plan, adopted by the Planning Board as the Town’s Comprehensive Plan on April 24, 2019, and the Housing Production Plan, adopted jointly by the Board of Selectmen and Planning Board and approved by the Department of Housing and Community Development on October 22, 2018, both call for the creation of affordable housing within older office park parcels. This was expressed as a high-priority goal for the Town in both plans. The redevelopment of the Wellesley Office Park into a mixed-use district with multi-family affordable housing is perfectly consistent with these high-priority goals for the Town and consistent with the significant community input received as part of the development of these two master-planning documents.

Phase One of the redevelopment (a 345-350-unit rental housing project) will allow Wellesley to achieve the 10% minimum of affordable housing (as listed on the Town’s Subsidized Housing Inventory) required by MGL Chapter 40B - a high-priority goal also set forth by the Housing Production Plan. Achieving this state-required 10% affordability threshold will grant the Town control over the permitting of housing developments pursued under Chapter 40B, and will give the Town permitting agencies the ability to deny Chapter 40B housing developments if they are found to be inconsistent with local needs.

Therefore, based on the above, the Planning Board supports the amendments to the Zoning Bylaw proposed under Article 2, by a vote of 5-0.

**Article 3 – Smart Growth Zoning (40R) Map Amendments - Wellesley Office Park**
**Final Recommendation – Adoption**
*(Planning Board voted 5-0)*

Article 3 was initiated and is sponsored by the Board of Selectmen, and proposes to amend the Zoning Map by placing the properties that comprise the 26-acre Wellesley Office Park into the Wellesley Park Smart Growth Overlay District. This rezoning would not affect the underlying Administrative/Professional zoning that currently exists at the subject properties. An overlay district offers a property owner the option to develop under the provisions of the overlay district, but opting to do so requires that development conform with all provisions of the overlay district instead of the underlying zoning district.

This rezoning is necessary if the Sections 14J and 14J.1 proposed under Article 2 are to have an effect on the Wellesley Office Park. Therefore, if Article 2 is approved by Special Town Meeting, approval of Article 3 is legally necessary to carry out the intent of Article 2.

Based on the above, the Planning Board supports the amendment to the Zoning Map proposed under Article 3, by a vote of 5-0.

**Article 4 – Residential Incentive Overlay Amendment, Delanson Circle & 140, 148 Weston Road Projects**
**Final Recommendation – Adoption**
*(Planning Board votes 4-0 (one recusal))*
Article 4 was initiated and is sponsored by the Board of Selectmen and proposes to amend the Zoning Bylaws by rewriting the existing Section 14F, Residential Incentive Overlay (RIO), so that the RIO can be applied to additional areas within Wellesley. Currently, the RIO can only be applied over Business Districts, Business A Districts, Industrial Districts, Industrial A Districts, Transportation Districts, and the Lower Falls Village Commercial District. As yet, the RIO district has only been established over specific areas of Lower Falls. The RIO facilitated the development of the Waterstone multi-unit residential development and may accommodate the redevelopment of the adjacent properties on Mica Lane. Article 4 seeks to amend the RIO district so that it can be applied to the properties incorporated into the Delanson Circle development and the 148 Weston Road development. It allows for additional levels of residential density and makes other associated changes.

When first adopted by Town Meeting, the RIO District was an amendment to the Zoning Bylaws designed to add residential density within the Lower Falls Village Commercial District. It applied to parcels containing two or more acres of land and referenced proposed development of public amenities specific to Lower Falls, such as small parks or pedestrian access to the river.

In order to apply this Section of the Bylaw to other areas within Wellesley, and for it to accommodate the alternative development proposals at Delanson Circle and 148 Weston Road, it is necessary to alter some of the Bylaw’s provisions. These revisions include:

- Revising the “Purpose” section in Subsection A to allow for the use of the RIO in areas of Town that are within close proximity to commercial districts and along public transportation corridors;
- Eliminating the “Applicability” language in Subsection B that currently limits use of the RIO to the Business District, Business District A, Industrial District, Industrial District A, Transportation District, and the Lower Falls Village Commercial District;
- Reducing the Minimum Lot or Building Site Area in Subsection E from two acres to 45,000 square feet (approximately one acre);
- Reducing the side and rear yard setbacks from 40 feet to 10 feet. A setback of 60 feet is still required if a project is proposed in a commercial zoning district that abuts a residential zoning district;
- Establishing new requirements for Signs in Subsection L; and
- Expanding the Project Approval/Special Permit provisions in Subsection O to allow the Planning Board to waive certain dimensional requirements in cases where the Board finds that a project provides and/or contributes to pedestrian and bicycle amenities, public transit, access to a river, open space, public trails, or other public amenities, while the provisions in the existing Subsection O remain when the RIO is applied to Lower Falls.

Broadening the applicability of the RIO section supports development of a diverse housing stock accessible to transportation and commercial corridors by allowing increased density in certain areas of Wellesley. It makes discreet amendments to an existing zoning tool that the Town can use to foster higher-density housing developments in appropriate locations. Any application of the RIO district onto new areas in the future would require Town Meeting action. Creating such zoning tools is a goal specified by both the Unified Plan and the Housing Production Plan.

Revising the RIO district and establishing it over the Delanson Circle and 148 Weston Road properties (as proposed under Article7) to allow for denser development within the Weston Road and Delanson Circle projects enables the Town to follow the normal permitting process consisting of Project of Significant Impact and Site Plan Review as required under Section 16A, Project Approval. In contrast, if the developments were to proceed under Chapter 40B of Massachusetts General Laws, the Town has a greatly reduced oversight role in permitting such projects.
Based on the above and specifically on the belief that amending the RIO district and applying it to these projects will produce more appropriately-sized projects than under Chapter 40B, the Planning Board supports the amendments to the Zoning Bylaw proposed under Article 4, by a vote of 4-0 (one recusal).

**Article 5 – Yard Regulations Amendment – Delanson Circle & 140, 148 Weston Road Projects**

**Final Recommendation – Adoption**

*(Planning Board votes 4-0 (one recusal))*

Article 5 was initiated and is sponsored by the Board of Selectmen and proposes to amend the Zoning Bylaws by amending the existing Section 19, *Yard Regulations*. The amendments would exempt parcels within the Residential Incentive Overlay (RIO) from frontage requirements, whether or not they are development under the provisions of the RIO district.

The existing provisions of the RIO district can only be applied to the Lower Falls Village Commercial District, Business Districts, Business A Districts, Industrial Districts, and Industrial A Districts, and Transportation Districts. Under Section 19, these Districts are already exempt from frontage requirements. The amendment proposed under this article would extend this exemption to all properties within a RIO district, regardless of their underlying zoning, thereby granting equal treatment to all properties in a RIO district.

In addition to equalizing treatment of all parcels within RIO districts, the change is necessary as a practical matter to facilitate the Weston Road project. Following the transfer of the approximately 10,000 square feet of land from 140 Weston Road to 148 Weston Road (as proposed under the Development Agreement), neither parcel would be able to satisfy the existing frontage requirements for the Single Residence District (current zoning) or General Residence District (proposed zoning per Article 7). The inability to satisfy the frontage requirements would impact the future redevelopment of the 140 Weston Road home, following termination of the life estate, into the two affordable units contemplated under the project.

Therefore, based on the above, the Planning Board supports the amendment to the Zoning Bylaw proposed under Article 5, by a vote of 4-0 (one recusal).

**Article 6 – Zoning Map Amendment – RIO – Delanson Circle & Weston Road Projects**

**Final Recommendation – Adoption**

*(Planning Board votes 4-0 (one recusal))*

Article 6 was initiated and is sponsored by the Board of Selectmen, and proposes to amend the Zoning Map to place the properties that comprise the Delanson Circle development and the properties on the western side of Weston Road at 112-148 Weston Road into the Residential Incentive Overlay (RIO) District.

If Town Meeting approves Article 4 and Article 5, then amending the Zoning Map as proposed in Article 6 necessarily follows. Together with Article 7, these steps will permit the Delanson Circle and Weston Road redevelopment projects to proceed. The Zoning Map must be amended to show the borders of each RIO district in the following manner. First, the Article will place the RIO District onto the six parcels of land on Delanson Circle and Hollis Street (1-3 Delanson Circle, 2-4 Delanson Circle, 6 Delanson Circle, 8 Delanson Circle, 5-7 Delanson Circle and 12-18 Hollis Street), totaling approximately 82,000 square feet, at which the Delanson Circle project will take place. Second, this Article will amend the Zoning Map to place the RIO District onto an additional six properties, totaling approximately 155,000 square feet, on Weston Road (112 Weston, 134
On Weston Road, the RIO district will be overlaid onto not only the two parcels of land at issue in the Weston Road project – 140 and 148 Weston Road – but also the four other parcels located between 148 Weston Road and Central Street. Extending the General Residence District (as proposed under Article 7) and establishing the RIO district across the properties that comprise the Delanson Circle development and the Weston Road properties from #112 through #148 permits denser residential development that constitutes an appropriate transition from nearby walkable commercial areas to abutting residential neighborhoods. Establishing areas of higher residential density near transportation nodes and commercial districts is a general principle of good municipal planning and is a goal of the Town’s Unified Plan.

As with other overlay districts in the Zoning Bylaw and on the Zoning Map, the RIO district will be superimposed onto the underlying zoning for the parcels. See Section 14F.B, Applicability. The underlying zoning for the Delanson Circle, Hollis Street and Weston Road parcels is currently a mix of the Single Residence and General Residence Districts. Should the amendments proposed in Article 7 be approved, however, all those properties will be within the General Residence District.

Therefore, based on the practical considerations above, the Planning Board supports the amendments to the Zoning Map proposed under Article 6, by a vote of 4-0 (one recusal).

Article 7 – Zoning Map Amendment – General Residence – Delanson Circle & Weston Road Projects
Final Recommendation – Adoption
(Planning Board votes 4-0 (one recusal))

Article 7 was initiated and is sponsored by the Board of Selectmen, and proposes to amend the Zoning Map by extending the General Residence District over certain parcels, or portions thereof, on Delanson Circle and Weston Road.

The first change concerns parcels on Delanson Circle. Most of the parcels on Delanson Circle and Hollis Street that will be zoned into the RIO district pursuant to Article 6 are currently within the General Residence District. Only 6 Delanson Circle and portions of 8 Delanson Circle and 2-4 Delanson Circle are currently within the Single Residence District and 10,000 Square Foot Area Regulation District. Passage of Article 7 would eliminate the split-zoning on 8 Delanson Circle and 2-4 Delanson Circle and make the underlying zoning on all the parcels in this RIO district uniform.

The second proposed change concerns the properties on Weston Road. Of the six properties onto which Article 6 overlays the RIO district, two (112 Weston and 134 Weston) are currently zoned within the General Residence District. The remaining four properties (138 Weston, 140 Weston, 144 Weston and 148 Weston) are currently zoned within the Single Residence District and 15,000 Square Foot Area Regulation District. Rezoning those four properties into the General Residence District will produce these benefits:

- The smaller, 10,000 square foot minimum lot size in the General Residence District will make the properties more conforming, as 138 Weston Road (12,652 square feet), 144 Weston Road (8,100 square feet) and 140 Weston Road (10,000 square feet) do not currently conform to the current 15,000 Square Foot Area Regulation District in which they are located. Note that, currently, the property at 140 Weston Road is 20,445 square feet. Pursuant to Article 4, 10,445 square feet of that lot will be split off for use as part of
• The allowance for two-family housing within the General Residence District will facilitate the future redevelopment of the house at 140 Weston Road into the two affordable units that are part the Weston Road project.

Therefore, based on the practical considerations above, the Planning Board supports the amendments to the Zoning Map proposed under Article 7, by a vote of 4-0 (one recusal).

Article 8 – Zoning Bylaw Amendment – List of Zoning Districts
Final Recommendation – Adoption
(Planning Board votes 5-0)

Article 8 was initiated and is sponsored by the Board of Selectmen, and proposes to amend Section 1A, Establishment of Districts, of the Zoning Bylaws. Specifically, if Town Meeting adopts this Article, three items would be added to the list of districts:

• “28. Commercial Recreation Overlay District (Section 14I)”
• “29. Smart Growth Overlay Districts (Section 14J)”
• “30. Wellesley Park Smart Growth Overlay District (Section 14J.1)”

As to the first item: The 2017 Special Town Meeting approved the adoption of the Commercial Recreation Overlay District, but no corresponding addition to the list of districts was made at that time. Adding this item to Section 1A would be a corrective measure.

As to the remaining items: assuming Town Meeting approves the adoption of both the Smart Growth Overlay Districts and the Wellesley Park Smart Growth Overlay District proposed in Article 2, these districts need to be added to the list of districts.

Therefore, based on the above, the Planning Board supports the amendments to the Zoning Bylaw proposed under Article 8, by a vote of 5-0.
6. **New Business and Correspondence**

Please find the following correspondence:

- MLP notice to American Tower on DAS
- Letter from Brook/Benvenue Neighbors
- Letter from BAA
- Trinity Weekly Update
- Email from Jim Miller
May 9, 2019

Mr. Francis J. Finnegan
Vice President, Strategic Accounts
American Tower Corporation
10 Presidential Way
Woburn, MA 01801

Dear Fran,

Please accept this correspondence as the Wellesley Municipal Light Plant’s (“WMLP”) formal notification that American Tower Corporation’s (“ATC”) **Exclusive Marketing Rights** will be terminated on June 15, 2019. In accordance with section 3, of the **MASTER DAS AGREEMENT** (“Agreement”) dated November 15, 2013, ATC was entitled to **Exclusive Marketing Rights** “… provided, that ATC is able to meet the marketing and Radio Node build-out schedule as set forth in Schedule 1 ….”. Compliance with Milestone 6 of **SCHEDULE 1** required ATC to have a minimum of fifty-five (55) Radio Nodes operational by May 2018. As of today, only forty-eight (48) nodes are in service. It is also worth noting ATC has not entered into a “Licensee Service Order” with a wireless carrier since June 15, 2015.

As specified within the Agreement the termination of **Exclusive Marketing Rights** stipulates that the “… WMLP shall not be restricted in any manner from using the WMLP Assets and/or providing WMLP Services to third parties for any non-DAS related purpose…”. To that end, the WMLP will immediately begin contacting wireless carriers and entering into contracts in our quest to expand cellular coverage throughout the Town of Wellesley. Exercising the WMLP’s right to use WMLP Assets and provide WMLP Services to individual carriers are the only changes to the Agreement contemplated at this time.

Please do not hesitate to contact me should you require any additional information.

Yours truly,

Richard F. Joyce
Director
April 29, 2019

Mr. David Hickey
Town Engineer
Town of Wellesley
20 Municipal Way
Wellesley, MA 02481

Dear Mr. Hickey,

The gas line replacement work being done at the intersection of Benvenue, Brook and Radcliffe Road is well underway. The workers on the project have consistently left the area swept clean and organized each afternoon, and we have appreciated their efforts.

With this project nearing the end, we anticipate that the next phase will start soon. All six of the intersection abutters are signing this letter. We do so as families who chose to purchase our homes in a neighborhood, not on a major commuting route. Clearly, a variety of circumstances have resulted in our road becoming much more heavily traveled, particularly at morning and evening commuting times. However, that does not alter our strong desire to preserve the neighborhood feel.

The major goal of the overall project is to be certain that the area is safe for both walkers and drivers. While we may have had different approaches from our neighbors on nearby streets, we have always strongly supported insuring safety in this area, and we continue to do so.

We are writing you now, to reiterate our desire that when there is the opportunity to make choices on what or how something is done, in terms of signage, striping, lighting, size of intersection, landscaping, etc., that the option with the least impact on the ambiance of the neighborhood be selected. We urge you to approach such decisions as if you live in our neighborhood.

For instance, we realize that some striping is necessary for direction and safety, however, we strongly request that you stripe only where it is required to meet those goals, and use single, instead of double lines. We feel double lines are a clear indicator of a major road, a wider road, and one where drivers feel confident increasing their speed.

As you and your department review and finalize the plans before starting, please keep our neighborhood request in mind, and pass it along to others who might be in the position of making decisions.
Thank you for your help. Feel free to contact any of us for further clarification.

Sincerely,

Frederic A. Nitschelm
114 Brook Street

Linda B. Nitschelm
114 Brook Street

Robert A. Ware
124 Brook Street

Nancy E. Kohl
124 Brook Street

Charles N. Edwards
189 Benvenue Street

Cynthia C. Edwards
189 Benvenue Street

Andrew Lee
177 Benvenue Street

Jill Daly
119 Brook Street

Sarah Smith (daughter)
Robert A. Smith (currently out of town)
70 Radcliffe Road

CC: Board of Selectmen
To: Chairman Jack Morgan
    Town of Wellesley

Re: 2019 Boston Marathon

Dear Chairman Morgan:

Patriots’ Day in Boston this year was about as memorable as can get: from varying weather by the hour to sprint finishes down Boylston Street and everything in between, the 123rd running of our event will be remembered in so many ways. I write to express thanks and gratitude on behalf of the B.A.A., 26,737 finishers, and 9,700 volunteers for all that you and the Town of Wellesley did for them.

It is a great privilege for us both to help organize the marathon each year and to work with all of you. The Boston Marathon isn’t just a race – it is an event that brings people together to celebrate athletic achievement and community spirit. The atmosphere and collaboration working with you is very special and was on full display on Marathon Monday.

Please accept our thanks to you and the many others who combine to make the Boston Marathon an event that is the pinnacle of sport around the world.

Sincerely,

[Signature]

Thomas S. Grilk
Chief Executive Officer, Boston Athletic Association

[Signature]

Michael P. O’Leary, M.D.
President, Boston Athletic Association
Hi Meghan,

We are into our second week of the Listening Tour for the Tailby/Railroad project. We have now completed six interview/meetings and we have another six scheduled through the first week of June. We had about 20 members of the Village Church come out to meet with us on Tuesday evening, which was great to see!

We are also targeting a community-wide meeting for the evening of Wednesday, June 5th, which after looking at the calendar on the Town’s website, doesn’t appear to conflict with any other meetings or events. Our plan is to hold this in a meeting room at the Wellesley Library. We will start advertising this meeting in local media (Wellesley Townsman, Swellesley Report) as soon as we have confirmed that date.

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
- 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

Upcoming Meetings/Interviews
- 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 we 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.
- Wellesley Housing Authority: We have reached out to set up a meeting, but have not heard back.

Have a good weekend.

Thanks,
Dan
Dear Wellesley Board of Selectmen,

I am writing to enthusiastically endorse Nancy Braun for the open seat on Wellesley’s Natural Resources Commission. Nancy is an honest, hardworking person of integrity, which are the most important qualities of an elected official. She is longtime resident who has been actively involved in Wellesley Public Schools and sustainability efforts; she runs a dog training business in Wellesley, which has given her a unique appreciation of Wellesley trails and open spaces; and she is the parent of three children who have actively participated in Wellesley youth sports, which has given her a keen understanding of the important role that sports play in the life of the town and in the growth and development of our children. Wellesley is fortunate that Nancy is willing to volunteer her time to serve on NRC and I think she will do an excellent job representing the interests of the entire Wellesley community.

For my part, the Playing Fields Task Force has asked me to co-chair a subcommittee that will investigate the possibility of adding new lights and improving existing lights at playing fields in Wellesley. I am looking forward to dedicating my time and energy to this important project.

Kind regards,

Jim Miller
jamesgmiller@gmail.com
office: 781-772-1621
mobile: 617-448-6633