



## BOARD OF SELECTMEN

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

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

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

MEGHAN C. JOP  
 EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT

### SELECTMEN'S MEETING ONLINE REMOTE MEETING 5:00 pm Monday, June 15, 2020

<https://www.wellesleymedia.org/live-streaming.html>

View of TV on Comcast 8/Verizon 40

1. 5:00 Call to Order – Open Session
2. 5:01 Citizen Speak
3. 5:03 Announcements
4. 5:05 Vote Wellesley Country Club Change in Officers and Directors
5. 5:10 Vote to Appoint Historic District Commission Member
6. 5:20 Vote to Appoint Historical Commission Members
7. 5:30 Annual Town Meeting Preparation
  - Vote 1/12<sup>th</sup> Budget for FY21
  - Discuss and Vote Easements for Article 27
    - Easement for 34 Wachusett Road
    - Easement for 21 Carisbrooke Road
  - Discuss and Vote Motions
    - Article 5, Motion 7 Library Settlement
8. 6:00 Executive Director's Update
  - Vote Vacation Carryover for Contract Employees
9. 6:10 Liaison Update
10. 6:20 New Business and Correspondence

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

Next Meeting Dates SUBJECT TO CHANGE

Monday, June 22, 2020 Annual Town Meeting – Virtual Meeting

### REMOTE MEETING PROTOCOL

The online meeting will also be streaming live on above link and will be telecast live on Comcast channel 8 and Verizon channel 40. Residents seeking to participate in Citizen Speak or any other agenda item should email [sel@wellesleyma.gov](mailto:sel@wellesleyma.gov) prior to the meeting and a number will be assigned for speakers. All residents seeking to participate shall call into 781-489-7525 (Conference Line) and await the announcement of your assigned number to speak. Individuals wishing to participate who have not received a number shall be asked at the end of the agenda item if they would like to speak before the Board moves on to the next agenda item.



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MEGHAN C. JOP

EXECUTIVE DIRECTOR OF GENERAL GOVERNMENT SERVICES

### **Monday, June 15 2020**

Our meeting will begin on Monday at **5:00 pm** virtually. I have forwarded the information to you as a calendar invite.

1. **Call to Order – Open Session**
2. **Citizen Speak**
3. **Announcements**
4. **Vote Wellesley Country Club Change in Officers and Director**

Under the ABCC all-alcohol license requirements for non-profit clubs, any change in officers/directors of the club, must be approved by the Town's licensing board (Selectmen) as well as the ABCC. The Wellesley Country Club has inducted new officers in March and has transferred the updated list to the Town for approval. The Town has CORI checked, as per state law, all new members.

#### **MOTION:**

**MOVE to approve the submitted slate of officers/directors for the Wellesley Country Club, Club Alcohol License.**



The Commonwealth of Massachusetts  
 Alcoholic Beverages Control Commission  
 239 Causeway Street, Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

**APPLICATION FOR AMENDMENT**

**-Change of Officers, Stock or Ownership Interest**

**Change of Officers/ Directors/LLC Managers**     **Change of Stock Interest**

- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Officer/Directors Application
  - CORI Authorization
  - Vote of the Entity
  - Payment Receipt
  - Advertisement
  - Business Structure Documents
    - If Sole Proprietor, **Business Certificate**
    - If partnership, **Partnership Agreement**
    - If corporation or LLC, **Articles of Organization** from the Secretary of the Commonwealth

(e.g. New Stockholders or Transfer or Issuance of Stock)

- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Stock Application
- CORI Authorization
- Financial Statement
- Vote of the Entity
- Purchase & Sale Agreement
- Supporting Financial Records
- Advertisement
- Payment Receipt
- Business Structure Documents
  - If Sole Proprietor, **Business Certificate**
  - If partnership, **Partnership Agreement**
  - If corporation or LLC, **Articles of Organization** from the Secretary of the Commonwealth

**Change of Ownership Interest**

(e.g. LLC Members, LLP Partners, Trustees etc.)

- DOR Certificate of Good Standing
- DUA Certificate of Compliance
- Change of Stock Application
- CORI Authorization
- Financial Statement
- Vote of the Entity
- Purchase & Sale Agreement
- Supporting Financial Records
- Advertisement
- Payment Receipt
- Business Structure Documents
  - If Sole Proprietor, **Business Certificate**
  - If partnership, **Partnership Agreement**
  - If corporation or LLC, **Articles of Organization** from the Secretary of the Commonwealth

**Non-Profit Club Change of Officers/ Directors**

- 
- DOR Certificate of Good Standing
  - DUA Certificate of Compliance
  - Change of Officer/Directors Application
  - Vote of the club signed by an approved officer
  - Payment Receipt
  - Business Structure Documents -**Articles of Organization** from the Secretary of the Commonwealth

**Management Agreement**

- 
- DOR Certificate of Good Standing
  - DUA Certificate of Compliance
  - Management Agreement
  - Vote of Entity
  - Payment Receipt

\*If abutter notification and advertisement are required for transaction, please see the local licensing authority.

**1. BUSINESS ENTITY INFORMATION**

Entity Name	Municipality	ABCC License Number
Wellesley Country Club	Wellesley, MA	00009-CL1344

Please provide a narrative overview of the transaction(s) being applied for. Attach additional pages, if necessary.

SEVERAL MEMBERS OF THE BOARD OF DIRECTORS CHANGE EACH YEAR. THIS FORM INCLUDES INFORMATION OF ENTIRE BOARD.

**APPLICATION CONTACT**

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

Name	Title	Email	Phone
Martin J. Ryan	General Mgr.	Marty@WellesleyCC.com	781-235-7333

PK 202

**APPLICATION FOR AMENDMENT-Change of Officers, Stock or Ownership Interest**

**2. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST**

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:  
**On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers** - At least 50% must be US citizens;  
**Off Premises (Liquor Store) Directors or LLC Managers** - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
PAUL WILSON	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
DIRECTOR	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
ANN MARIE GROSS	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
DIRECTOR	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
STEVE SELEMY	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
DIRECTOR	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
SARA SILVIA	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
DIRECTOR	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
ANDREW SNOW	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
DIRECTOR	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
BRENDAN DONOGHUE	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
DIRECTOR	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Additional pages attached?  Yes  No

**CRIMINAL HISTORY**  
 Has any individual listed in question 2, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.  Yes  No

**MANAGEMENT AGREEMENT**  
 Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.  Yes  No

# APPLICATION FOR AMENDMENT-Change of Officers, Stock or Ownership Interest

## 2. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:  
**On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers** - At least 50% must be US citizens;  
**Off Premises(Liquor Store) Directors or LLC Managers** - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
BERNIE SPANGLER	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
DIRECTOR	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
MATTHEW RYAN	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
DIRECTOR	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
DONARA MALEY	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
DIRECTOR	1/535	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
GAO HUA MCCABE	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
DIRECTOR	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
PERRY CHUAN	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
PRESIDENT	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
OWEN DUGAN JR.	[REDACTED]	[REDACTED]	[REDACTED]

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
FIRST V.P.	1/535	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Additional pages attached?  Yes  No

**CRIMINAL HISTORY**  
 Has any individual listed in question 2, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.  Yes  No

**MANAGEMENT AGREEMENT**  
 Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.  Yes  No

# APPLICATION FOR AMENDMENT-Change of Officers, Stock or Ownership Interest

## 2. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
  - On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers** - At least 50% must be US citizens;
  - Off Premises(Liquor Store) Directors or LLC Managers** - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
<i>RUTH MAHEH</i>	[REDACTED]	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<i>SECOND V.P.</i>	<i>1/535</i>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
<i>ANTHONY ABATE</i>	[REDACTED]	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<i>TREASURER</i>	<i>1/535</i>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
<i>CHARLES YIE</i>	[REDACTED]	[REDACTED]	[REDACTED]
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<i>SECRETARY</i>	<i>1/535</i>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No
Name of Principal	Residential Address	SSN	DOB
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached?  Yes  No

**CRIMINAL HISTORY**  
 Has any individual listed in question 2, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.  Yes  No

**MANAGEMENT AGREEMENT**  
 Are you requesting approval to utilize a management company through a management agreement? Please provide a copy of the management agreement.  Yes  No

## APPLICATION FOR AMENDMENT-Change of Officers, Stock or Ownership Interest

### 3. CURRENT OFFICERS, STOCK OR OWNERSHIP INTEREST

List the individuals and entities of the current ownership. Attach additional pages if necessary utilizing the format below.

Name of Principal	Title/Position	Percentage of Ownership
PERRY CHIAN	PRESIDENT	1/535
OWEN DUGAN JR.	FIRST VICE PRESIDENT	1/535
RUTH MALLET	SECOND VICE PRESIDENT	1/535
ANTHONY ABATE	TREASURER	1/535
CHARLES YIE	SECRETARY	1/535

### 4. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 2, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes  No  If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

### 5. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 2, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes  No  If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

### 6. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 4 or 5 ever been suspended, revoked or cancelled? Yes  No  If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation
		N/A	

## 7. FINANCIAL DISCLOSURE

Associated Cost(s): (E.g. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

Associated Cost(s):

N/A
-----

### SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
N/A	
Total	

### SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
		N/A	<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

### FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

**APPLICANT'S STATEMENT**

I,  the:  sole proprietor;  partner;  corporate principal;  LLC/LLP manager  
Authorized Signatory

of Wellesley Country Club  
Name of the Entity/Corporation

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

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

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

Signature:  Quincy D. Tice

Date:  2/21/20

Title:  SECRETARY

## **ADDITIONAL INFORMATION**

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.



The Commonwealth of Massachusetts  
 Alcoholic Beverages Control Commission  
 239 Causeway Street Boston, MA 02114  
[www.mass.gov/abcc](http://www.mass.gov/abcc)

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION  
 MONETARY TRANSMITTAL FORM

**APPLICATION FOR AMENDMENT-Change of Officers, Stock or Ownership Interest**

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

ECRT CODE: RETA

Please make \$200.00 payment here: ABCC PAYMENT WEBSITE

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

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY) 00B09-CL1344

ENTITY/ LICENSEE NAME WELLESLEY Country Club

ADDRESS 300 WELLESLEY AVE.

CITY/TOWN WELLESLEY Hills STATE MA. ZIP CODE 02481

For the following transactions (Check all that apply):

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> New License  | <input type="checkbox"/> Change of Location  | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal)  | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License                                      | <input type="checkbox"/> Alteration of Licensed Premises   | <input type="checkbox"/> Change of License Type (i.e. club / restaurant)   | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock)    |
| <input type="checkbox"/> Change of Manager  | <input type="checkbox"/> Change Corporate Name   | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt)  | <input type="checkbox"/> Management/Operating Agreement               |
| <input checked="" type="checkbox"/> Change of Officers/<br>Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest<br>(LLC Members/LLP Partners,<br>Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder  | <input type="checkbox"/> Change of Hours                              |
|   |  | <input type="checkbox"/> Other <span style="border: 1px solid black; display: inline-block; width: 100px; height: 15px;"></span> | <input type="checkbox"/> Change of DBA                                |

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

ALCOHOLIC BEVERAGES CONTROL COMMISSION  
 239 CAUSEWAY STREET  
 BOSTON, MA 02241-3396



Commonwealth of Massachusetts  
Department of Revenue  
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L1470927424  
Notice Date: April 3, 2020  
Case ID: 0-000-792-784



## CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE



WELLESLEY COUNTRY CLUB  
300 WELLESLEY AVE  
WELLESLEY HILLS MA 02481-6899

### *Why did I receive this notice?*

The Commissioner of Revenue certifies that, as of the date of this certificate, WELLESLEY COUNTRY CLUB is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

**This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.**

### *What if I have questions?*

If you have questions, call us at (617) 887-6400 or toll-free in Massachusetts at (800) 392-6089, Monday through Friday, 8:30 a.m. to 4:30 p.m..

### *Visit us online!*

Visit [mass.gov/dor](http://mass.gov/dor) to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief  
Collections Bureau

000075



THE COMMONWEALTH OF MASSACHUSETTS  
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT  
DEPARTMENT OF UNEMPLOYMENT ASSISTANCE

Charles D. Baker  
GOVERNOR

Karyn E. Polito  
LT. GOVERNOR



185320672

Rosalin Acosta  
SECRETARY

Richard A. Jeffers  
DIRECTOR

WELLESLEY COUNTRY CLUB  
P.O. BOX 81300  
WELLESLEY HILLS, MA 02481

EAN: 00762250  
April 02, 2020

Certificate Id:36584

The Department of Unemployment Assistance certifies that as of 4/2/2020 ,WELLESLEY COUNTRY CLUB is current in all its obligations relating to contributions, payments in lieu of contributions, and the employer medical assistance contribution established in G.L.c.149,§189.

This certificate expires in 30 days from the date of issuance.

Richard A. Jeffers, Director

Department of Unemployment Assistance

**CORPORATE VOTE**

The Board of Directors or LLC Managers of WELLESLEY COUNTY CLUB  
Entity Name

duly voted to apply to the Licensing Authority of WELLESLEY and the  
City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on 3/31/20  
Date of Meeting

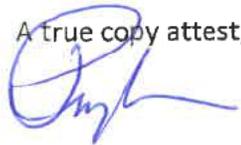
For the following transactions (Check all that apply):

- Change of Officers/Directors/LLC Manager
- Change of Ownership Interest (LLC Members, LLP Partners, Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Management/Operating Agreement
- Other

"VOTED: To authorize   
Name of Person

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

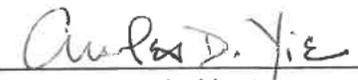
A true copy attest,

 PRESIDENT  
Corporate Officer /LLC Manager Signature

Perry D. Ciran  
(Print Name)

For Corporations ONLY

A true copy attest,

  
Corporation Clerk's Signature

Charles D. Yie  
(Print Name)

### Payment Confirmation

**YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT**

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



**Transaction Processed Successfully.**

**INVOICE #: 545867c8-86f1-4031-8c65-e38b2ef6ff49**

Description	Applicant, License or Registration Number	Amount
FILING FEES-RETAIL	Wellesley Country Club	\$200.00
		<b>\$200.00</b>

Total Convenience Fee: \$4.70

Date Paid: 4/13/2020 2:31:23 PM EDT

Total Amount Paid: \$204.70

Payment On Behalf Of  
**License Number or Business Name:**  
Wellesley Country Club  
  
**Fee Type:**  
FILING FEES-RETAIL



# The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

## CERTIFICATE OF CHANGE OF DIRECTORS OR OFFICERS OF NON-PROFIT CORPORATIONS (General Laws, Chapter 180, Section 6D)

I, Charles Yie, \*Clerk / \*Assistant Clerk

of Wellesley Country Club,  
(Exact name of corporation)

having a principal office at 300 Wellesley Avenue, Wellesley, MA 02481,  
(Street address of corporation in Massachusetts)

certify that pursuant to General Laws, Chapter 180, Section 6D, a change in the directors and/or the president, treasurer and/or clerk of said corporation has been made and that the name, residential address, and expiration of term of each director and the president, treasurer and clerk are as follows:

NAME	RESIDENTIAL ADDRESS	EXPIRATION OF TERM OF OFFICE
President: Perry Chlan		March 2022
Treasurer: Anthony Abate		March 2021
Clerk: Charles Yie		March 2021
**Assistant Clerk:		
Directors: FIRST VP: Owen Dugan, Jr.		March 2021
SECOND VP: Ruth Mallett		March 2021
DIRECTOR: Paul Wilson		March 2022
DIRECTOR: Ann Marie Gross		March 2022
DIRECTOR: Steve Sexeny		March 2021
DIRECTOR: Sean Silvia		March 2023

SIGNED UNDER THE PENALTIES OF PERJURY, this 21<sup>st</sup> day of MARCH, 2020

Charles D. Yie

\*Clerk / \*Assistant Clerk.

\*Delete the inapplicable words.

\*\*Please provide the name and residential address of the assistant clerk if he/she is executing this certificate of change.

# The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

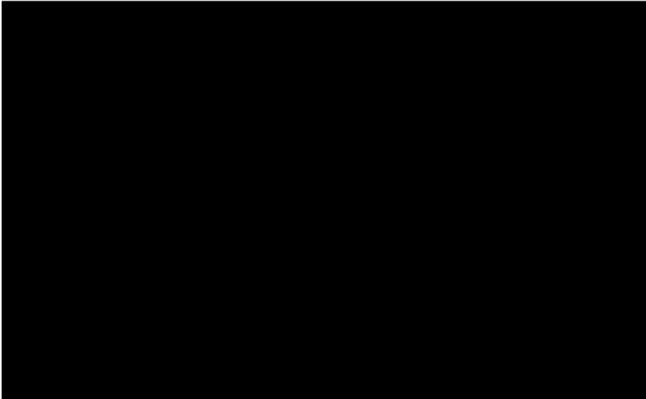
## CERTIFICATE OF CHANGE OF DIRECTORS OR OFFICERS OF NON-PROFIT CORPORATIONS (General Laws, Chapter 180, Section 6D)

I, \_\_\_\_\_, \*Clerk / \*Assistant Clerk

of Wellesley Country Club  
*(Exact name of corporation)*

having a principal office at 300 Wellesley Avenue, Wellesley, MA 02481  
*(Street address of corporation in Massachusetts)*

certify that pursuant to General Laws, Chapter 180, Section 6D, a change in the directors and/or the president, treasurer and/or clerk of said corporation has been made and that the name, residential address, and expiration of term of each director and the president, treasurer and clerk are as follows:

NAME	RESIDENTIAL ADDRESS	EXPIRATION OF TERM OF OFFICE
President:		
Treasurer:		
Clerk:		
**Assistant Clerk:		
Directors: Andrew Snow		March 2021
Brendan Donoghue		March 2022
Beanie Spangle		March 2023
Matthew Ryan		March 2023
Donna Maley		March 2022
Gao Hua McCabe		March 2021

SIGNED UNDER THE PENALTIES OF PERJURY, this 21<sup>st</sup> day of MARCH, 2020

Andrew D. Yi \_\_\_\_\_, \*Clerk / \*Assistant Clerk.

\*Delete the inapplicable words.  
\*\*Please provide the name and residential address of the assistant clerk if he/she is executing this certificate of change.

**5. Vote to Appoint Historic District Commission Member**

The Board has received a request from Dana Marks of the Planning Department to appoint a new member to the Historic District Commission. The HDC is comprised of 7 members and requires 4 people for a quorum. Meredith Angjeli would be replacing Edwina McCarthy who recently resigned and would complete the three-year term until June 30, 2023. (Dana has a typo in her memo, and I confirmed her with her the term is until 2023)

**MOTION**

**MOVE to appoint Meredith Angjeli to the Historic District Commission for a term to expire on June 30, 2023.**



**MEMORANDUM**  
**Town of Wellesley - Planning Department**

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To: Board of Selectmen  
From: Dana Marks, Planner  
David Smith, Chair, Historic District Commission  
Date: June 3, 2020  
Re: Appointment of Meredith Angjeli to Historic District Commission Regular Member

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Pursuant to the Town of Wellesley Bylaws, Article 18, *“The Town shall have an Historic District Commission consisting of seven residents of the Town, appointed by the Board of Selectmen...”*

The Historic District Commission (“the Commission”) kindly requests that the Board of Selectmen appoint Mrs. Meredith Angjeli, a resident of the Cottage Street Historic District, Certified Public Accountant, and interior decorator, to the Historic District Commission as a Regular Member. Mrs. Angjeli will be serving a three-year term to commence on July 1, 2020 until June 30, 2021.

The Commission interviewed Mrs. Angjeli and discussed her qualifications at a regularly scheduled meeting on April 7, 2020. At the June 2, 2020 meeting, the Commission voted (6-0) to recommend the Board of Selectmen appoint Mrs. Angjeli as a Regular Member to the Historic District Commission.

The Commission requests your vote on this appointment.

Wellesley Planning Department  
% Dana Marks  
[dmarks@wellesleyma.gov](mailto:dmarks@wellesleyma.gov)

To whom it may concern:

I am interested in volunteering to serve as a member of the Wellesley Historic District Commission. My family and I own and live in a property in the heart of the Cottage Street Historic District (10 Cottage Street) and were originally drawn to our property due to the character of the surrounding neighborhood. I am passionate about maintaining the historic character of the Wellesley Historic Districts.

With regards to qualifications, I am a certified public accountant (CPA) and have worked in consulting in Boston for about a decade. I have a keen attention to detail and am skilled in relaying my thoughts in a professional and unbiased manner. In addition to my work in financial consulting, I also work as an interior decorator on a part-time basis and have worked on numerous interior design projects over the years. Thus, I am well versed in reviewing architectural plans and the nuances of residential design. I am also familiar with the range of available building materials (e.g., doors, windows, siding, etc) and congruity with the architecture of the historic district. I have submitted applications to the commission in the past and are familiar with the process and rigor required.

Given my design experience and residency in the Cottage Street Historic District, I feel I would be a strong candidate to serve as a member of the Wellesley Historic District Commission. I would be grateful for the opportunity to meet with the Commission and discuss my experience and qualifications in more detail.

Regards,

Meredith Angjeli  
10 Cottage Street (owner / resident)

**6. Vote to Appoint Historical Commission Members**

The Board has received a request from Grant Brown, Chair of the Historical Commission to appoint and reorganize 7 members of the Historical Commission. The WHC is comprised of 7 members and 7 Alternates.

**MOTION**

**MOVE to appoint Elizabeth Shlala, Jacob Lilley, and Vicki Schaffler as full members of the Historical Commission with terms to expire on June 30, 2023 and to appoint Emily Maitin and Michael Racette as Alternate Board members for a term to expire on June 30, 2023.**



Wellesley Historical Commission  
Grant Brown  
Chair

June 9, 2020

Ms. Marjorie Freiman  
Chair  
Wellesley Board of Selectmen

Dear Ms. Freiman,

Please find below the Wellesley Historical Commission's (WHC's) recommendations regarding positions for our Full and Alternate Board Member positions. Per the Town's Article 17, the Commission has seven full board positions and per the Commonwealth's Part I, Title VII, Chapter 40, Section 8D: Alternate Members not exceeding the Commission members (7) may be appointed.

I am proposing seven edits to the WHC composition, which the WHC members have voted unanimously to approve:

To extend terms expiring June 30, 2020 to now expire June 30, 2023:

1. Elizabeth Shlala Currently a Full Board Member. Professor at Boston College and a professional historian with a strong perspective of the role of history in modern times. She lives in one of Wellesley's oldest homes and is very interested in Wellesley's historic properties and structures. Ms. Shlala has been on the WHC since 2017.
2. Jacob Lilley Currently a Full Board Member and principal architect at Jacob Lilly Architects in Wellesley. Mr. Lilly has considerable experience in designing commercial and residential projects and was a professor for many years at Boston Architectural College. Mr. Lilley has lived and worked in Wellesley for eight years and is focused almost exclusively on residential architecture.
3. Vicki Schauffler Currently a Full Board Member and real estate agent with Berkshire Hathaway since 1999 (which was Prudential Town and Country prior to 2014). Ms. Schauffler was a Commission member for eight years (2003-2011) and has a deep-seated appreciation for the work that we do. She grew up in Wellesley and her personal real estate practice is concentrated in older homes in the market, highlighting the benefits and uniqueness of older homes.
4. Emily Maitin Currently Alternate Board Member. Ms. Maitin has continued interest in the

Commission’s efforts and has considerable interest in preserving Wellesley’s history, also serving on the Wellesley Historic District Commission, the Wellesley Historical Society, and the Wellesley Community Preservation Committee. Ms. Maitin is the EVP and General Counsel at the Nelson Companies.

5. Michael Racette Currently Alternate Board Member. Mr. Racette has served on the Commission for five years and remains committed to its mission of preserving the tangible history of the Town. Mr. Racette is a long-time Wellesley resident and an attorney at Morrison Mahoney in Boston.

To resign from the Board for personal reasons:

1. Peter Fergusson

To join the WHC as an Alternate Board Member with a term expiring 6/30/2021:

1. Thomas Paine Mr. Paine is a trained landscape architect, author, and founder of Boston Inspires, a consultancy focused on local history, historic preservation and public space design. Mr. Paine is involved with a number of relevant civic organizations including: Massachusetts Historical Society, Colonial Society of MA, Robert Treat Paine Historical Trust, Wellesley Historical Society, Historic District Commission, and Wellesley Design Review Board (2000-2004). Mr. Paine received a BA in Architectural Sciences from Harvard College, a Masters in Landscape Architecture from Harvard School of Design, and a Masters of Business Administration from the Darden School, University of Virginia.

The WHC believes that the these committed town residents will be helpful in promoting and administering our mission of: Education, Preservation, and Advocacy of the Town’s historic resources and structures. If appointed, the complete Board would be as follows:

#	Title	Name	Term
1	Chairman	Grant Brown	06/30/22
2	Vice Chairman	Lawrence McNally	06/30/21
3	Board Member	Vicki Schauffler	06/30/23
4	Board Member	Elizabeth Shlala	06/30/23
5	Board Member	Rise Shepsle	06/30/21
6	Board Member	Michael Greco	06/30/22
7	Board Member	Jacob Lilley	06/30/23
1	Alt. Board Member	Robert Carley	06/30/21
2	Alt. Board Member	Marc Charney	06/30/21
3	Alt. Board Member	Emily Maitin	06/30/23
4	Alt. Board Member	Michael Racette	06/30/23
5	Alt. Board Member	Thomas Paine	06/30/22
6	Alt. Board Member	Open	06/30/22
7	Alt. Board Member	Open	06/30/22

Please let me know if you have any questions concerning this recommendation and request. Thank you.

*cc: Tom Ulfelder (Vice Chair), Jack Morgan, Lise Olney, Beth Sullivan Woods, Meghan Jop, Dana Marks*

**7. Discuss Annual Town Meeting Preparation**

- Vote 1/12<sup>th</sup> Budget for FY21

As a precautionary measure, Sheryl Strother will be joining the Board to have the a 1/12<sup>th</sup> Budget approved. Should Town Meeting not conclude and dissolve by the end of the fiscal year, the 1/12<sup>th</sup> budget would be necessary for the Town to continue operations. Please find materials from Sheryl.

Motion:

MOVE to authorize a temporary July budget in the following amounts:

<b>Municipal Expenditures:</b>	<b>\$ 8,457,678</b>
<b>School Expenditures:</b>	<b>\$ 854,322</b>
<b>Enterprise Funds:</b>	<b><u>\$ 1,500,000</u></b>
<b>Total</b>	<b>\$10,812,000</b>



## OFFICE OF FINANCIAL SERVICES

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

SHERYL STROTHER  
FINANCE DIRECTOR/TOWN ACCOUNTANT

FACSIMILE: (781) 239-1043  
TELEPHONE: (781) 431-1019 EXT. 2214  
e-mail [ssrother@wellesleyma.gov](mailto:ssrother@wellesleyma.gov)

To: Board of Selectmen  
From: Sheryl Strother  
Re: **July 2021 1/12 Budget**

6/11/2020

With the pandemic and uncertainty (until last Friday) surrounding holding town meeting, the Department of Revenue has been concerned about communities having a 2021 budget to pay for continued services in the municipalities. Their workaround is to have the local governing Board authorize a temporary July budget in the amount of 1 1/12 of the expenditures for July 2020. The Board of Selectmen would approve this budget, the Town Clerk would certify it, and it would be submitted for approval to the Department of Revenue. Although we plan to hold and swiftly complete the June 22<sup>nd</sup> Town Meeting, the Department of Revenue wants communities to have a backup plan. They have requested not to be in the position of needing to approve 100 requests in the last days of June.

As a reminder, if for some reason Town meeting extended into July, Finance would be unable to implement any newly negotiated union contracts effective FY2021 or change any pay tables such as 40 series employees. Retroactive pay could only be calculated and paid after completion of the meeting.

**As a formality, I ask the Board of Selectmen to authorize a temporary July budget (calculated per the attached detail) of:**

<b>Municipal Expenditures:</b>	<b>\$ 8,457,678</b>
<b>School Expenditures:</b>	<b>\$ 854,322</b>
<b>Enterprise Funds:</b>	<b><u>\$ 1,500,000</u></b>
<b>Total</b>	<b>\$10,812,000</b>

# TOWN OF WELLESLEY JULY 2021 BUDGET

DEPT	CODE	ACCOUNT DESCRIPTION	ORIGINAL APPROP	TRF	REVISED BUDGET	YTD EXPENDED
	1	1 PERSONAL SERVICES	548,020	0	548,020	21,538
	2	2 EXPENSES	40,800	0	40,800	1,126
122		<b>122 BOARD OF SELECTMEN</b>	<b>680,014</b>	<b>0</b>	<b>680,014</b>	<b>22,664</b>
	1	1 PERSONAL SERVICES	34,925	0	34,925	2,075
	2	2 EXPENSES	3,225	0	3,225	0
126		<b>126 SUSTAINABILITY DEPARTMENT</b>	<b>38,220</b>	<b>0</b>	<b>38,220</b>	<b>2,075</b>
	1	1 PERSONAL SERVICES	10,000	0	10,000	833
	2	2 EXPENSES	22,000	0	22,000	0
131		<b>131 ADVISORY COMMITTEE</b>	<b>32,000</b>	<b>0</b>	<b>32,000</b>	<b>833</b>
	2	2 EXPENSES	175,000	0	175,000	0
132		<b>132 RESERVE FUND</b>	<b>175,000</b>	<b>0</b>	<b>175,000</b>	<b>0</b>
	1	1 PERSONAL SERVICES	460,724	0	460,724	30,408
	2	2 EXPENSES	10,450	0	10,450	470
133		<b>133 FINANCIAL SERVICES</b>	<b>471,427</b>	<b>0</b>	<b>471,427</b>	<b>30,878</b>
	2	2 EXPENSES	58,850	0	58,850	0
135		<b>135 AUDIT COMMITTEE</b>	<b>58,850</b>	<b>0</b>	<b>58,850</b>	<b>0</b>
	1	1 PERSONAL SERVICES	286,263	0	286,263	18,068
	2	2 EXPENSES	101,800	0	101,800	645
141		<b>141 BOARD OF ASSESSORS</b>	<b>388,063</b>	<b>0</b>	<b>388,063</b>	<b>18,713</b>
	1	1 PERSONAL SERVICES	343,927	0	343,927	20,761
	2	2 EXPENSES	107,200	0	107,200	4,836
145		<b>145 TREASURER/COLLECTOR</b>	<b>451,849</b>	<b>0</b>	<b>451,849</b>	<b>25,596</b>
	2	2 EXPENSES	340,000	0	340,000	0
151		<b>151 LAW</b>	<b>345,000</b>	<b>0</b>	<b>345,000</b>	<b>0</b>
	1	1 PERSONAL SERVICES	317,688	0	317,688	20,614
	2	2 EXPENSES	37,950	0	37,950	-512
	6	6 SPECIAL PURPOSE	175,000	0	175,000	0
152		<b>152 HUMAN RESOURCES BOARD</b>	<b>531,093</b>	<b>0</b>	<b>531,093</b>	<b>20,102</b>
	1	1 PERSONAL SERVICES	677,584	0	677,584	38,382
	2	2 EXPENSES	512,750	0	512,750	1,578
155		<b>155 INFORMATION TECHNOLOGY</b>	<b>1,371,907</b>	<b>0</b>	<b>1,371,907</b>	<b>39,960</b>
	1	1 PERSONAL SERVICES	272,032	0	272,032	14,149
	2	2 EXPENSES	39,815	0	39,815	150
161		<b>161 TOWN CLERK</b>	<b>326,847</b>	<b>0</b>	<b>326,847</b>	<b>14,299</b>
	1	1 PERSONAL SERVICES	227,108	0	227,108	14,242
	2	2 EXPENSES	25,000	0	25,000	201
171		<b>171 NATURAL RESOURCES COMM</b>	<b>500,566</b>	<b>0</b>	<b>500,566</b>	<b>14,443</b>
	2	2 EXPENSES	145,250	0	145,250	0
	9	9 CONTINUED APPROPRIATIONS	78,780	0	78,780	0
172		<b>172 MORSES POND</b>	<b>224,030</b>	<b>0</b>	<b>224,030</b>	<b>0</b>
	1	1 PERSONAL SERVICES	285,246	0	285,246	12,521
	2	2 EXPENSES	43,000	0	43,000	505
175		<b>175 PLANNING BOARD</b>	<b>386,446</b>	<b>0</b>	<b>386,446</b>	<b>13,026</b>
	1	1 PERSONAL SERVICES	77,162	0	77,162	4,944
	2	2 EXPENSES	7,190	0	7,190	0
176		<b>176 ZONING BOARD OF APPEALS</b>	<b>84,652</b>	<b>0</b>	<b>84,652</b>	<b>4,944</b>
	2	2 EXPENSES	6,500	0	6,500	0
180		<b>180 HOUSING DEVELOPMENT CO</b>	<b>6,500</b>	<b>0</b>	<b>6,500</b>	<b>0</b>

1	1 PERSONAL SERVICES	4,716,227	0	4,716,227	320,889
2	2 EXPENSES	3,507,730	0	3,507,730	126,112
192	<b>192 FACILITIES MANAGEMENT</b>	<b>11,597,800</b>	<b>0</b>	<b>11,597,800</b>	<b>447,002</b>
2	2 EXPENSES	4,000	0	4,000	0
195	<b>195 TOWN REPORTS</b>	<b>4,000</b>	<b>0</b>	<b>4,000</b>	<b>0</b>
2	2 EXPENSES	27,700	0	27,700	172
199	<b>199 CENTRAL ADMINISTRATION</b>	<b>32,700</b>	<b>0</b>	<b>32,700</b>	<b>172</b>
1	1 PERSONAL SERVICES	5,887,143	0	5,887,143	394,381
2	2 EXPENSES	664,810	0	664,810	48,629
210	<b>210 POLICE</b>	<b>6,681,142</b>	<b>0</b>	<b>6,681,142</b>	<b>443,011</b>
2	2 EXPENSES	100,000	0	100,000	54,725
211	<b>211 PUBLIC SAFETY INSURANCE</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>54,725</b>
1	1 PERSONAL SERVICES	5,351,153	0	5,351,153	363,295
2	2 EXPENSES	267,270	0	267,270	11,730
220	<b>220 FIRE</b>	<b>5,834,293</b>	<b>0</b>	<b>5,834,293</b>	<b>375,025</b>
1	1 PERSONAL SERVICES	533,474	0	533,474	38,467
2	2 EXPENSES	41,000	0	41,000	386
241	<b>241 BUILDING INSPECTION</b>	<b>574,474</b>	<b>0</b>	<b>574,474</b>	<b>38,853</b>
1	1 PERSONAL SERVICES	15,000	0	15,000	327
2	2 EXPENSES	2,700	0	2,700	0
244	<b>244 SEALER OF WEIGHTS &amp; MEAS</b>	<b>17,700</b>	<b>0</b>	<b>17,700</b>	<b>327</b>
1	1 PERSONAL SERVICES	129,254	0	129,254	0
2	2 EXPENSES	3,263	0	3,263	0
299	<b>299 SPECIAL SCHOOL POLICE</b>	<b>133,695</b>	<b>0</b>	<b>133,695</b>	<b>0</b>
1	1 PERSONAL SERVICES	49,059,555	0	49,059,555	336,343
2	2 EXPENSES	2,089,585	0	2,089,585	34,171
320	<b>320 INSTRUCTIONAL SERVICES</b>	<b>54,427,760</b>	<b>0</b>	<b>54,427,760</b>	<b>370,513</b>
1	1 PERSONAL SERVICES	1,427,465	0	1,427,465	69,258
2	2 EXPENSES	153,741	0	153,741	148
330	<b>330 CENTRAL ADMINISTRATION</b>	<b>1,621,037</b>	<b>0</b>	<b>1,621,037</b>	<b>69,406</b>
1	1 PERSONAL SERVICES	1,530,688	0	1,530,688	79,680
2	2 EXPENSES	1,237,484	0	1,237,484	49,049
340	<b>340 OPERATIONAL SERVICES</b>	<b>4,062,719</b>	<b>0</b>	<b>4,062,719</b>	<b>128,729</b>
1	1 PERSONAL SERVICES	17,098,342	0	17,098,342	220,148
2	2 EXPENSES	4,187,070	0	4,187,070	65,526
360	<b>360 SPECIAL TUITION/TRANSPOR</b>	<b>22,462,625</b>	<b>0</b>	<b>22,462,625</b>	<b>285,674</b>
1	1 PERSONAL SERVICES	535,847	0	535,847	47,378
2	2 EXPENSES	65,500	0	65,500	75
410	<b>410 DPW - ENGINEERING DIVISIO</b>	<b>691,100</b>	<b>0</b>	<b>691,100</b>	<b>47,453</b>
1	1 PERSONAL SERVICES	1,093,825	0	1,093,825	86,023
2	2 EXPENSES	470,450	0	470,450	266
420	<b>420 DPW - HIGHWAY DIVISION</b>	<b>3,221,615</b>	<b>0</b>	<b>3,221,615</b>	<b>86,289</b>
1	1 PERSONAL SERVICES	1,266,331	0	1,266,331	89,653
2	2 EXPENSES	372,570	0	372,570	10,137
430	<b>430 DPW - PARK DIVISION</b>	<b>2,322,783</b>	<b>0</b>	<b>2,322,783</b>	<b>99,789</b>
1	1 PERSONAL SERVICES	1,103,530	0	1,103,530	63,791
2	2 EXPENSES	1,263,947	0	1,263,947	5,724
440	<b>440 DPW - RECYCLING &amp; DISPOS</b>	<b>2,654,478</b>	<b>0</b>	<b>2,654,478</b>	<b>69,515</b>
1	1 PERSONAL SERVICES	369,730	0	369,730	48,409
2	2 EXPENSES	24,070	0	24,070	261
450	<b>450 DPW - ADMINISTRATION DIV</b>	<b>1,770,089</b>	<b>0</b>	<b>1,770,089</b>	<b>48,670</b>

1	1 PERSONAL SERVICES	165,000	0	165,000	13,750
2	2 EXPENSES	43,462	0	43,462	3,622
454	454 DPW - FLEET SERVICES DIVIS	208,462	0	208,462	17,372
5	5 OTHER PROGRAMS	366,355	0	366,355	35
456	456 DPW - WINTER MAINTENAN	366,355	0	366,355	35
2	2 EXPENSES	140,000	0	140,000	10,226
458	458 DPW - STREET LIGHTING	140,000	0	140,000	10,296
1	1 PERSONAL SERVICES	629,921	0	629,921	33,334
2	2 EXPENSES	82,685	0	82,685	0
8	8 ENCUMBRANCES	1,760	0	1,760	0
510	510 BOARD OF HEALTH	714,366	0	714,366	33,334
2	2 EXPENSES	309,658	0	309,658	25,805
523	523 MENTAL HEALTH SERVICES	309,658	0	309,658	25,805
1	1 PERSONAL SERVICES	384,829	0	384,829	18,508
2	2 EXPENSES	59,176	0	59,176	7,296
4	4 CAPITAL IMPROVEMENTS	10,000	0	10,000	0
8	8 ENCUMBRANCES	124	0	124	124
9	9 CONTINUED APPROPRIATIONS	15,024	0	15,024	0
541	541 COUNCIL ON AGING	469,153	0	469,153	25,928
1	1 PERSONAL SERVICES	85,436	0	85,436	5,345
2	2 EXPENSES	17,090	0	17,090	883
542	542 YOUTH COMMISSION	102,526	0	102,526	6,227
2	2 EXPENSES	70,502	0	70,502	0
543	543 VETERANS SERVICES	70,502	0	70,502	0
1	1 PERSONAL SERVICES	2,025,452	0	2,025,452	126,406
2	2 EXPENSES	570,015	0	570,015	141,780
610	610 WELLESLEY FREE LIBRARY	2,722,472	0	2,722,472	268,186
1	1 PERSONAL SERVICES	343,418	0	343,418	22,777
2	2 EXPENSES	28,741	0	28,741	0
630	630 RECREATION	372,159	0	372,159	22,777
2	2 EXPENSES	750	0	750	0
691	691 HISTORICAL COMMISSION	750	0	750	0
2	2 EXPENSES	4,700	0	4,700	0
692	692 CELEBRATIONS	4,700	0	4,700	0
2	2 EXPENSES	5,000	0	5,000	0
693	693 MEMORIAL DAY	5,000	0	5,000	0
2	2 EXPENSES	11,035,523	0	11,035,523	0
710	710 RETIREMENT OF DEBT PRINC	11,035,523	0	11,035,523	0
2	2 EXPENSES	4,704,929	0	4,704,929	0
751	751 INTEREST ON DEBT	4,704,929	0	4,704,929	0
2	2 EXPENSES	1,263,722	0	1,263,722	105,310
810	810 STATE & COUNTY ASSESSMEI	1,263,722	0	1,263,722	105,310
2	2 EXPENSES	7,487,909	0	7,487,909	2,471,010
910	910 CONTRIBUTORY PENSIONS	7,487,909	0	7,487,909	2,471,010
2	2 EXPENSES	287,700	0	287,700	23,975
912	912 WORKERS' COMPENSATION	287,700	0	287,700	23,975
2	2 EXPENSES	100,000	0	100,000	8,333
913	913 UNEMPLOYMENT COMPENS.	100,000	0	100,000	8,333
2	2 EXPENSES	19,665,390	0	19,665,390	1,638,695
914	914 GROUP INSURANCE	19,665,390	0	19,665,390	1,638,695

2	<b>2 EXPENSES</b>	3,432,000	0	3,432,000	1,358,948
919	<b>919 OTHER EMPLOYEE BENEFITS</b>	3,432,000	0	3,432,000	1,358,948
2	<b>2 EXPENSES</b>	448,762	0	448,762	488,274
8	<b>8 ENCUMBRANCES</b>	20,945	0	20,945	0
945	<b>945 RISK MANAGEMENT</b>	469,707	0	469,707	488,274
1	<b>1 PERSONAL SERVICES</b>	120,000	0	120,000	34,842
950	<b>950 COMPENSATED ABSENCES</b>	120,000	0	120,000	34,842
	<b>Grand Total</b>	<b>177,865,826</b>	<b>0</b>	<b>177,865,826</b>	<b>9,312,000</b>

General Fund

- Discuss and Vote Easements for Article 27
  - Easement for 34 Wachusett Road
  - Easement for 21 Carisbrooke Road

The DPW has prepared the last two drainage approvals that require Selectmen action prior to Town Meeting.

For the 34 Wachusett Road easement, the BOS need to deem the revised propose new drain and drainage easement to be satisfactory and do not need to sign the document.

The 21 Carisbrooke Road easement document requires original signatures from the BOS. Cay will collect signatures for the Carisbrooke Road plan once approve and either I or KC Kato will notarize.

Please find attached the memo and plans prepared by Doug Stewart, Assistant Town Engineer for the Boards approval.

## **MOTIONS**

**MOVE to approve the proposed drainage easements for 34 Wachusett Road and 21 Carisbrook Road.**

**WELLESLEY**  
WELLESLEY, MASSACHUSETTS 02481

DAVID J. HICKEY, JR., P.E.  
TOWN ENGINEER

DOUGLAS R. STEWART, P.E.  
ASSISTANT TOWN ENGINEER



20 MUNICIPAL WAY  
781-235-7600  
FAX 781-237-0047

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

To: Dave Cohen  
From: Doug Stewart   
Date: June 8, 2020  
Subject: **Drainage Easement Relocation at 34 Wachusett Road**

Attached is a revised proposed Abandonment of Existing Drainage Easement and Grant of Drainage Easement document and associated plan for 34 Wachusett Road. Please note that the Board of Public Works reviewed and signed this easement at their March 5, 2020 meeting.

Subsequent to the meeting there was an agreement made between the property owner and Department of Public Works staff that the proposed easement location be shifted slightly to preserve an existing tree on the property. Hence the proposed easement location was shifted approximately 10 feet and the proposed easement plan and easement document revised to reflect the change. Therefore, the Board of Public Works will need sign the revised proposed new drain and drainage easement document. Apologize for the change, but it will help to preserve a nice tree on the property.

The easement document and plan would then need to be approved at Annual Town Meeting under Article 27 for Town Easements and then be recorded at the Norfolk County Registry of Deeds.

Please let us know if there are any questions.

Encs: Abandonment of Existing Drainage Easement and Grant of Drainage Easement Document and Easement Relocation and Abandonment Plan

cc: Dave Hickey  
George Saraceno  
Mike Quinn  
Meghan Jop  
Tom Harrington

**ABANDONMENT OF EXISTING DRAINAGE EASEMENT  
AND GRANT OF DRAINAGE EASEMENT**

This Agreement is made this \_\_\_\_\_ day of June 2020, by and between **Arathi R. Reddy** of 30 Wachusett Road, Wellesley, Massachusetts, (hereinafter, "Owner") and the **TOWN OF WELLESLEY**, a body corporate and political subdivision of the Commonwealth of Massachusetts, acting by and through its Board of Public Works, having its principal office located at 20 Municipal Way, Wellesley, Massachusetts (hereinafter, "Town")

WHEREAS, the parties agree and recite that the Owner is now the owner of the improved real property commonly known and numbered as 34 Wachusett Road (hereinafter "Premises") in Wellesley, Massachusetts, pursuant to a Deed from Carole S. Wiley dated March 19, 2014, and filed with the Norfolk County Land Court as Document 1,303,847, and recorded at the Norfolk County Registry of Deeds in Book 32135, Page 201;

WHEREAS, by instrument dated July 19, 1950, filed with Norfolk County Land Court as Document 131560 (the "1950 Grant"), and as shown on a Plan of Land by Gleason Engineering, filed in the Land Court Office as Plan No. 16192-H, the Owner's predecessor in title granted a Drain Easement to the Town;

WHEREAS, the location of said easement is shown as "Drain Easement" on a plan entitled "Subdivision Plan of Land In Wellesley", dated May 3, 1950, and filed in the Land Court Office as Plan No. 16192-H (hereinafter "1950 Plan"), and on a plan entitled "Plan of Land in Wellesley owned by Antonio Epifano, Tr." dated July 23, 1974 and prepared by Alexander Cruciola – Acres (Engineers & Surveyors) Inc., and recorded at the Norfolk County Registry of Deeds as Plan 705 D in Plan Book 245 on August 28, 1974 (hereinafter (1974 Plan));

WHEREAS, the owners of said land or any parts thereof, may at any time and from time to time at their own expense, change the location of any said drains and drainage easements upon the substitution of other equally adequate drainage facilities satisfactory to the Board of Selectmen of the Town of Wellesley;

WHEREAS, the Owner has requested that the Town abandon portions of the abovementioned drain easement, said portions being shown as actually located within "Existing 10' Wide Drainage Easement to be Abandoned" on a plan entitled "34 Wachusett Rd. Proposed Drainage Easement Relocation Plan", dated October 15, 2019, with revision dates of 01/17/20, 01/30/20, 04/1/20, 04/13/20, 04/17/20, and 06/5/20, and prepared by The Jillson Company, Inc. (the "2019 Plan"), to be recorded herewith;

WHEREAS, the Owner has agreed to grant to the Town a new easement for the same purposes over areas shown on the 2019 Plan as the "Proposed 10' Wide Drainage Easement Total Easement Area = 1,757± SF";

WHEREAS, on \_\_\_\_\_ the Board of Selectmen deemed the proposed new drain and drainage easement to be satisfactory;

WHEREAS, by virtue of the Town's acceptance of the provisions of c. 41, Sections 69C through 69F, inclusive, of the General Laws (Ter. Ed.), as amended, the Board of Public Works

succeeded the Board of Selectmen in carrying out municipal functions relating to drainage matters;

WHEREAS, this grant of easement reserves to the Owners, their successors, heirs and assigns the right to substitute for said drain easement at any other time, other equally efficient and adequate facilities satisfactory to the Board of Public Works of said Town and without expense to said Town.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Town hereby act and agree as follows:

1. Grant of Easement and Acceptance by Town.

The Owner hereby grants to the Town a drainage easement shown the 2019 Plan as the "Proposed 10' Wide Drainage Easement Total Easement Area = 1,757± SF"; which grant is on the same terms and conditions and is to be held by the Town on the terms and conditions of the 1950 Grant, except that the Owners may only change the location of the easement upon the approval of the Board of Public Works, which approval shall not be unreasonably withheld. The Town hereby accepts the grant of easement as set forth herein.

2. Abandonment of Drainage Easement

With the exception of so much of the area as contained within the "Proposed 10' Wide Drainage Easement Total Easement Area = 1,757± SF", the Town hereby abandons and discharges all its rights, title and interest to the area shown on the 2019 Plan as "Existing 10' Wide Drainage Easement to be Abandoned" and the Town hereby conveys to the Owners all rights, title and interest to the parcel of land shown on the 2019 Plan as "Existing 10' Wide Drainage Easement to be Abandoned". With the exception of so much of the area as contained within the "Proposed 10' Wide Drainage Easement Total Easement Area = 1,757± SF", the Town is hereby released from any liability or responsibility arising from or in any way connected with any obligations with respect to the area shown on the 2019 Plan as 2019 Plan as "Existing 10' Wide Drainage Easement to be Abandoned".

3. Owner Shall Bear All Costs.

Owner shall bear all costs involved in re-locating the drain and easement, including, but not limited to, costs incurred in designing, construction, engineering, and installing the drain, as well as all costs incurred by the Town, including, but not limited to, attorney's fees.

4. Effect Upon Subsequent Parties.

This Drainage Easement shall run with the land and shall be binding upon and inure to the benefit of the Owner and the Town, and their respective successors and assigns.

[intentionally left blank]



OWNER:

  
Arathi R. Reddy

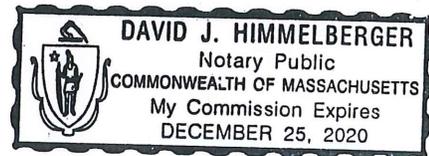
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss

June 5 2020

On this 5<sup>th</sup> day of June 2020, before me, the undersigned notary public, personally appeared Arathi R. Reddy, proved to me through satisfactory evidence of identification, which was M DRIVERS LICENSE to be the persons whose names are signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

  
Notary Public:  
My Commission Expires:



NOTES

- FOR ADDITIONAL PROPERTY LINE INFORMATION REFER TO THE DEED IN BOOK 32135, PAGE 201 RECORDED AT THE NORFOLK REGISTRY OF DEEDS.
- THIS PLAN REFERS TO THE WELLESLEY ASSESSOR'S MAP 119, LOT 25.
- ZONING CLASSIFICATION: SINGLE RESIDENCE 20.
- UTILITY LOCATIONS AND OTHER IMPROVEMENTS ARE NOT DEPICTED ON THIS PLAN, BOTH ABOVE AND BELOW-GROUND, BASED UPON DIRECT FIELD OBSERVATIONS MADE BY THE JILLSON COMPANY, INC. PERSONNEL DURING FIELD INSTRUMENT SURVEYS, RECORD PLAN LOCATIONS, OR DIGSAFE MARKINGS. THE JILLSON COMPANY, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT THE UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. THE JILLSON COMPANY, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/ OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEYS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. THE JILLSON COMPANY, INC. IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH THE REMOVING/ REPLACING/ RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROJECT SITE IS LOCATED IN 'ZONE X - AREA OF MINIMAL FLOOD HAZARD' AS SHOWN ON FIRM FLOOD MAP NUMBER 25021C0008E, EFFECTIVE ON 7/17/2012.

REFERENCES

NORFOLK REGISTRY OF DEEDS  
 DEED:  
 BOOK 32135, PAGE 201

CHAPTER 380 - ACTS OF 1966

AMENDING CHAPTER 41, SECTION 81-X  
 I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



*Todd P. Chapin* 10/15/20  
 THE JILLSON COMPANY, INC. DATE  
 TODD P. CHAPIN, P.L.S. # 37558

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF WELLESLEY ASSESSORS RECORDS.

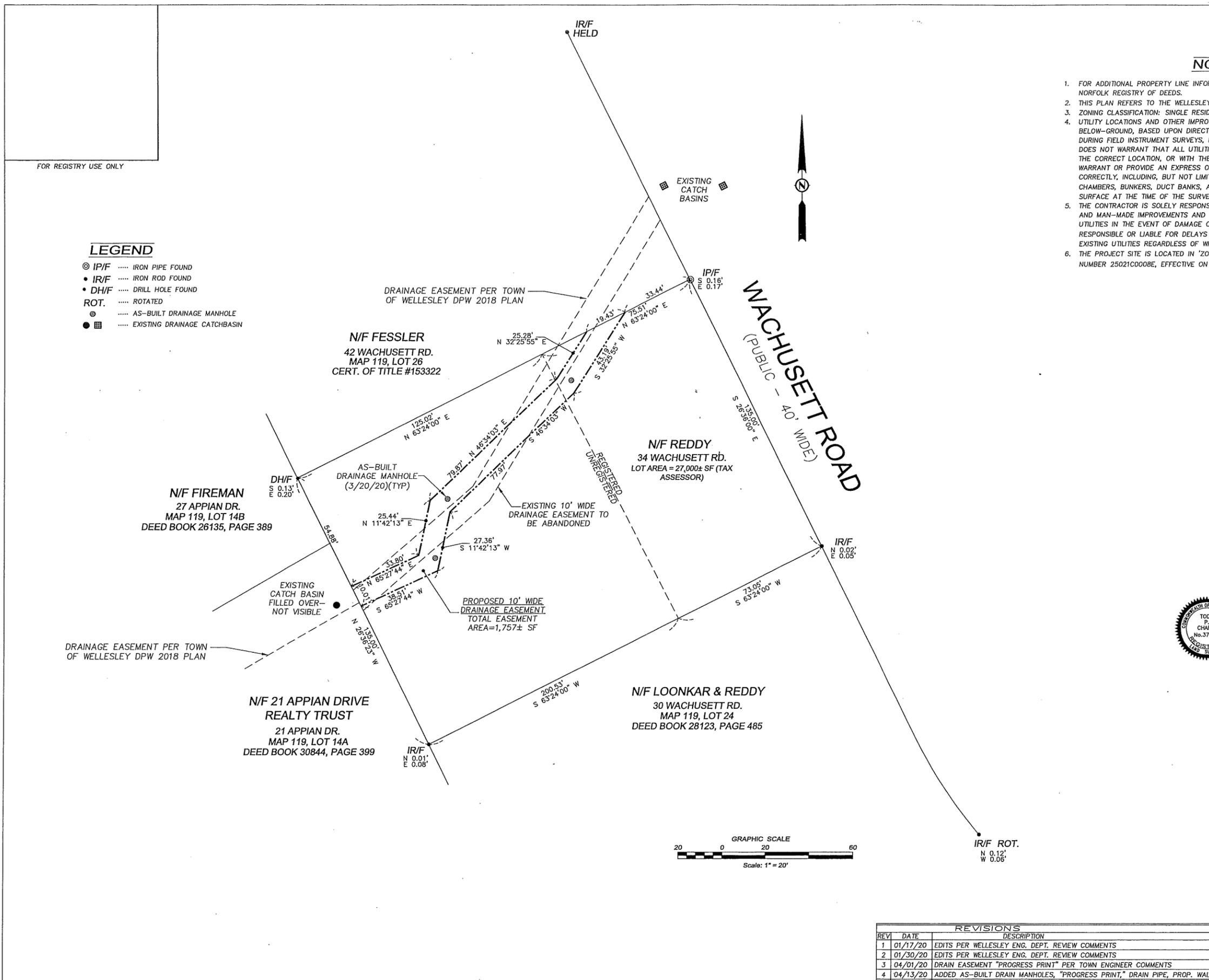
**"34 WACHUSETT RD.  
 PROPOSED DRAINAGE  
 EASEMENT RELOCATION PLAN"**

LAND IN  
**WELLESLEY, MASS.**

PREPARED FOR: RAKESH LOONKAR  
 30 WACHUSETT ROAD  
 WELLESLEY, MA 02481

SCALE: 1" = 20' DATE: 15 OCTOBER 2019

PREPARED BY: **THE JILLSON COMPANY, INC.**  
 32 FREMONT STREET, SUITE 200  
 NEEDHAM, MA 02494  
 (781) 400-5946  
 www.JILLSONCOMPANY.com



REVISIONS		
REV	DATE	DESCRIPTION
1	01/17/20	EDITS PER WELLESLEY ENG. DEPT. REVIEW COMMENTS
2	01/30/20	EDITS PER WELLESLEY ENG. DEPT. REVIEW COMMENTS
3	04/01/20	DRAIN EASEMENT "PROGRESS PRINT" PER TOWN ENGINEER COMMENTS
4	04/13/20	ADDED AS-BUILT DRAIN MANHOLES, "PROGRESS PRINT," DRAIN PIPE, PROP. WALL
5	04/17/20	DRAIN EASEMENT LOCATION PER CLIENT REQUEST
6	06/05/20	NOTES, LEGEND, EASEMENT BEARINGS, METES/ BOUNDS, ABUTTER LABELS

**TOWN OF WELLESLEY**  
WELLESLEY, MASSACHUSETTS 02481

DAVID J. HICKEY, JR., P.E.  
TOWN ENGINEER

DOUGLAS R. STEWART, P.E.  
ASSISTANT TOWN ENGINEER



20 MUNICIPAL WAY  
781-235-7600  
FAX 781-237-0047

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

To: Meghan Jop

From: Doug Stewart *Doug Stewart*

Date: June 10, 2020

**Subject: Drainage Easement Relocation at 21 Carisbrooke Road**

The existing house located at 21 Carisbrooke Road has been demolished and a new home is being constructed on the property. There is an existing drainage easement at the property that will be relocated as part of the new house construction. A portion of the existing (to be abandoned) drainage easement travels diagonally across the rear corner of the property. The same portion of the drainage easement will be relocated closer to the side of the property as shown on the attached Easement Plan for 21 Carisbrooke Road dated March 12, 2020 and prepared by MetroWest Engineering.

Enclosed for signature by the Board of Selectmen is the First Amendment to Drainage Easement Agreement document for 21 Carisbrooke Road. It is a requirement of the 21 Carisbrooke Road project that the applicant prepare all easement documents related to the relocation of the drainage easement. Also, construction and costs related to the relocation of the drain easement will be accomplished by the applicant. Construction of the relocated drainage system will be inspected by the DPW Engineering Division.

Town Counsel has reviewed and approved the easement documents as to form. The attached First Amendment to Drainage Easement Agreement document needs to be signed by the Board of Selectmen and Board of Public Works. The easement documents would then need to be approved at Annual Town Meeting and recorded at the Norfolk County Registry of Deeds.

The Town first acquired a drainage easement over 21 Carisbrooke Road in 1940 and the easement document specifically references the Board of Selectmen. Therefore, the Board of Selectmen signatures are required for the easement to be relocated. Also, because the Board of Public Works now have jurisdiction regarding drainage easements, they must sign the easement document related to relocated portion of the drainage easement.

Attached is a reduced size copy the easement plan, we have the full size plan available in the Engineering Division, if you would like a full size copy. Please let us know if you have any questions.

Encs: First Amendment to Drainage Easement Agreement document and Easement Plan

cc: Dave Cohen  
Dave Hickey  
George Saraceno  
Mike Quinn  
Tom Harrington

**FIRST AMENDMENT TO  
DRAINAGE EASEMENT AGREEMENT**

Subject Property  
21 Carisbrooke Road, Wellesley, Massachusetts 02481

THIS FIRST AMENDMENT TO DRAINAGE EASEMENT (the “**Amendment**”) is made and entered into on this 10<sup>TH</sup> day of JUNE, 2020, by and between **Jonathan Bull and Nichole Bull** (hereinafter “**Bull**” or “**Grantors**”); and **The Inhabitants of the Town of Wellesley** (hereinafter “**Wellesley**” and/or “**Grantees**”)(collectively the “**Parties**”).

**RECITALS**

A. **WHEREAS, Grantors** are the current owners of record for that certain real property located at **21 Carisbrooke Road, Wellesley, Norfolk County, Massachusetts 02481**. All of the boundaries are shown as Lot 13, a Lot marked “Area 2520 Sq. Ft.” and a Lot marked “Way” on a plan entitled “Revised Subdivision of Land in Wellesley, Mass. Owned by Massachusetts Institute of Technology” dated May 8, 1939, filed with Norfolk County Registry of Deeds as Plan No. 331 of 1939 and recorded in Book 2226, Page 310. For Grantor’s title reference see Deed recorded in the Norfolk County Registry of Deeds at **Book 35218, Page 58** (“**Grantors’ Property**”).

B. **WHEREAS**, the Grantors’ predecessors in title, Herbert E. Edwards and Elizabeth K Edwards, originally granted to the **Inhabitants of the Town of Wellesley** a Drainage Easement in January of 1940, which is recorded in the Norfolk County Registry of Deeds at **Book 2270, Page 504** (the “**Drainage Easement**”). This Drainage Easement granted Wellesley the right to enter upon said Premises at any reasonable time to accomplish the purposes as more fully detailed therein. A copy of the Drainage Easement is incorporated herein by reference. Additional reference is made to the original Drainage Easement Plan filed in the Norfolk County Registry of Deeds in **Plan Book D2270, Page 504**, which is also incorporated herein by reference (the “**Original Plan**”).

C. **WHEREAS**, the Grantors and Wellesley desire to amend the Drainage Easement and Original Plan to reflect the new location of the Drainage Easement across the Grantors’ Property, while ratifying and affirming all other aspects, rights and obligations contain in the Drainage Easement.

**NOW, THEREFORE**, in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and in further consideration of the terms and covenants contained herein, the parties hereby agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein in their entirety.
2. This Amendment shall be deemed a part of but shall take precedence over and supersede any provisions to the contrary contained in the Drainage Easement.
3. The “Original Plan” recorded with the Drainage Easement shall hereinafter be deemed null

and void for all intents and purposes of the Drainage Easement. It is hereby agreed that the existing drainage easement is to be abandoned. Additionally, the metes and bounds description provided in the Drainage Easement shall be deleted in their entirety.

4. All of the boundaries of the Drainage Easement are now shown as “Proposed 15’ Wide Drainage Easement” on a plan entitled “Easement Plan 21 Carisbrooke Road in Wellesley, Mass. prepared for Jonathan & Nichole Bull” dated March 12, 2020, prepared by MetroWest Engineering, Inc., to be filed herewith at the Norfolk South County Registry of Deeds (“New Easement Plan”).
5. The Drainage Easement, as amended by this Amendment and the New Easement Plan to be recorded herewith, may not be further amended and modified or terminated without Grantors’ and Wellesley’s prior written approval in accordance with any notice and modification procedure then in effect with the Town of Wellesley.
6. Except as modified by this Amendment and New Easement Plan, the Drainage Easement, and all of the terms and conditions thereof, shall remain in full force and effect.
7. Each of the individuals signing this Amendment on behalf of themselves and/or the Town of Wellesley hereby represents and warrants that he/she/they is/are duly authorized to sign this Amendment on behalf of themselves and/or the Town of Wellesley, that any and all conditions to the execution of this Amendment or to the effectiveness of the signing (e.g., and without limitation, any resolutions, meetings, or votes along with the consents or approvals of any third party which may be required to make this Amendment fully effective) have been satisfied, and that, upon execution and filing of this Amendment and the New Easement Plan, they shall be binding rights and obligations of the Parties hereto.
8. This Amendment may be executed in multiple counterparts, each of which will be considered to be an original. Signatures pages may be detached from the counterparts and attached to a single copy of this document to physically for one document.

THIS SPACE LEFT INTENTIONALLY BLANK - SIGNATURE PAGES TO FOLLOW

Executed as a seal instrument on this 10<sup>TH</sup> day of JUNE, 2020

TOWN OF WELLESLEY, acting by and through its  
BOARD OF PUBLIC WORKS

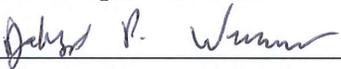
Approved as to Form:

\_\_\_\_\_

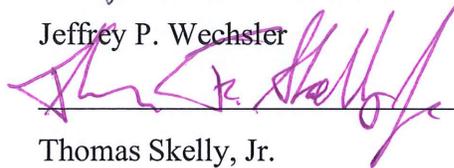
Town Counsel

By: 

Ellen L. Korpi, Chairman



Jeffrey P. Wechster



Thomas Skelly, Jr.

BOARD OF SELECTMEN

By: \_\_\_\_\_

Marjorie R. Freiman, Chairman

\_\_\_\_\_

Thomas H. Ulfelder

\_\_\_\_\_

Jack Morgan

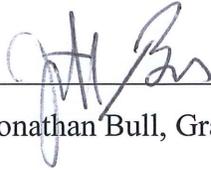
\_\_\_\_\_

Beth Sullivan Woods

\_\_\_\_\_

Lise Olney

The GRANTORS have executed this Amendment as a seal instrument on this 3rd day of June, 2020

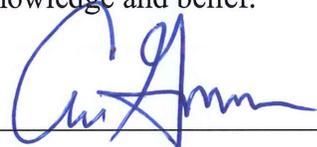
  
Jonathan Bull, Grantor

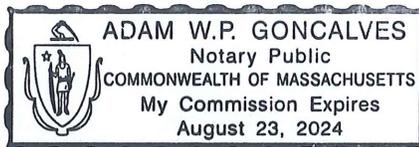
  
Nichole Bull, Grantor

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss:

On this 3rd day of June, 2020, before me, the undersigned notary public, personally appeared Jonathan Bull and Nichole Bull, proved to me through satisfactory evidence of identification, which were [ ] personal knowledge and/or [X] photo identification, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and swore or affirmed to me that the contents of this document are truthful and accurate to the best of their knowledge and belief.

  
Notary Public: Adam Goncalves  
My Commission expires: 8/23/24



COMMONWEALTH OF MASSACHUSETTS

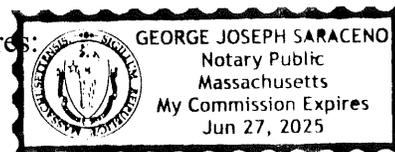
NORFOLK County, ss:

On this 10<sup>TH</sup> day of JUNE, 2020, before me, the undersigned notary public, personally appeared ELLEN L. KORPI, JEFFREY P. WECHSLER

AND THOMAS SKEELY, JR.  
, as Members of the Board of Public Works, proved to me through satisfactory evidence of identification, which were [] personal knowledge and/or [ ] photo identification, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and swore or affirmed to me that the contents of this document are truthful and accurate to the best of their knowledge and belief.

  
\_\_\_\_\_  
Notary Public:

My Commission expires:



COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_ County, ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned notary public, personally appeared \_\_\_\_\_

\_\_\_\_\_  
, as Members of the Board of Selectmen, proved to me through satisfactory evidence of identification, which were [ ] personal knowledge and/or [ ] photo identification, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and swore or affirmed to me that the contents of this document are truthful and accurate to the best of their knowledge and belief.

\_\_\_\_\_  
Notary Public:

My Commission expires:

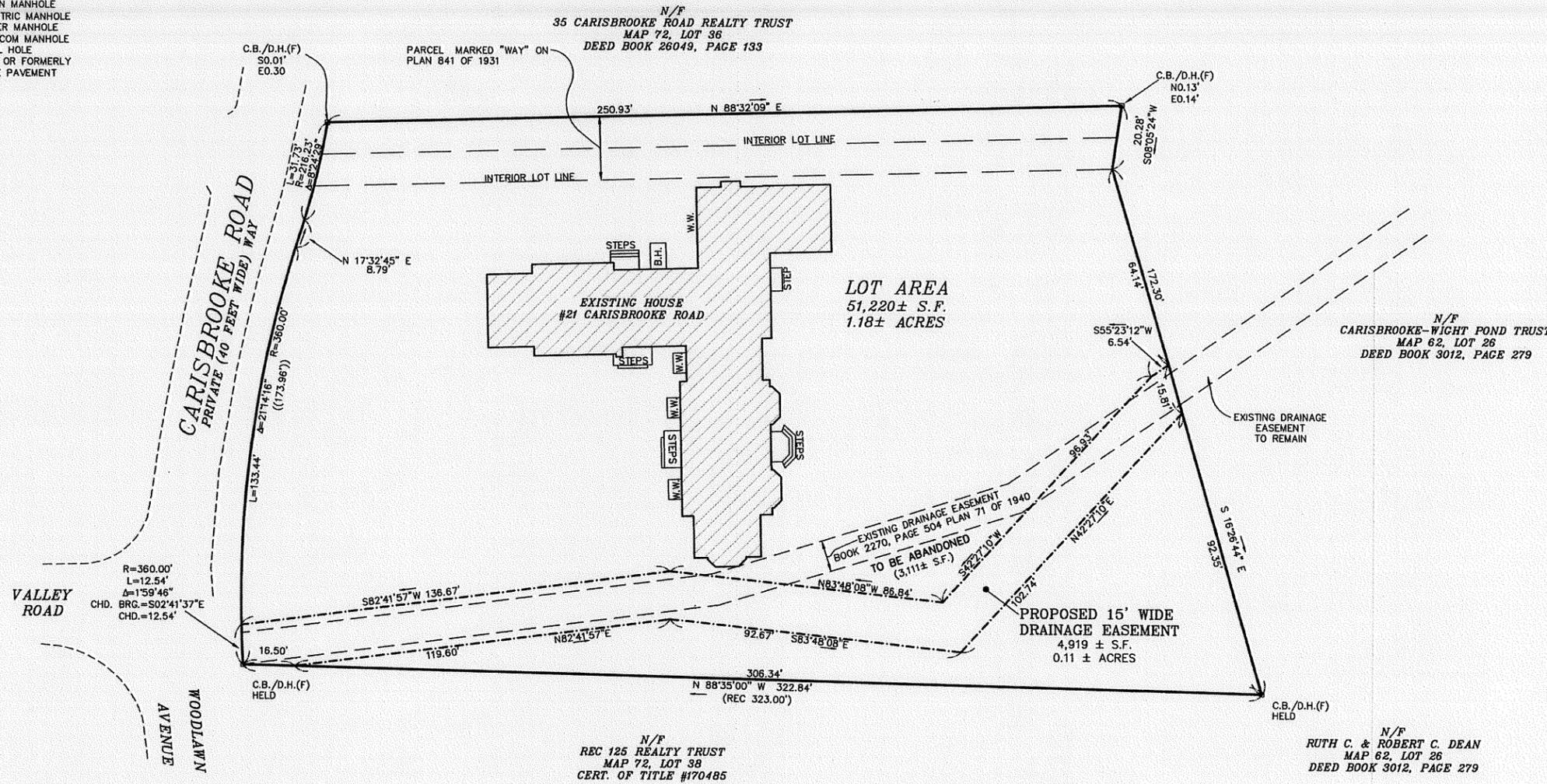
**LEGEND**

BRG.	BEARING
BIT.	BITUMINOUS
C.B.	CONCRETE BOUND
D.C.B.	DRAIN CATCH BASIN
CHD.	CHORD
CONC.	CONCRETE
(F)	FOUND
W.F.	WETLAND FLAG
D.M.H.	DRAIN MANHOLE
⊙	ELECTRIC MANHOLE
S.M.H.	SEWER MANHOLE
⊕	TELECOM MANHOLE
⊖	DRILL HOLE
N/F	NOW OR FORMERLY
---	EDGE PAVEMENT

**REFERENCES**

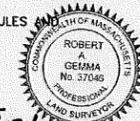
NORFOLK COUNTY REGISTRY OF DEEDS  
 DEEDS:  
 BOOK 35218, PAGE 58  
 BOOK 2270, PAGE 504  
 PLANS:  
 PLAN 540 OF 1951  
 PLAN 71 OF 1940  
 PLAN 331 OF 1939  
 PLAN 841 OF 1931  
 L.C.C. 1308BA

RESERVED FOR REGISTRY USE



CHAPTER 380 - ACTS OF 1966  
 AMENDING CHAPTER 41, SECTION 81-X  
 I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.  
 I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.  
 I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

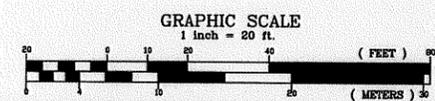
*Robert A. Gemma* 3/17/2020  
 METROWEST ENGINEERING, INC. DATE  
 ROBERT A. GEMMA, P.L.S. # 37046



THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF WELLESLEY ASSESSORS RECORDS.

**NOTES:**

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 72, LOT 37. RECORD TITLE FROM BOOK 35218, PAGE 58.
- UTILITY LOCATIONS AND OTHER IMPROVEMENTS ARE NOT DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25021C0009E, BEARING AN EFFECTIVE DATE OF JULY 17, 2012.



<b>EASEMENT PLAN</b> 21 CARISBROOKE ROAD IN WELLESLEY, MASS (NORFOLK COUNTY)		
PREPARED FOR: JONATHAN & NICHOLE BULL 21 CARISBROOKE ROAD WELLESLEY, MA 02481		
PROPERTY OF: JONATHAN & NICHOLE BULL 21 CARISBROOKE ROAD WELLESLEY, MA 02481		
ENGINEERS & SURVEYORS: <b>MWE</b> METROWEST ENGINEERING, INC. 75 FRANKLIN STREET FRAMINGHAM, MA 01702 TELE: (508) 626-0063 EMAIL: INFO@MWEENGINEERING.COM		
SHEET 1 OF 1		DATE: MARCH 12, 2020
CALCD BY: PHA	FIELD BK: 665_68	CAD FILE: EASEMENT_031220.dwg
DRAFTER: BLH	PROJECT: WEL_CAR3	DWG FILE: PLO31220.dwg

- Discuss and Vote Motions
  - Article 5, Motion 7 Library Settlement

Attached for your review are the full set of motions. The Board should vote the motion for remote participation and the Laying on the Table Motion for the Citizen Petitions. Additionally, I have prepared a motion for the Library contract settlement. I will be attending the Advisory Meeting on Wednesday to review the Library Contract.

The Police Chief has also submitted a letter with regards to training fees. Based on this request, an Article 7 transfer will not work. The Town cannot carry forward unexpended operating costs for operational programs. I have spoken with the Chief and identified that if the budget runs short for training this year the Board could realign the budget at the STM in October or the March 2021 Annual Town Meeting. I have included the Chief's memo identifying the training programs.

## **MOTIONS**

**MOVE to approve the Remote Town Meeting article, Motion to Lay on the Table the Citizen Petitions, and Article 5, motion 7 for the Library Contract Settlements.**

**TOWN MEETING****ARTICLE: 5****MOTION: 7**

That the sum of \$53,288.00 (FIFTY THREE THOUSAND TWO HUNDRED EIGHTY EIGHT DOLLARS) be appropriated and added to the amounts appropriated under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting to the Wellesley Free Library; said sum to be raised by a transfer from General Government – 122 Provision for Contract Settlements and allocated as follows;

610 Library Trustees  
610-01 Personal Services \$53,288

192 Facilities Management – Board of Selectmen  
192-10 Personal Services \$5,180

and in support thereof, that the agreed upon Pay Schedules for the Wellesley Free Library Staff Association are as follows:

**Weekly rates of pay**

Schedule effective July 01,2020									
Job Title	GROUP	1	2	3	4	5	6	7	8
Info Services Supervisor Children's Services Supervisor Acquisitions & Cataloging Services Supervisor	L-16S	33.08	34.41	35.77	37.22	38.71	40.24	41.87	
Librarian	L-14	28.06	29.18	30.35	31.57	32.83	34.14	35.50	
Borrower Services Supervisor	L-11	27.82	28.92	30.08	31.28	32.53	33.80	35.15	
Facilities Supervisor Assistant Borrower Services Supervisor	L-9	27.08	28.16	29.30	30.48	31.68	32.98	34.29	
Technology and Innovation Assistant	L-7	24.85	25.83	26.88	27.95	29.07	30.22	31.44	
Cataloging Specialist Acquisitions Specialist	L-6	20.74	21.57	22.44	23.34	24.27	25.22	26.24	27.31
Library Assistant	L-4	19.25	20.01	20.82	21.64	22.51	23.40	24.35	25.34
Preservation Specialist	L-3	19.25	20.01	20.82	21.64	22.51	23.40	24.35	25.34
Custodian	C-4	21.31	22.16	23.04	23.96				

Schedule effective July 01,2021									
Job Title	GROUP	1	2	3	4	5	6	7	8
Info Services Supervisor Children's Services Supervisor Acquisitions & Cataloging Services Supervisor	L-16S	33.74	35.10	36.49	37.96	39.48	41.04	42.71	
Librarian	L-14	28.62	29.76	30.96	32.20	33.49	34.82	36.21	
Borrower Services Supervisor	L-11	28.38	29.50	30.68	31.91	33.18	34.48	35.85	
Facilities Supervisor Assistant Borrower Services Supervisor	L-9	27.62	28.72	29.89	31.09	32.31	33.64	34.98	
Technology and Innovation Assistant	L-7	25.35	26.35	27.42	28.51	29.65	30.82	32.07	
Cataloging Specialist Acquisitions Specialist	L-6	21.15	22.00	22.89	23.81	24.76	25.72	26.76	27.86
Library Assistant	L-4	19.64	20.41	21.24	22.07	22.96	23.87	24.84	25.85
Preservation Specialist	L-3	19.64	20.41	21.24	22.07	22.96	23.87	24.84	25.85
Custodian	C-4	21.74	22.60	23.50	24.44				

Schedule effective July 01,2022									
Job Title	GROUP	1	2	3	4	5	6	7	8
Info Services Supervisor Children's Services Supervisor Acquisitions & Catalogin Services Supervisor	L-16S	34.41	35.80	37.22	38.72	40.27	41.86	43.56	
Librarian	L-14	29.19	30.36	31.58	32.84	34.16	35.52	36.93	
Borrower Services Supervisor	L-11	28.95	30.09	31.29	32.55	33.84	35.17	36.57	
Facilities Supervisor Assistant Borrower Services Supervisor	L-9	28.17	29.29	30.49	31.71	32.96	34.31	35.68	
Technology and Innovation Assistant	L-7	25.86	26.88	27.97	29.08	30.24	31.44	32.71	
Cataloging Specialist Acquisition Specialist	L-6	21.57	22.44	23.35	24.29	25.26	26.23	27.30	28.42
Library Assistant	L-4	20.03	20.82	21.66	22.51	23.42	24.35	25.34	26.37
Preservation Specialist	L-3	20.03	20.82	21.66	22.51	23.42	24.35	25.34	26.37
Custodian	C-4	22.17	23.05	23.97	24.93				

Approved:

Date

Moderator's Signature

Sponsor's Signature



## TOWN OF WELLESLEY

WELLESLEY, MA 02482  
Telephone 781-235-1212

## POLICE DEPARTMENT

JACK PILECKI  
Chief of Police

**TO:** MEGHAN JOP, EXECUTIVE DIRECTOR

**FROM:** CHIEF JACK PILECKI

**SUBJECT:** TRAINING AND SPECIAL EVENT FUNDS

**DATE:** JUNE 11, 2020

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Because of the Covid-19 Pandemic and the restrictions that came with it, the Wellesley Police Department will be unable to complete many of its training initiatives for FY2020. Many of the training events fall in a yearly cycle that I feel are important to continue. Other training events are new and are designed to improve the skills of our personnel to inter-act with members of the public.

Additionally, I am concerned that if the Town does go forward with Wellesley Wonderful Weekend, the WPD will be required to spend funds from the FY2021 budget that will leave us in a deficit.

I am requesting that the Selectmen's Office, through the Town Meeting process, requests the below listed funds be re-allocated to the WPD in FY2021 to ensure we can continue to provide these valuable training events and staff the anticipated special events.

**Implicit Bias Training: \$10,422.** This training can help officers identify unconscious bias towards others. We provided this training several years ago but given the amount of newly hired officers and the need to re-emphasize this issue with veteran officers, I feel it is critical to have everyone receive this training again. Additionally, given the current conditions through-out the country it is imperative officers receive it.

**De-Escalation Training: \$25,810.** This training provides tools to officers who find themselves in tense and possibly dangerous situations. The training consists of scenario based motor vehicle stops and calls for service. Role players are used to act as "troublemakers" or unhappy citizens. Part of this training involves "shoot don't shoot" scenarios. It is held in the field as opposed to in the classroom.

**Long Gun Training: \$15,852.** Officers need to keep up their skills in the event we have an active shooter or some other serious threat.

**Customer Service Training: \$17, 243.** I was looking for some type of training that all our personnel could receive in the area of customer service. I found this training and I think it will be incredible helpful to everyone at the WPD. It is focused on first impressions and how important they are. This training will provide everyone with tools to not only create a good first impression, but help avoid getting into conflicts with people they deal with.

**Night Shoot: \$15,654.** We try and fit this training in every year when possible. While the majority of police departments do firearms training only during the day, we try and provide our officers the opportunity to practice and qualify at night. Obviously in the event an officer needs to draw and possibly use his/her weapon, we cannot predict when or where this will happen. Nighttime provides a whole different experience for the officers.

**Wellesley Wonderful Weekend: \$21, 326.** In the event this is held this fall, we will need funds to staff officers for the Open House, Parade, and the Fireworks. If the weekend is not held, it is my intention to return these funds back to the Town.

The total for this overall request is approximately \$106, 000. When it comes to training, I believe that now, more than at any other time in our past, it is critical to provide our officers and personnel with the tools and abilities to perform their duties in today's society. Quite honestly it is becoming harder and harder to be a police officer and I feel we need to give our officers all the support we can.

Thank you for your anticipated consideration of this memo.

AUTHORIZED:

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JACK PILECKI  
CHIEF OF POLICE



## 2020 ANNUAL TOWN MEETING MOTIONS

### MOTION TO CONDUCT ANNUAL TOWN MEETING REMOTELY VIA “ZOOM” VIDEO CONFERENCING PLATFORM

Move, that pursuant to the Acts of 2020, Chapter 92, and before taking any other vote at this Annual Town Meeting, the Town Meeting Members hereby vote to continue conducting this Annual Town Meeting remotely by means of “Zoom” video conferencing platform and to address the articles included in the Annual Town Meeting Warrant.

### MOTION TO “LAY ON THE TABLE”

Move, to lay on the table articles 41, 42, 43, 44, 45 and 46.

**ARTICLE:           2**

**MOTION:           1**

That this Town Meeting hereby acknowledges presentation of the Town-Wide Financial Plan and the Five-Year Capital Budget Program pursuant to Section 19.16.2 and 19.5.2, respectively, of the Town Bylaws.

**ARTICLE:           3**

**MOTION:           1**

That the motions on file with the Moderator under the following articles be approved by a single majority vote pursuant to a consent agenda under this article:

Article 4:	Amend Job Classification Plan
Article 5 Motion 1, 2, 3:	Amend Salary Plan – Pay Schedule
Article 6:	Set Salary of Elected Official (Town Clerk)
Article 7:	FY20 Supplemental Appropriations
Article 9:	Set Revolving Funds Amounts for Next Year
Article 10:	Injured on Duty Stabilization Fund Contribution from Free Cash
Article 11:	Special Education Reserve Fund Appropriation
Article 12:	Baler Stabilization Fund Contribution from Free Cash

Article 14: Water Program  
 Article 15: Sewer Program  
 Article 16: Electric Program  
 Article 17: Community Preservation Fund Appropriations  
 Article 23: Authorize Expenditure of State Transportation Infrastructure Funds (Uber/Lyft)  
 Article 50: Appoint Fire Engineers

The Advisory Committee having recommended favorable action unanimously on all such motions.

**ARTICLE: 3**

**MOTION: 2**

That the motions on file with the Moderator under the following articles be approved by a single supermajority vote pursuant to a consent agenda under this article:

Article 20: Great Plain Avenue Construction Funds  
 Article 21: Authorize Water Fund and/or Sewer Fund Bond Authorization (MWRA)  
 Article 22: Authorize Lease Agreement – 254 Washington Street  
 Article 27: Acceptance of Easements  
 Article 47: Rescind or Transfer Debt

The Advisory Committee having recommended favorable action unanimously on all such motions.

**ARTICLE: 4**

**MOTION: 1**

That the Classification Plan established at the 1950 Annual Town Meeting as amended, be further amended as recommended by the Human Resources Board by striking Schedule A, “Job Classification by Groups” and inserting a new Schedule A as follows:

New Classifications

<u>Classification</u>	<u>Department</u>	<u>Job Group</u>
Applications and Project Manager	IT	58
Senior Accounting Clerk for Parking and Collections	TRS	52
Senior Community Social Worker	HLTH	57
Senior Environmental Health Specialist	HLTH	56
Office Assistant	BLDG	47

Public Health Administrator	HLTH	53
Reclassifications		
<u>Classification</u>	<u>Department</u>	<u>From Job Group</u> <u>To Job Group</u>
Sustainable Energy Administrator	SEC	53/54
Office Assistant	ASR	47/49
Title Changes		
<u>From Title</u>	<u>To Title</u>	<u>Department</u> <u>Job Group</u>
Reclassifications and Title Change		
<u>From Title and Job Group</u>	<u>Department</u>	<u>To Title and Job Group</u>
Executive Secretary/51	DPW	Executive Assistant/53
Sustainable Energy Administrator/54	SEC	Sustainable Energy Director/55
Department Assistant/43	SEC	Sustainable Energy Analyst/53
Deletions		
<u>Title</u>	<u>Department</u>	<u>Job Group</u>
Assistant IT Director	IT	58
Secretary	BLDG	44

## **SCHEDULE A**

### **JOB CLASSIFICATIONS BY GROUPS**

Part I – Positions not covered by collective bargaining agreements

#### GROUP 69

Executive Director of General Government Services SEL

#### GROUP 66

DPW Director DPW  
Director of Facilities FMD  
Finance Director DFS

#### GROUP 63

Chief of Police POL  
Human Resources Director HR  
Treasurer/Collector TRS

#### GROUP 62

Assistant Executive Director SEL  
Fire Chief FIR  
Library Director LIB  
Programs Manager/Assistant Director DPW

Superintendent, Park & Highway DPW  
Town Engineer DPW

GROUP 61

Assistant Director of General Government Services SEL  
IT Director IT  
Design and Construction Manager FMD  
Superintendent, RDF DPW  
Superintendent, Water and Sewer Division DPW

GROUP 60

Assistant Town Engineer DPW  
Chief Assessor ASR  
Deputy Chief of Fire Protection FIR  
Director of Public Health HLTH  
Director of Recreation REC  
Inspector of Buildings BLDG  
Planning Director PLN  
Project Manager FMD  
Senior Deputy Director SEL

GROUP 59

Assistant Director for Library Services LIB  
Assistant Superintendent, Water and Sewer Division DPW  
Director of Natural Resources NRC  
Operations Manager FMD

GROUP 58

Applications and Project Manager IT  
Assistant Finance Director DFS  
Assistant Superintendent, Highway Division DPW  
Assistant Superintendent, Park and Tree Division DPW  
Custodial Services Manager FMD  
Deputy Director SEL  
Director of Senior Services COA  
Information Technology Director LIB  
Maintenance Manager FMD  
Senior Civil Engineer DPW  
Senior Management Analyst DPW

GROUP 57

Assistant Director/Health HLTH  
Deputy Assistant Director, General Government Services SEL  
Deputy Director REC  
Enterprise Applications Manager IT  
Finance and Office Manager FMD  
GIS Manager IT

Network Manager/Webmaster	IT
Senior Community Social Worker	HLTH
Senior Planner	PLAN
Water and Sewer Systems Engineer	DPW
Youth Director	YC

GROUP 56

Applications and Database Manager	DPW
Assistant Treasurer/Collector	TRS
Assistant Town Accountant	DFS
Civil Engineer	DPW
Finance and Budget Analyst	DFS
Landscape Planner	DPW
Management Analyst	DPW
Project and Communications Manager	SEL
Senior Environmental Health Specialist	HLTH

GROUP 55

Associate Director	REC
Database Administrator	IT
Director of Special Projects	NRC
Environmental Health Specialist	HLTH
GIS Administrator	IT
Local Building Inspector	BLDG
Projects Administrator	PBC
Senior Engineer	DPW
Senior Human Resources Generalist	HR
Sustainable Energy Director	SEC
Systems Administrator	IT

GROUP 54

Assistant Director of Senior Services	COA
Assistant NRC Director	NRC
Benefits Coordinator	HR
Desktop Administrator	IT
Director of Veterans' Services	VET
Inspector of Wires	BLDG
Plumbing and Gas Inspector	BLDG
Public Health Nurse Supervisor	HLTH
Planner	PLAN
Staff Engineer	DPW

GROUP 53

Accounting Specialist	DFS
Assistant Administrator	PBC
Community Health Coordinator	HLTH

Environmental Education Coordinator	NRC
Executive Assistant	DPW
Executive Assistant to the Executive Director	SEL
Financial Assistant	FMD
Health and Social Services Administrator	COA
IT Specialist	POL
Program Coordinator	REC
Public Health Administrator	HLTH
Public Health Nurse	HLTH
Safety Coordinator	DPW
Sustainable Energy Analyst	SEC
Wetlands Administrator	NRC

GROUP 52

Assistant Administrator	ASR
Assistant Town Clerk	TC
Parking Clerk	SEL
RDF Business Manager	DPW
Senior Accounting Clerk for Parking and Collections	TRS
Workers' Compensation Coordinator	HR

GROUP 51

Administrative Assistant	FAC
Deputy Director of Veterans' Services	VET
Executive Secretary, Zoning Board of Appeals	ZBA
Sealer of Weights and Measures	SEL

GROUP 49

Accountant B	DFS
Administrative Secretary	SEL
Animal Control Officer	POL
Assessor Technician	ASR
Elections and Registration Administrator	TC
Office Administrator	COA
Office Administrator	HLTH
Office Assistant	ASR
Permit Administrator	BLDG
Office Administrator, Water and Sewer Division	DPW
Senior Accounting Clerk	TRS

GROUP 48

Head Maintenance Custodian, Town Hall	FAC
Office Administrator	LIB
Personnel Administrative Assistant	HR
Projects Assistant	FMD
Senior Accounting Assistant	DPW
Senior Customer Service Representative	MLP

Senior Office Assistant	DPW
GROUP 47	
Accounting Clerk, Treasurer/Collector	TRS
Administrative Assistant	FIR
Administrative/Accounting Assistant	POL
Bookkeeper	LIB
Office Assistant	BLDG
Office Assistant, Engineering Division	DPW
Office Assistant, Facilities	FMD
Office Assistant, Management Division	DPW
Office Assistant, Park and Highway Divisions	DPW
Office Assistant, RDF	DPW
Office Assistant, Water and Sewer Division	DPW
Secretary, Recreation	REC
Seniors Activities Coordinator	COA
Senior Secretary, Select Board	SEL
Voter Registration Clerk	TC
GROUP 46	
Office Assistant	SEL
Police Records Manager	POL
GROUP 45	
Secretary, Director's Office	DPW
Secretary, NRC	NRC
Secretary/Technical Assistant	PLAN
Senior Clerk	TC
Technical Administrator	ZBA
GROUP 44	
Clerk	TC
Communications Clerk/Receptionist	MLP
Custodian	FAC
Department Assistant	HR
Secretary II	REC
GROUP 43	
Administrative Records Clerk	MLP
Office Assistant	ZBA
GROUP 42	
Office Clerk	HLTH
GROUP 41	
Night Watchman, Highway Division	DPW

GROUP T19	
Automotive Mechanic	FIR
Carpenter/Painter	FAC
Electrician	FAC
HVAC Controls Technician	FMD
Maintenance Craftsman	FMD
Mechanical Technician	FMD

Part II – Positions covered by collective bargaining agreements

GROUP S55	
Fleet Maintenance Supervisor	DPW

GROUP S54	
Customer Services Supervisor	MLP
General Foreman, All Divisions	DPW
Overhead Line Foreman	MLP
Supervisor of Accounting	MLP
Supervisor, RDF	DPW
Underground Line Foreman	MLP

GROUP S53	
Coordinator, MLP	MLP
Signal Alarm Foreman	MLP

GROUP S50	
Collections Representative	MLP

GROUP 22	
Crew Leader	MLP

GROUP 21	
Electrician A	MLP
Lead Cablesplicer	MLP
Lead Lineman	MLP

GROUP 20	
Automotive Mechanic Foreman A	DPW
Cablesplicer, 1st Class	MLP
Chief Substation Operator, Municipal Light Plant	MLP
Construction Craftsman, Highway Division	DPW
Construction Foreman/MLP	MLP
Foreman A - All Divisions	DPW
Foreman A - Athletic Fields	DPW
Foreman A – Automotive Mechanic	DPW
Foreman A - Highway	DPW
Foreman A – Park Construction	DPW

Foreman A – Recycling	DPW
Foreman A – Tree Care	DPW
Horticultural Technician	DPW
Lineman, 1st Class	MLP
Senior Welder	DPW

GROUP 19

Lead Tree Climber, Park and Tree Division	DPW
Meter and Sign Repair Person, Highway Division	DPW
Meter/Backflow Prevention Device Coordinator	DPW

GROUP 18

Engineering Technician	MLP
Fleet Maintenance Mechanic	DPW
Foreman B - All Divisions	DPW
Groundskeeping Foreman, Park and Tree Division	DPW
Highway Craftsman	DPW
Lead Baler	DPW
Park Construction Craftsman	DPW
Primary Water Treatment Plant Operator	DPW
Welder	DPW

GROUP 17

Apprentice Lineworker/Stockkeeper	MLP
Cablesplicer, 2nd Class	MLP
Construction Equipment Operator	DPW
Lineman, 2nd Class	MLP
Meter/Backflow Prevention Device Technician	DPW
Park Facilities Technician	DPW
Park Technical Services Craftsman	DPW
Power Shovel Operator, Water and Sewer Division	DPW
Stockkeeper, Automotive, Highway Division	DPW
Stockkeeper, Water and Sewer	DPW
Substation Operator, Municipal Light Plant	MLP
Tractor Trailer Operator	DPW
Tree Climber, Park and Tree Division	DPW

GROUP 16

Engineering Technician II	MLP
Fleet Maintenance Shop Assistant	DPW
General Mechanic A, Water and Sewer Division	DPW
Groundskeeper, Park and Tree Division	DPW
Head Custodian	DPW
Heavy Equipment Operator, Highway Division	DPW
Lead Meter Reader	MLP
Secondary Water Treatment Plant Operator	DPW
Stockkeeper, Municipal Light Plant	MLP

Transfer Haul Equip. Operator, RDF	DPW
GROUP 15	
Industrial Equipment Operator, RDF	DPW
Medium Equipment Operator, Highway Division	DPW
Medium Equipment Operator, Park and Tree Division	DPW
Truck Driver A/Laborer, Water and Sewer Division	DPW
GROUP 14	
Building Maintenance Person, Highway Division	DPW
Cablesplicer Helper, Municipal Light Plant	MLP
Custodian	DPW
Groundman, Municipal Light Plant	MLP
GROUP 13	
Park Maintenance Worker	DPW
Permit Verifier/Trash Collector, RDF	DPW
GROUP 12	
Light Equipment Operator, Park and Highway Divisions	DPW
GROUP 11	
Laborer - All Divisions	DPW
GROUP K23	
HVAC Technician	FMD
Plumber	FMD
Electrician	FMD
GROUP K22	
Facility Supervisor	FMD
GROUP K21	
Middle School Head Custodian	FMD
GROUP K18	
Inventory and Equipment Technician	FMD
GROUP K17	
Custodian Night Supervisor	FMD
Elementary Head Custodian	FMD
GROUP K15	
Custodian	FMD
GROUP D47	
Dispatcher	POL

GROUP L17 Public Services Coordinator	LIB
GROUP L16 Acquisitions and Cataloging Services Supervisor Children's Services Supervisor Information Services Supervisor	LIB LIB LIB
GROUP L15 Branch Libraries Supervisor Interlibrary Loan Supervisor	LIB LIB
GROUP L14 Librarian	LIB
GROUP L11 Circulation Services Supervisor	LIB
GROUP L9 Assistant Circulation Services Supervisor Facilities Supervisor	LIB FAC
GROUP L7 Technology and Innovation Assistant	LIB
GROUP L6 Acquisitions Specialist Cataloging Assistant	LIB LIB
GROUP L4 Library Assistant	LIB
GROUP L3 Library Assistant Preservation Assistant	LIB LIB
GROUP C4 Custodian	LIB
GROUP P40 Lieutenant	POL
GROUP P30 Sergeant	POL
GROUP P20	

Detective	POL
Prosecuting Officer	POL
Safety Officer	POL
 GROUP P18	
Police Officer – EMT	POL
 GROUP P15	
Police Officer – Special	POL
 GROUP P10	
Police Officer	POL
 GROUP F40	
Deputy Chief	FIR
Deputy Chief, Special Services	FIR
 GROUP F30	
Lieutenant	FIR
 GROUP F10	
Firefighter	FIR
 GROUP D47	
Dispatcher	POL

GENERAL GROUP: This group includes all part-time seasonal, casual, special and other jobs or positions not otherwise classified above, whose job titles shall be as shown on the personnel records of the Human Resources Board.

The rates of pay, as shown in the personnel records of the Human Resources Board, shall continue in effect until otherwise adjusted by the Human Resources Board or by amendment of the Plan.

**ARTICLE:           5**

**MOTION:           1**

That the Salary Plan as established at the 1950 Annual Town Meeting as amended, be further amended effective July 1, 2020, as recommended by the Human Resources Board, by striking the existing pay schedule for the non-bargaining unit, non-management personnel (Job Groups 40-49) and inserting the new schedule as follows:

SCHEDULE B

SALARY PLAN – PAY SCHEDULES

**Rates effective as indicated as of July 1, 2020**

*Hourly rates – reflects 2.5% increase over FY20*

Job Group	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
49	25.94	27.10	28.32	29.60	30.94	32.32
48	24.94	26.02	27.18	28.39	29.71	31.03
47	23.90	24.98	26.08	27.28	28.47	29.78
46	22.89	23.93	25.01	26.15	27.32	28.55
45	21.83	22.82	23.85	24.94	26.02	27.18
44	20.82	21.76	22.74	23.77	24.82	25.94
43	19.76	20.67	21.60	22.58	23.58	24.64
42	18.75	19.61	20.47	21.41	22.37	23.38
41	17.91	18.73	19.58	20.44	21.36	22.30

*Hourly rates – reflects 2.5% over FY 20*

Trade positions – non-union

Job Group	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6
T19	29.77	31.23	32.82	34.43	36.16	37.97

**ARTICLE: 5**

**MOTION: 2**

That the Salary Plan as established at the 1950 Annual Town Meeting as amended, be further amended effective July 1, 2020, as recommended by the Human Resources Board, by striking the existing pay schedule for the Merit Pay Plan (Job Groups 50-69) and inserting the new schedule as follows:

SCHEDULE B  
SALARY PLAN – PAY SCHEDULES

Salary rates effective as indicated as of July 1, 2020  
*Reflects 2.5% increase over FY 20 ranges at midpoint*

Job Group	Minimum	Midpoint	Maximum
69	\$141,240	\$179,930	\$218,610

68	\$130,990	\$166,860	\$202,740
67	\$121,310	\$154,530	\$187,750
66	\$112,280	\$143,030	\$173,780
65	\$104,070	\$132,570	\$161,080
64	\$97,180	\$123,790	\$150,400
63	\$90,980	\$115,530	\$140,080
62	\$85,300	\$108,310	\$131,330
61	\$79,780	\$101,310	\$122,840
60	\$74,750	\$94,620	\$114,490
59	\$69,630	\$88,140	\$106,650
58	\$65,410	\$82,800	\$100,190
57	\$61,420	\$77,270	\$93,110
56	\$57,350	\$72,140	\$86,930
55	\$53,690	\$67,540	\$81,380
54	\$51,280	\$64,300	\$77,320
53	\$48,860	\$61,260	\$73,670
52	\$46,440	\$58,230	\$70,020
51	\$44,330	\$55,410	\$66,490
50	\$42,320	\$52,900	\$63,480

### Information Technology

Job Group	Minimum	Midpoint	Maximum
61	\$90,070	\$114,380	\$138,690
60	\$84,660	\$107,160	\$129,670
59	\$79,040	\$100,050	\$121,060
58	\$73,510	\$93,050	\$112,590
57	\$69,240	\$87,090	\$104,950
56	\$64,830	\$81,550	\$98,270
55	\$61,670	\$77,570	\$93,470
54	\$58,950	\$73,910	\$88,880
53	\$56,120	\$70,370	\$84,620
52	\$53,530	\$67,120	\$80,710

51                      \$51,180      \$63,980      \$76,780

**ARTICLE:            5**

**MOTION:            3**

That the sum of \$177,500 (ONE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS) be appropriated to the Human Resources Board for the purpose of granting salary increases to employees in Job Groups 50 and above in the classification plan.

**ARTICLE:            5**

**MOTION:            4**

That the sum of \$85,912.00 (EIGHTY FIVE THOUSAND NINE HUNDRED TWELVE DOLLARS) be appropriated and added to the amounts appropriated under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting to the Board of Selectmen for Public Safety; said sum to be raised by a transfer from Free Cash as certified as of June 30, 2019 and allocated as follows:

210    Police Department  
210-01 Personal Services \$ 85,912.00;

and in support thereof, that the agreed upon Pay Schedules for the Wellesley Police Superior Officers' Association are as follows:

Weekly rates of pay

	FY21	FY22	FY23
P40 Lieutenant	\$2,180.37	\$2,223.98	\$2,268.46
P20 Sergeant	\$1,556.54	\$1,587.67	\$1,619.42

**ARTICLE:            5**

**MOTION:            5**

That the sum of \$88,712 (EIGHTY EIGHT THOUSAND SEVEN HUNDRED AND TWELVE DOLLARS) be appropriated and added to the amounts appropriated under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting to the Board of Selectmen for Public Safety; said sum to be raised by a transfer from Free Cash as certified as of June 30, 2019 and allocated as follows:

210 Police Department  
 210-01 Personal Services \$88,712;

and in support thereof, that the agreed upon Pay Schedules for the Wellesley Police Patrolmen's Association are as follows:

***Rates of Pay***

P10 Police Officer	<u>Step 1 (Academy)</u>	Step 2	Step 3	Step 4
July 1, 2020	\$1,022.88	\$1,043.34	\$1,075.61	\$1,138.79
July 1, 2021	\$1,043.34	\$1,064.21	\$1,097.12	\$1,161.57
July 1, 2022	\$1,064.21	\$1,085.49	\$1,119.06	\$1,184.80

P10 Police Officer	Step 5	Step 6	<u>Step 7 (10 Yr)</u>	<u>Step 8 (25 Yr)</u>
July 1, 2020	\$1,202.25	\$1,265.62	\$1,303.59	\$1,342.70
July 1, 2021	\$1,226.30	\$1,290.93	\$1,329.66	\$1,369.55
July 1, 2022	\$1,250.83	\$1,316.75	\$1,356.25	\$1,396.94

**ARTICLE: 5**

**MOTION: 6**

That the sum of \$377,364 (THREE HUNDRED SEVENTY SEVEN THOUSAND THREE HUNDRED SIXTY FOUR DOLLARS) be appropriated and added to the amounts appropriated under Motion 2 of Article 8 of the Warrant for the 2020 Annual Town Meeting to the Board of Selectmen for Public Safety; said sum to be raised by a transfer from Free Cash as certified as of June 30, 2019 and allocated as follows:

220 Fire Department  
 220-01 Personal Services \$377,364;

and in support thereof, that the agreed upon Pay Schedules for the Local 1795, International Association of Fire Fighters are as follows:

Effective July 1, 2020 (6%)

Classification	1st Step	2nd Step	3rd Step	4th Step
Deputy Chief of Special Services	1575.81	1668.77	1761.51	1854.21

Deputy Chief	1472.73	1559.60	1646.27	1732.92
Lieutenant Fire Prevention	1342.65	1421.53	1500.57	1579.52
Lieutenant	1254.80	1328.54	1402.40	1476.20
Firefighter	1091.10	1155.32	1219.37	1283.60

Effective July 1, 2021 (2%)

<b>Classification</b>	<b>1st Step</b>	<b>2nd Step</b>	<b>3rd Step</b>	<b>4th Step</b>
Deputy Chief of Special Services	1607.33	1702.15	1796.74	1891.30
Deputy Chief	1502.18	1590.79	1679.19	1767.57
Lieutenant Fire Prevention	1369.50	1449.96	1530.58	1611.12
Lieutenant	1279.90	1355.11	1430.45	1505.72
Firefighter	1112.92	1178.43	1243.76	1309.27

Effective July 1, 2022 (2%)

<b>Classification</b>	<b>1st Step</b>	<b>2nd Step</b>	<b>3rd Step</b>	<b>4th Step</b>
Deputy Chief of Special Services	1639.48	1736.19	1832.67	1929.12
Deputy Chief	1532.22	1622.61	1712.77	1802.93
Lieutenant Fire Prevention	1396.89	1478.96	1561.19	1643.34
Lieutenant	1305.50	1382.21	1459.06	1535.84
Firefighter	1135.18	1202.00	1268.64	1335.45

**ARTICLE: 6**

**MOTION: 1**

That the annual (52 weeks) salary of the Town Clerk be fixed at the amount of \$95,582.00 (Ninety-Five Thousand Five Hundred Eighty-Two Dollars) effective July 1, 2020.

**ARTICLE: 7**

**MOTION: 1**

To appropriate \$300,000.00 (Three Hundred Thousand Dollars) for snow and ice removal costs, said sum to be taken from Free Cash, as certified as of July 1, 2019, and added to the amount appropriated to the Board of Public Works – 456 Winter Maintenance under Motion 2 of Article 8 of the Warrant for the 2019 Annual Town Meeting.

**ARTICLE: 7**

**MOTION: 2**

That the sum of \$264,000.00 (TWO HUNDRED SIXTY-FOUR THOUSAND DOLLARS) be appropriated to fund the North 40 remediation efforts, said sum to be transferred from:

- \$120,000.00 (ONE HUNDRED TWENTY THOUSAND DOLLARS) from Board of Selectmen – 122 Executive Director’s Office Personal Services under Motion 2 of Article 8 of the Warrant for the 2019 Annual Town Meeting, and
- \$144,000.00 (ONE HUNDRED FOURTY-FOUR THOUSAND DOLLARS) from Free Cash, as certified as of July 1, 2019, and

added to the amount appropriated to 122 - Board of Selectmen Capital under Motion 2 of Article 8 of the Warrant for the 2019 Annual Town Meeting.

**ARTICLE: 7**

**MOTION: 3**

That the sum of \$5,000.00 (FIVE THOUSAND DOLLARS) be appropriated to Board of Selectmen – 126 Sustainable Energy Personal Services under Motion 2 of Article 8 of the Warrant for the 2019 Annual Town Meeting to fund an increase in weekly hours from January 1, 2020 through June 30, 2020 of the Sustainable Energy Administrator in Fiscal Year 2020, said sum to be transferred from Board of Selectmen – 122 Executive Director’s Office Personal Services under Motion 2 of Article 8 of the Warrant for the 2019 Annual Town Meeting.

**ARTICLE: 7**

**MOTION: 4**

That the sum of \$15,000.00 (FIFTEEN THOUSAND DOLLARS) appropriated to the Board of Health under Motion 2 of Article 8 of the Warrant for the 2019 Annual Town Meeting, be transferred from 01510100-511206 personal services, to 01510200-583010 furniture.

**ARTICLE: 7**

**MOTION: 5**

That the sum of \$100,000.00 (ONE HUNDRED THOUSAND DOLLARS) be appropriated to from Free Cash, as certified July 1, 2019 and to be transferred to Board of Selectmen – 151 Law Expenses under Motion 2 of Article 8 of the Warrant for the 2019 Annual Town

Meeting to fund an increase in legal services from March 1, 2020 through June 30, 2020 in Fiscal Year 2020.

**ARTICLE: 7**

**MOTION: 6**

That the sum of \$9,000.00 (NINE THOUSAND DOLLARS) be appropriated to fund a portion of the cost to pave Dale Street, said sum to be transferred from Board of Selectmen – 122 Executive Director’s Office Personal Services and added to 400 -Board of Public Works – Capital under Motion 2 of Article 8 of the Warrant for the 2019 Annual Town Meeting.

**ARTICLE: 8**

**MOTION: 1**

To appropriate \$1,000,000.00 (ONE MILLION DOLLARS), paid to the Town from the Municipal Light Plant, to be used by the Board of Assessors as an estimated receipt when computing the tax rate for the year commencing on July 1, 2020.

**ARTICLE: 8**

**MOTION: 2**

[See PDF]

**ARTICLE: 8**

**MOTION: 3**

To transfer the sum of \$2,639,066.00 (TWO MILLION SIX HUNDRED THIRTY NINE THOUSAND SIXTY-SIX DOLLARS) from Free Cash, as certified on July 1, 2019, to reduce the tax rate.

**ARTICLE: 9**

**MOTION: 1**

That the Town vote, pursuant to Section 53E1/2 of Chapter 44 of the Massachusetts General Laws, to set the limit on the total amount that may be spent from each revolving fund for Fiscal Year 2021 as follows:

- a. Street Opening Maintenance Fund: \$225,000.00
- b. DPW Field Use Fund: \$200,000.00
- c. Turf Field Fund: \$150,000.00
- d. Tree Bank Fund: \$75,000.00
- e. Baler, Compactors and other RDF Equipment Repair Fund: \$50,000.00
- f. Council on Aging Social and Cultural Programs Fund: \$140,000.00
- g. Teen Center Program Revenues Fund: \$50,000.00
- h. Library Room Rental Fund: \$35,000.00
- i. Lost/Damaged Library Materials Replacement Fund: \$20,000.00
- j. Brookside Community Gardens Fund: \$3,000.00
- k. Weston Road Gardens Fund: \$7,000.00
- l. Library Copier Fees Fund: \$20,000.00
- m. Cultural Council Revenues Fund: \$6,500.00

**ARTICLE: 10**

**MOTION: 1**

That the Town vote to transfer the sum of \$49,419.00 (FORTY NINE THOUSAND FOUR HUNDRED NINETEEN DOLLARS) from Free Cash, certified as of July 1, 2019, to the Special Injury Leave Indemnity Fund established under Article 9 of the 2017 Annual Town Meeting.

**ARTICLE: 11**

**MOTION: 1**

That the Town vote to transfer the sum of \$112,489.77 (ONE HUNDRED TWELVE THOUSAND FOUR HUNDRED EIGHTY NINE DOLLARS AND SEVENTY-SEVEN CENTS) from Free Cash, certified as of July 1, 2019 (representing an amount equal to

Medicaid reimbursements for FY2020), to the Special Education Reserve Fund, established by the vote taken under Article 10 at the 2017 Annual Town Meeting, to pay for unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation.

**ARTICLE: 11**

**MOTION: 2**

That the Town vote to appropriate the sum of \$500,000.00 (FIVE HUNDRED THOUSAND DOLLARS) from Free Cash, certified as of July 1, 2019, to the Special Education Reserve Fund, established by the vote taken under Article 10 at the 2017 Annual Town Meeting, to pay for unanticipated or unbudgeted costs of special education, out-of-district tuition or transportation.

**ARTICLE: 12**

**MOTION: 1**

That the Town vote to appropriate the sum of \$11,512 (ELEVEN THOUSAND FIVE HUNDRED TWELVE DOLLARS) from Free Cash, certified as of July 1, 2019, to the Baler Stabilization Fund established by the vote taken under Article 10 at the 2016 Annual Town Meeting for replacement of the RDF Baler, Compactors and other RDF equipment.

**ARTICLE: 14**

**MOTION: 1**

That the sum of \$10,078,359.00 (TEN MILLION SEVENTY-EIGHT THOUSAND THREE HUNDRED FIFTY-NINE DOLLARS) be appropriated to the Water Enterprise Fund, to be expended as follows:

Salaries	\$ 1,953,059
Expenses (incl. interest, and all non-op exp.)	4,577,409
OPEB (Other Post-Employment Benefits)	38,500
Depreciation	975,330
Capital Outlay	1,260,000
Debt	801,432
Emergency Reserve	<u>472,649</u>
Total Authorized Use of Funds	\$10,078,359

And that \$10,078,359 be raised as follows:

Department Receipts	\$6,464,321
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Depreciation	975,330
Retained Earnings	<u>2,638,708</u>
Total Sources of Funds	\$10,078,359

**ARTICLE: 15**

**MOTION: 1**

That the sum of \$9,765,538.00 (NINE MILLION SEVEN HUNDRED SIXTY FIVE THOUSAND FIVE HUNDRED THIRTY EIGHT DOLLARS) be appropriated to the Sewer Enterprise Fund, to be expended as follows:

Salaries	\$	893,891
Expenses (incl. interest, and all non-op exp.)		6,989,317
OPEB (Other Post-Employment Benefits)		16,500
Depreciation		458,179
Capital Outlay		620,000
Debt		314,207
Emergency Reserve		<u>473,444</u>
Total Authorized Use of Funds		\$9,765,538

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

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

**ARTICLE: 16**

**MOTION: 1**

That funding from electric revenues and retained earnings to the Municipal Light Plant to pay for the operating and capital expenditures as follows:

**Operating Budget\*:**

Operating Salaries	\$1,134,092
Materials and Services	1,163,601
Health Insurance	231,592
Contribution to Employee Retirement	278,035
Purchase Power	19,239,100
Transmission	6,378.08
<b>Sub Total</b>	<b>\$28,424,500</b>

**Capital Outlays:**

Salaries	1,590,600
Services/Materials	2,645,500
Vehicles	257,100
Health Insurance	339,500
Contribution to Employee Retirement	473,300
<b>Sub Total</b>	<b>5,306,000</b>

**Payments That Benefit The Town:**

Payment In Lieu of Taxes	1,000,000
Power Supply Contingencies	850,000

**Total Fiscal Year 2021 Budget Request** **\$35,580,500**

**ARTICLE: 17**

**MOTION: 1**

To appropriate \$85,000 (EIGHTY FIVE THOUSAND DOLLARS) to the Community Preservation Committee to be expended for any permissible administrative purpose under the Community Preservation Act, said appropriation to be funded entirely from unreserved balances on hand in the Community Preservation Fund; and

That the following amounts from the Community Preservation Fund revenues received for fiscal year 2020 be reserved for the following community preservation categories:

- Historic Resources           \$ 205,000
- Community Housing         \$ 205,000

and in the case of each specified reserve, such reserved amounts shall be made available to fund Historic Resources, and Community Housing appropriations by this Town Meeting, and further that the debt service appropriated under article 8.2 satisfies the Open Space reserve requirement.

**ARTICLE:           17**

**MOTION:           2**

To appropriate \$400,000.00 (FOUR HUNDRED THOUSAND DOLLARS) to the Department of Public Works for the rehabilitation of the Lee and Hunnewell II Softball Fields, such appropriation to be funded with funds made available at the close of this Town meeting, entirely from the Community Preservation Fund undesignated balance as of June 30, 2019.

**ARTICLE:           17**

**MOTION:           3**

To appropriate \$7,500.00 (SEVEN THOUSAND FIVE HUNDRED DOLLARS) to the Planning Board for restoration of the historic Town Atlases, such appropriation to be funded entirely from the balance on hand in the Community Preservation Fund Historical Reserve as of June 30, 2019.

**ARTICLE:           17**

**MOTION:           4**

To appropriate \$25,000.00 (TWENTY FIVE THOUSAND DOLLARS) to the Department of Public Works for the restoration of the basketball court at Perrin Park, such appropriation to be funded with funds made available at the close of this Town meeting, entirely from the Community Preservation Fund undesignated balance as of June 30, 2019.

**ARTICLE:           17**

**MOTION:           5**

To appropriate \$12,000.00 (TWELVE THOUSAND DOLLARS) to the Natural Resources Commission for the installation of sensory playground equipment at Warren Park,

appropriation to be funded entirely from the Community Preservation Fund undesignated balance as of June 30, 2019.

**ARTICLE: 17**

**MOTION: 6**

To appropriate \$20,000.00 (TWENTY THOUSAND DOLLARS) to the Natural Resources Commission for a lighting consultant for the Hunnewell Field Complex, appropriation to be funded entirely from the Community Preservation Fund undesignated balance as of June 30, 2019.

**ARTICLE: 20**

**MOTION: 1**

That the Town vote to appropriate \$2,750,000 (TWO MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS) to be expended under the direction of the Department of Public Works, for engineering designs, bid documents, construction services and associated costs related to the construction, reconstruction, rehabilitation, and repair of Great Plain Avenue, including street, sidewalk and/or drainage repairs and improvements, and, for the purpose of meeting such appropriation:

1. Transfer \$1,035,860.30 from the Grove Street project (30410025-578010);
2. transfer the unused portion from the following projects:
  - ATM 2011, Article 22.1 Kingsbury \$118,893.35
  - ATM 2014 Fuller Brook \$21,355.97
  - ATM 2018, Article 16 MS Feasibility \$6,400
  - Spring STM 2018, MS Steam Pipe Design \$146,490.38; and

to authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow \$1,421,000.00 in accordance with Chapter 44, Section 7(1) of the Massachusetts General Laws, or any other enabling authority and to issue bonds or notes of the Town therefor, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the Massachusetts General Laws, thereby reducing the amount to be borrowed to pay such cost by a like amount.

**ARTICLE: 21**

**MOTION: 1**

To appropriate \$ 345,458 (THREE HUNDRED FORTY FIVE THOUSAND FIFTY EIGHT DOLLARS) for the purpose of financing the construction and reconstruction of sewers and sewerage systems for inflow/infiltration purposes, and, for the purpose of meeting such appropriation, to authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow said sum and issue bonds or notes therefor under Chapter 44 of the General Laws; and, provided, further, to authorize the Town Treasurer, with the approval of the Board of Selectmen, to borrow all or a portion of such amount from the Massachusetts Water Resources Authority and in connection therewith to enter into a loan agreement and financial assistance agreement with the Authority; and that the Board of Public Works is authorized to expend all funds available for the project and to take any other action necessary to carry out the project.

**ARTICLE: 22**

**MOTION: 1**

That the Town vote to authorize the Board of Selectmen to execute a lease for use of a portion of 24 Eaton Court known as Eaton Court Paring Lot containing 240 square feet with Haynes Management Inc., upon such terms and conditions as the Board of Selectmen deems to be in the best interest of the Town; said parcel being shown as “Licensed Premises” on a plan entitled “Pavement Encroachment at Eaton Court Parking Lot” – Attachment A, by Town’s Information Technology Department, said parcel containing 240 square feet, according to said plan, a copy of which is on file in the office of the Town Clerk.

**ARTICLE: 23**

**MOTION: 1**

That the Town vote to appropriate the sum of \$24,801.90 (TWENTY-FOUR THOUSAND EIGHT HUNDRED ONE DOLLARS AND NINETY CENTS), received from the Commonwealth Transportation Infrastructure Enhancement Trust Fund pursuant to Chapter 187 of the Acts of 2016 (“An Act Regulating Transportation Network Companies”), § 8(c)(i), for calendar year 2018, to address the impact of transportation network services on municipal roads, bridges and other transportation infrastructure in the Town, including the complete streets program established in Section 1 of Chapter 90I of the General Laws and other programs that support alternative modes of transportation, by expending said funds under the direction for the following purposes:

- \$20,000 Board of Selectmen and Planning Board Mobility Study
- \$4,801.90 Recreation Commission Bus for Summer Camp

**ARTICLE: 27**

**MOTION: 1**

That the Town hear the report of the Board of Public Works that certain easements for drainage utilities are to be abandoned and a new easement granted, and to see if the Town will vote, pursuant to Chapter 40, Section 15 of the Massachusetts General Laws, to authorize the Board of Public Works to:

- A. Make the required declaration to grant a new drainage easement and abandon a portion of the drainage easement for the property at 64 Fuller Brook Road, Wellesley, MA, as described herein, without charge for said declaration. The easements for drainage are more fully described as follows:

WHEREAS, 64 Fuller Brook Road (Lot 11) is presently encumbered by a drainage easement, as described in document dated January 23, 1940, recorded with Norfolk County Registry of Deeds in Book 2272, Page 359, and also being shown on a plan entitled "Plan of Land in Wellesley, Mass. Owned by Orville Estates Trust", scale 1" = 40', dated July 15, 1939, prepared by Gleason Engineering Company and recorded with Norfolk County Registry of Deeds in Plan Book D2244, Page 496, the Owner's predecessor in title agreed to construct and to allow the Town of Wellesley to construct and maintain certain drains across their land on Fuller Brook Road in Wellesley, to carry off surface waters and the watershed tributary to it;

WHEREAS, the location of said easement, such easement also being shown on the 2019 Plan as "Existing 10' Wide Drain Easement to be Abandoned" and "Existing 10' Wide Drain Easement to Remain" on plan entitled "Easement Relocation and Abandonment Plan, 64 Fuller Brook Road, Wellesley, Massachusetts", scale 1" = 20', dated December 9, 2019, prepared by Verne T. Porter, Jr., PLS;

1. Grant of Easement and Acceptance by Town.

The Owner of 64 Fuller Brook Road grants to the Town of Wellesley, Massachusetts, the right and perpetual easement and right of way under and through that portion of Lot 11 shown and designated on the 2019 Plan as "Proposed 15' Wide Drain Easement" (the "Easement"), for the purpose of laying, relaying, constructing, reconstructing, altering, maintaining and operating within, under and through the same, one or more underground covered drain lines for the direction or re-direction of drainage; together with the right of ingress to and egress from the same for said purposes, subject to, and on the terms and conditions set forth herein. The Town hereby accepts the grant of easement.

2. Abandonment of Drainage Easement.

The Town hereby abandons and discharges all its right, title and interest to the area shown on the 2019 Plan as "Existing 10' Wide Drain Easement to be Abandoned", and the Town hereby conveyed to the Owner all right, title and interest to such area. The Town is hereby released from any liability or responsibility arising from or in any way connected with any obligations with respect to the aforementioned area designated "Existing 10' Wide Drain Easement to be Abandoned".

- B. Make the required declaration to grant a new drainage easement and abandon a portion of the drainage easement for the property at 34 Wachusett Road, Wellesley, MA, as described herein, without charge for said declaration. The easements for drainage are more fully described as follows:

WHEREAS, the Owner is now the owner of the improved real property commonly known and numbered as 34 Wachusett Road, in Wellesley, Massachusetts, pursuant to a Deed dated March 19, 2014, and filed with the Norfolk County Land Court as Document 1,303,847, and recorded at the Norfolk County Registry of Deeds in Book 32135, Page 201, and said property is comprised, in part, of registered land being lot 102B on Land Court Plan No.16192-H and lot 102C on Land Court Plan No.16192-I, as noted on Certificate of Title No. 188389

WHEREAS, by instrument dated July 19, 1950, filed with Norfolk County Land Court as Document 131560 (the "1950 Grant"), and as shown on a Plan of Land by Gleason Engineering, filed in the Land Court Office as Plan No. 16192-H, the Owner's predecessor in title granted a Drain Easement to the Town;

WHEREAS, the location of said easement is shown as "Drainage Easement" on a plan entitled "Subdivision Plan of Land In Wellesley", dated May 3, 1950, and filed in the Land Court Office as Plan No. 16192-H, as "Drain Easement" on a plan entitled "Subdivision Plan of Land in Wellesley," dated December 23, 1950, and filed in the Land Court Office as Plan No 16192-I, and on a plan entitled "Plan of Land in Wellesley owned by Antonio Epifano, Tr." dated July 23, 1974 and prepared by Alexander Crucoli – Acres (Engineers & Surveyors) Inc., and recorded at the Norfolk County Registry of Deeds as Plan 705 D in Plan Book 245 on August 28, 1974;

WHEREAS, the Owner of said land or any parts thereof, may at any time and from time to time at their own expense, change the location of any said drains and drainage easements upon the substitution of other equally adequate drainage facilities satisfactory to the Board of Selectmen of the Town of Wellesley;

WHEREAS, the Owner has requested that the Town abandon portions of the abovementioned drain easement, said portions being shown as actually located within "Existing 10' Wide Drainage Easement to be Abandoned" on a plan entitled "34 Wachusett Rd. Proposed Drainage Easement Relocation Plan", dated October 15, 2019, with revision dates of 01/17/20, 01/30/20, 04/1/20, 04/13/20, 04/17/20, and 06/05/20, and prepared by The Jillson Company, Inc. (the "2019 Plan");

WHEREAS, the Owner has agreed to grant to the Town a new easement for the same purposes over areas shown on the 2019 Plan as the "Proposed 10' Wide Drainage Easement Total Easement Area = 1,757± SF;

1. Grant of Easement and Acceptance by Town.

The Owner hereby grants to the Town a Drainage Easement shown the 2019 Plan as the "Proposed 10' Wide Drainage Easement Total Easement Area = 1,757± SF"; which grant is on the same terms and conditions and is to be held by the Town on the terms and conditions of the 1950 Grant, except that the Owners may only change the location of the easement upon the

approval of the Board of Public Works, which approval shall not be unreasonably withheld. The Town hereby accepts the grant of easement as set forth herein.

## 2. Abandonment of Drainage Easement

With the exception of so much of the area as contained within the "Proposed 10' Wide Drainage Easement Total Easement Area = 1,757± SF", the Town hereby abandons and discharges all its rights, title and interest to the area shown on the 2019 Plan as "Existing 10' Wide Drainage Easement to be Abandoned" and the Town hereby conveys to the Owners all rights, title and interest to the parcel of land shown on the 2019 Plan as "Existing 10' Wide Drainage Easement to be Abandoned". With the exception of so much of the area as contained within the "Proposed 10' Wide Drainage Easement Total Easement Area = 1,757± SF", the Town is hereby released from any liability or responsibility arising from or in any way connected with any obligations with respect to the area shown on the 2019 Plan as "Existing 10' Wide Drainage Easement to be Abandoned".

- C. Make the required declaration to grant a new drainage easement and abandon a portion of the drainage easement for the property at 21 Carisbrooke Road, Wellesley, MA, as described herein, without charge for said declaration. The easements for drainage are more fully described as follows:

WHEREAS, the previous owners of 21 Carisbrooke Road, originally granted to the Inhabitants of the Town of Wellesley a Drainage Easement in January of 1940, which is recorded in the Norfolk County Registry of Deeds at Book 2270, Page 504 (the "Drainage Easement"). This Drainage Easement granted Wellesley the right to enter upon said Premises at any reasonable time to accomplish the purposes as more fully detailed therein. The original Drainage Easement Plan was filed in the Norfolk County Registry of Deeds in Plan Book D2270, Page 504 (the "Original Plan").

WHEREAS, the Owners and Wellesley desire to amend the Drainage Easement and Original Plan to reflect the new location of the Drainage Easement across the Owners' Property, while ratifying and affirming all other aspects, rights and obligations contain in the Drainage Easement. The Drainage Easement, as amended by the Amendment and the New Easement Plan may not be further amended and modified or terminated without Owners' and Wellesley's prior written approval in accordance with any notice and modification procedure then in effect with the Town of Wellesley. Except as modified by the Amendment and New Easement Plan, the Drainage Easement, and all of the terms and conditions thereof, shall remain in full force and effect.

### 1. Grant of Easement and Acceptance by Town.

The Owner hereby grants to the Town a Drainage Easement now shown as "Proposed 15' Wide Drainage Easement" on a plan entitled "Easement Plan 21 Carisbrooke Road in Wellesley, Mass. prepared for Jonathan & Nichole Bull" dated March 12, 2020, prepared by MetroWest Engineering, Inc., ("New Easement Plan"). The Town hereby accepts the grant of easement as set forth herein.

## 2. Abandonment of Drainage Easement

The "Original Plan" recorded with the Drainage Easement shall hereinafter be deemed null and void for all intents and purposes of the Drainage Easement. It is hereby agreed that the existing drainage easement is to be abandoned. Additionally, the metes and bounds description provided in the Drainage Easement shall be deleted in their entirety.

D. Accept a grant of a new drainage easement for the property at 104 Forest Street, Wellesley, MA, as described herein, without charge. The easement for drainage are more fully described as follows:

1. Grant of Easement and Acceptance by Town.

The Owner hereby grants to the Town a perpetual Drainage Easement for installation and maintenance of a system or systems of stormwater drains, connections, manholes, or other works appurtenant thereto as may be required on a parcel of land commonly known as and numbered 104 Forest Street, in said Wellesley, shown as "Proposed Drainage Easement Area = 2,744 S.F." on a plan of land entitled "Plan of Proposed Stormwater Drainage Easement at No. 104 & 108 Forest Street, Wellesley, MA., by David J. Hickey, Jr, P.E., Town Engineer, Town of Wellesley, Department of Public Works, October 30, 2019, scale 1" = 30' ". The Town hereby accepts the grant of easement as set forth herein.

Said right and easement in said land are granted without prejudice to or interference with the rights of the Owners herein or of land abutting thereon, the rights of the public, if any, or the rights of other persons or corporations to use said land, or the authority of the Town of Wellesley or any public officer or board over the same, except insofar as are necessary for the exercise of the rights and easements granted herein; and the Owners reserve to themselves and to other persons having rights in said land and to their heirs, successors and assigns, all existing rights and easements in and to the use of said land for all lawful purposes not inconsistent with use thereof as a drainage culvert or with the rights to carry and conduct through and over said land, and forever maintain said drainage culvert, and any related stormwater drains, connections, manholes or other works appurtenant thereto, except that no person or corporation shall interfere with the drainage culvert and any related stormwater drains, connections, manholes or other works appurtenant thereto lawfully constructed or maintained.

The Town covenants and agrees, by accepting and recording this grant, that the surface of said land shall, upon completion of any maintenance of the drainage culvert, or of any related stormwater drains, connections, manholes, or other works appurtenant thereto, be restored so far as can be reasonably be done to their condition at the date of the commencement of such maintenance.

For Owner's title, see deed to Owner dated May 27, 1998, recorded in Norfolk Registry of Deeds Book 12644 Page 265 on July 8, 1998.

E. Accept a grant of a new drainage easement for the property at 108 Forest Street, Wellesley, MA, as described herein, without charge. The easement for drainage are more fully described as follows:

1. Grant of Easement and Acceptance by Town.

The Owner hereby grants to the Town a perpetual Drainage Easement for installation and maintenance of a system or systems of stormwater drains, connections, manholes, or other works appurtenant thereto as may be required on a parcel of land commonly known as and numbered 108 Forest Street, in said Wellesley, shown as "Proposed Drainage Easement Area = 621 S.F." on a plan of land entitled "Plan of Proposed Stormwater Drainage Easement at No. 104 & 108 Forest Street, Wellesley, MA., by David J. Hickey, Jr, P.E., Town Engineer, Town of Wellesley, Department of Public Works, October 30, 2019, scale 1" = 30' ". The Town hereby accepts the grant of easement as set forth herein.

Said right and easement in said land are granted without prejudice to or interference with the rights of the Owners herein or of land abutting thereon, the rights of the public, if any, or the rights of other persons or corporations to use said land, or the authority of the Town of Wellesley or any public officer or board over the same, except insofar as are necessary for the exercise of the rights and easements granted herein; and the Owners reserve to themselves and to other persons having rights in said land and to their heirs, successors and assigns, all existing rights and easements in and to the use of said land for all lawful purposes not inconsistent with use thereof as a drainage culvert or with the rights to carry and conduct through and over said land, and forever maintain said drainage culvert, and any related stormwater drains, connections, manholes or other works appurtenant thereto, except that no person or corporation shall interfere with the drainage culvert and any related stormwater drains, connections, manholes or other works appurtenant thereto lawfully constructed or maintained.

The Town covenants and agrees, by accepting and recording this grant, that the surface of said land shall, upon completion of any maintenance of the drainage culvert, or of any related stormwater drains, connections, manholes, or other works appurtenant thereto, be restored so far as can be reasonably be done to their condition at the date of the commencement of such maintenance.

For Owner's title, see deed to Owner dated April 24, 2013, recorded in Norfolk Registry of Deeds Book 31266 Page 400 on April 25, 2013.

**ARTICLE:           41**

**MOTION:            1**

That the Town vote to amend the Zoning Bylaw, as follows:

1. By inserting after the phrase "Single Residence Districts" in Section 4.A.1, the following:

, so long as the total TLAG, as that term is defined in Article 16D, is no greater than 3,600 square feet for structures on lots equal to or greater than 10,000 square feet but less than 15,000 square feet, 4,800 square feet for lots

equal to or greater than 15,000 square feet but less than 20,000 square feet, 6,000 square feet for lots equal to or greater than 20,000 square feet but less than 30,000 square feet, and 7,200 square feet for lots equal to or greater than 30,000 square feet

2. By inserting after the phrase “Two-family dwelling” in Section 4.A.2, the following:

, provided that the total TLAG, as that term is defined in Article 16D, of said two family dwelling is no greater than 3,600 square feet for structures on lots equal to or greater than 10,000 square feet but less than 15,000 square feet, 4,800 square feet for lots equal to or greater than 15,000 square feet but less than 20,000 square feet, 6,000 square feet for lots equal to or greater than 20,000 square feet but less than 30,000 square feet, and 7,200 square feet for lots equal to or greater than 30,000 square feet

3. By inserting after the follow between the phrase “Town house of three or more units” and “subject to the following:” in Section 4.A.3:

, provided that in the aggregate the total TLAG, as that term is defined in Article 16D, is no greater than 4,800 square feet for lots equal to or greater than 15,000 square feet but less than 20,000 square feet, 6,000 square feet for lots equal to or greater than 20,000 square feet but less than 30,000 square feet, and 7,200 square feet for lots equal to or greater than 30,000 square feet,

4. By inserting after the phrase “Boarding or lodging house, but not a restaurant” in Section 4.A.4, the following:

, provided that the total TLAG, as that term is defined in Article 16D, of said boarding or lodging house is no greater than 3,600 square feet for structures on lots equal to or greater than 10,000 square feet but less than 15,000 square feet, 4,800 square feet for lots equal to or greater than 15,000 square feet but less than 20,000 square feet, 6,000 square feet for lots equal to or greater than 20,000 square feet but less than 30,000 square feet, and 7,200 square feet for lots equal to or greater than 30,000 square feet

**ARTICLE: 42**

**MOTION: 1**

That the Town vote, with the understanding that since 1977 Indigenous people of our country have requested Indigenous Peoples Day as a recognition of their humanity, culture and history and further, that our country was built on Native lands, to

1. Establish that the second Monday of October henceforth be commemorated as Indigenous Peoples Day and cease to recognize Columbus Day in Wellesley, in recognition of the position of Indigenous Peoples as native to these lands, and the suffering they faced during and after the European conquest; and

2. Encourage the Board of Selectmen to proclaim the 2nd Monday of October as Indigenous Peoples Day throughout the Town.

**ARTICLE: 43**

**MOTION: 1**

That Town Meeting vote to adopt the following resolution:

RESOLUTION TO SUPPORT THE INCLUSIVE OBSERVANCE OF COLUMBUS DAY AND INDIGENOUS PEOPLES DAY ON THE SECOND MONDAY IN OCTOBER IN THE TOWN OF WELLESLEY. BE IT RESOLVED THAT TOWN MEETING:

1. Commemorates the second Monday of October as Columbus Day and Indigenous Peoples Day in the Town of Wellesley; and

2. Encourages the Board of Selectmen to proclaim the second Monday of October as Columbus Day and Indigenous Peoples Day.

**ARTICLE: 44**

**MOTION: 1**

That the Town express its support for the Wellesley Municipal Light Plant (WMLP) to enroll all the Town's electricity customers in the WMLP Voluntary Renewable Energy Program (VREP) by adding a VREP fee of 7% to the electric portion of the utility bill, with the understanding that any customer may opt out of the program, thereby avoiding the monthly VREP fee. Any VREP fee collected shall be used to fund voluntary renewable energy measure(s) to be selected by the WMLP for their impact on greenhouse gas emissions reduction that may include:

- the purchase of renewable electricity for the customer's home or business as is currently offered;
- funding of local projects in Wellesley that reduce greenhouse gas emissions, such as the installation of community solar generation facilities, battery storage capacity, electric vehicle charging stations, or other similar programs.

**ARTICLE: 45**

**MOTION: 1**

[Government Accountability Article].

**ARTICLE: 46**

**MOTION: 1**

That the Town vote to amend the General Bylaws by inserting a new Article 53A. Fur Products, as follows:

**ARTICLE 53A. FUR PRODUCTS**

53A.1. Purpose and Findings.

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

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

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

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

- a. A dog or cat fur product, as defined in Section 1308 of Title 19 of the United States Code;

- b. An animal skin or part thereof that is to be converted into leather, or which in processing will have the hair, fleece, or fur fiber completely removed;
- c. Cowhide with the hair attached thereto;
- d. Lambskin or sheepskin with the fleece attached thereto; or
- e. The pelt or skin of any animal that is preserved through taxidermy or for the purpose of taxidermy.

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

**“Retail transaction”**: Any transfer of title of a fur product for consideration, made in the ordinary course of the seller’s business, to the purchaser for use other than resale or further processing or manufacturing.

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

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

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

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

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

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

53A.5. Penalty. In addition to any other remedy provided by law, this Article may be enforced by police officers and animal control officers through any means available in law

or equity, including but not limited to noncriminal disposition in accordance with G.L. c. 40, § 21D. Any person violating this bylaw shall be liable to the Town in the amount of \$300. Each fur product and every day upon which any such violation shall occur shall constitute a separate offense.

**ARTICLE: 47**

**MOTION: 1**

That the Town vote to rescind authorized and unissued loans, to authorize the transfer of unused proceeds from previously issued loans to one or more eligible appropriations, and/or to amend existing borrowing authorizations on unissued debt, in order to allow the use of premiums for project costs and to reduce the amount of the borrowing so authorized in accordance with Section 20 of Chapter 44 of the Massachusetts General Laws, as follows:

1) Amounts to be rescinded on debt that issued prior to November 7, 2016:

<u>TOWN MEETING VOTE</u>	<u>PROJECT</u>	<u>TOTAL AUTHORIZATION</u>	<u>DE AMOUNT RESCINDED</u>	<u>TO</u>	<u>I</u>
Article 17.1/ATM 2016	water meter	\$ 4,100,000.00	\$ 3,100,000.00		

2) Amounts to be rescinded on debt that issued after November 7, 2016

<u>TOWN MEETING VOTE</u>	<u>PROJECT</u>	<u>TOTAL AUTHORIZATION</u>	<u>DE AMOUNT RESCINDED</u>	<u>TO</u>	<u>I</u>
ATM 2018	Grove Street	\$2,000,000	\$964,093.25		
Article 18/ATM 2017	School Security	\$ 2,128,414.00	\$272,828.85		
Article 18/ATM 2017	School Security	\$2,128,414.00	\$260.46		

**ARTICLE: 50**

**MOTION: 1**

That the Town authorize the Selectmen to appoint one or more of their number as fire engineers.

## **8. Executive Director's Update**

The Board has received the attached request from Chief DeLorie with regards to vacation carryover for himself and Assistant Chief Peterson. He is requesting a carryover of 15 days for himself and 16 days for Assistant Fire Chief Peterson. Due to COVID-19 they were unable to take vacation. Under contract, staff can carryover up to 2 weeks. Under Chief Pilecki's contract he cannot carry more than 8 weeks of vacation. Chief Pilecki will carryover 2 weeks and will forfeit 22 days (he currently has 32 days). Deputy Chief Whittemore will carry over 9 days, which will not require authorization from the Board.

### **MOTION**

**MOVE to approve the vacation carryover of 15 days for Chief DeLorie and 16 days for Assistant Chief Peterson.**

**From:** [DeLorie, Rick](#)  
**To:** [Marjorie Freiman](#)  
**Cc:** [Jop, Meghan](#); [Peterson, Jeff](#)  
**Subject:** FW: VACATION CARRY OVER from FY20 into FY21 ( One Time Request due to COVID-19)  
**Date:** Wednesday, June 3, 2020 11:43:13 AM

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Hi Marjorie,

I submitted a request for two civilian employees to HR for vacation carryover under the towns policy. I included a request for carryover for Firefighter Andrew Beckford, he was activated by National Guard and was released the other day. He was expected to return today unfortunately, he was hospitalized for kidney stones and we are awaiting an update on his expected return. If he recovers by the end of June he may be able to use this time, but we are in need of staff to be at work not taking time off at this time. I'll await HR's answer on that request.

I am requesting vacation carryover of 15 days for myself and 16 vacation days for Assistant Chief Peterson. It's been a busy year and limited ability to take time off. The major impact was the onset of COVID-19, we have not have the opportunity to take any time off and even weekends we addressed issues as they arose.

We would appreciate the Board of Selectmen's approval of these requests.

Regards,  
Chief DeLorie

**Richard A. DeLorie**  
Chief of Department  
Wellesley Fire Rescue  
457 Worcester Street  
Wellesley, MA. 02482  
Tel: 781-235-1300

Chairman, Metrofire  
Past-President, Fire Chiefs Association of Massachusetts  
[rdelorie@wellesleyma.gov](mailto:rdelorie@wellesleyma.gov)

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**From:** DeLorie, Rick  
**Sent:** Wednesday, June 03, 2020 10:59 AM  
**To:** Sauer, Bahiya <[bsauer@wellesleyma.gov](mailto:bsauer@wellesleyma.gov)>  
**Subject:** FW: VACATION CARRY OVER

Hi Bahiya,

Due to the unusual circumstances – COVID19, the following Fire Dept. employees would like to carry over their vacation time into F/Y 2021.

1. Joan Miller – 64 hours – 8 days
2. Steve Audette – 40 hours – 5 days
3. Andrew Beckford – 4 shifts

Fire Fighter Andrew Beckford who was recently released from Military Duty and now due to a medical issue will not be able to use his vacation time - 4 shifts.

It's not common for a new employee to not be able to use his time, he was released from his military and was expected to return today. He is now in the hospital over a kidney stone issue and we are awaiting his release. An approval from the HR Director/ HR Board for Fire Fighter Andrew Beckford to carry over this vacation time would be appreciated.

Thank you ,  
Chief DeLorie

**Richard A. DeLorie**  
Chief of Department  
Wellesley Fire Rescue  
457 Worcester Street  
Wellesley, MA. 02482  
Tel: 781-235-1300

Chairman, Metrofire  
Past-President, Fire Chiefs Association of Massachusetts  
[rdelorie@wellesleyma.gov](mailto:rdelorie@wellesleyma.gov)

**9. Liaison Update**

**10. New Business and Correspondence**

- ❖ Letter from Audit Committee

June 2, 2020

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

Dear Board Members,

At the December 16, 2019 joint meeting of the Audit Committee (the "Committee") and the Board of Selectmen (the "Board"), the Board charged the Committee with reviewing the progress of the Council on Aging staff in documenting their updated financial policies and procedures. At present, a team of experienced interim staff are leading the Council on Aging (the "Council") and have been documenting policies and procedures.

In the course of the Committee's May 18, 2020 planning meeting with the Town's auditors, Powers & Sullivan, the Committee discussed areas of focus for upcoming audit fieldwork. It was noted by the Committee in their discussions with management and the auditors that the Council is currently in the process of hiring a permanent Director of Services. Furthermore, as a result of the pandemic, the Council is making changes in its programming and delivery of services; at present, there is no public access to the Tolles Parsons Center and online services are being developed. With these factors in mind, the Committee believes it would be more effective to conduct a review after a new Director of Services is in place, has had some time to review policies and procedures, as modified with COVID-19 in mind, and make changes as deemed necessary. Any report from the Committee to the Board on the status of documentation of financial policies and procedures would therefore be delayed. The Committee would like the Board's feedback on this course of action.

The Committee would also like to follow up on the proposition of an independent cyber and data security review as recommended in our letter to the Board on January 21, 2019 (attachment 1). The Committee understands that with the continuing review of priorities and availability of resources, both financial and staff time, this review may not be deemed imperative. However, the Committee would like the Board to maintain a placeholder for raising this matter again in the near future.

Sincerely,



Colette Aufranc, Chair  
Town of Wellesley Audit Committee

*Attachment (over)*

## Attachment 1

January 21, 2019

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

Dear Board Members:

During the course of the FY2018 financial statement audit, the Audit Committee discussed the topic of cybersecurity on several occasions. In the normal course of the audit we asked the Town's auditors, Powers & Sullivan, to provide us with an assessment of cyber and data security risks with respect to financial data in the government departments and the public schools and they provided a favorable review of the management of data in the current state.

However, the auditors did recommend that the Town hire an outside consultant to conduct a targeted review and risk assessment of overall data security controls and best practices, as matters of good management and responsible oversight. This would encompass a wider scope, with greater technical expertise than what our auditors would provide. We are asking the Board to consider such a review through the appropriate departments as a supplement to the current ongoing evaluations being done by the department heads.

Cybersecurity failures present severe organizational, financial, and reputational consequences for the Town of Wellesley. Given the rapidly changing technological environment and the increasing sophistication of malicious attacks, it is prudent to ensure the Town has the proper level of controls in place to prevent, detect, mitigate and recover from cyber breaches. A thorough assessment by an outside expert could identify additional threats, vulnerabilities and likelihood of impact, while providing the Town with assurances that current practices are consistent with current industry standards, including understanding data security responsibilities as it relates to vendors and other service providers, as well as serve as a benchmark to identify whether the appropriate resources are being allocated to maintain a robust cybersecurity program.

The Audit Committee strongly supports an independent, specialized review of the cyber and data security protocols and practices, more detailed than what the financial audit scope would provide. Not only will the assessment provide the Town with assurances that the risks are being fully and fairly evaluated, it will also ensure that the Town's resources are directed in a way to have the most impact.

Sincerely,

Laura McDonnell, Chair

Town of Wellesley Audit Committee