

Mr. McDonough, Director of Facilities Management, Mr. Kennedy of FMD, Mr. DuPont, Town IT Director, Mr. Kalsow and Mr. Foster of McGinley Kalsow, joined the Board.

Mr. McDonough provided a brief background of the project and noted the main issues addressed in the study. He stated that most of the mechanical equipment inside the building are reaching the end of service life. Mr. Kennedy provided a brief review of the RFQ process for designer selection. Mr. Kalsow provided historical background of Town Hall and detailed how the group approached the historical features in the report. He noted several specific issues that were problematic due to the unique design of the building. He stated that in the analysis it was noted that many of the departments had outgrown the space available within the building, and noted the air quality issues that exist throughout the building. He stated the project would restore much of the original brick work and lowering the basement floor to make it even while adding floor to ceiling height. He noted specific site constraints that impacted the proposed design. He continued to review the recommendations within the report. Mr. Foster described the process of obtaining information that informed the report and further detailed proposed updates. He noted the proposal includes space for seven new positions identified by departments as future hires to meet work load. Mr. Foster reviewed the different options within the report and provided additional details of each. He stated that thoughts and comments received by the NRC and Historical Commission regarding design options were taken into consideration with the design. He reviewed the proposed recommendations and noted how the proposal addresses the issues inside and outside of Town Hall. He continued to explain the proposed floor plans for Town Hall.

Mr. McDonough reviewed the options for the proposed annex and noted the benefits of adding an annex rather than an addition. He provided financial estimates and stated building an annex would be less expensive and would provide swing space during Town Hall renovation. He reviewed the proposed phases for the annex and restoration efforts. Mr. Kennedy provided details for the projected cost estimates of building the annex and the renovation and restoration of Town Hall. He reviewed the projected timing schedules for the different phases and estimated the project completion by summer 2024.

The Board commented on the proposal and the process of producing the visioning study. Mr. Ulfelder stated that the full costs and a cost-benefit analysis should be carefully detailed in future presentations to explain to residents why the Town is asking them to approve the spending for the projects.

Ms. Robinson announced that Mr. McDonough and FMD had been working with MIIA and shared with them the best practices for facilities management and maintenance that Wellesley utilizes. She stated that at the MIIA annual meeting Wellesley was chosen for an Innovative Programs Risk Management Award and presented the award to Mr. McDonough.

Mr. Sexton, 23 McKeon St., came before the Board. He stated he belongs to a local country club that renovated a historic building. He stated that maintaining the building is excessively expensive and cautioned the Town to consider all options.

4. Joint Meeting with Planning Board – Review MassHousing Eligibility Letter

The Boards convened a joint meeting to review the MassHousing Eligibility Letter for 3 Burke Lane.

Mr. Zehner, Town Planning Director and Planning Board Members Catherine Johnson, Kathleen Woodward, Patricia Mallett, and Sheila Olson joined the Board.

Ms. Robinson provided a brief update regarding the proposal and noted that there was a site walk on December 19th. She added that the draft letter outlining the concerns of the Town is available on the

website Mr. Zehner described the current location as a single family home. He stated that the proposed development includes 16 units. He stated some concerns regarding this proposal including the density of the project, vehicular access, parking, and limited access to Route 9. He noted that the area is sometimes used as a cut through. He stated that there is no sidewalk access on Burke Lane and limited public transportation options for residents which adds to his concerns. Ms. Johnson stated she attended the site walk and had sent additional comments for the draft letter. She stated she had serious concerns regarding the width of the street and that there are no sidewalks for pedestrians. She stated the proposal would double the amount of homes currently on Burke Lane. She noted the traffic study would be very important due to access issues to the site from Route 9. She outlined additional concerns that would need to be addressed in the letter.

The Board discussed the proposal and the draft letter and made additional comments. Mr. Morgan asked staff to revise the letter based on the comments received since circulating the draft.

Ms. Sweet, LDS Consulting Group, came before the Board. She stated the proponents had updated the project proposal and provided updates to the original submission. She stated the team is willing to work with the Town and the residents to come to an agreement. She noted the preliminary traffic study had been received and noted some information provided in the study.

Mr. DiSchino, 3 Burke Lane, came before the Board. He addressed stormwater runoff and emergency access concerns. He addressed additional concerns noted by the Boards and residents and stated that the project does include an overflow parking plan.

Ms. Heimarck, 24 Burke Lane, came before the Board. She stated her key objections included the slopes and grading of the project, the footprint of the building, parking, and overall density of the project. She objected to the letter stating that the project would be appropriate but for additional concerns. She noted that parking is prohibited on the street.

Mr. Miller, 150 Cedar Street, came before the Board. He stated his main concerns relate to the noise and construction traffic.

Ms. Aptowitz, 10 Willow Park, came before the Board. She stated she went to the site visit and reviewed the plans for the project. She stated that she was concerned that there is only one egress for traffic to the site.

Ms. Ruffin, 27 McLean St., came before the Board. She stated her concerns related to traffic and noted that when exiting Burke Lane, it is not feasible to turn right onto Route 9 and traffic would have additional impacts on McLean Street. She stated she had additional serious concerns regarding landscaping and stormwater runoff.

Mr. Xia, 29 Burke Lane, came before the Board. He stated he believed the 40B project proposals are becoming too concentrated in the same area of Route 9 and Route 95.

Mr. Linder, 15 Burke Lane, came before the Board. He stated as a direct abutter he was concerned the traffic study was paid for by the contractor and did not feel assured the study would not be skewed favorably towards the developer. He stated the overflow parking parcel is not owned by the developer and expressed concerns that if the owner of that parcel should sell there would be no additional overflow parking plan.

Mr. Zani, 19 Burke Lane, came before the Board. He stated cars drive excessively fast and drive in the shoulder of the road. He stated in a previous traffic study from 2004 the report stated the speed limit on the Route 9 off ramp were too high.

Ms. Motesharei, 25 Burke Lane, came before the Board. He stated a development of 16 units would not fit in with the single family homes in the area. He asked if the Board could go to Burke Lane during rush hour to see the traffic congestion.

The Boards discussed the letter and noted additional edits to the draft. Mr. Morgan noted that comments from abutters would be included in the submission. The Board agreed to meet on Friday, January 25th to review and finalize the letter for submission to MassHousing.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to convene a Joint meeting with the Planning Board.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (9-0) to elect Jack Morgan as chair of the joint meeting.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (9-0) to Catherine Johnson as secretary of the joint meeting.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (9-0) to dissolve the joint meeting of the Board of Selectmen and Planning Board.

5. Update on the Status of the Wellesley Office Park Proposal

Mr. Morgan stated that on Monday, January 28, 2019, the Board would be continuing the public meeting regarding the Wellesley Office Park Proposal to provide an update on the proposal. Ms. Freiman recused herself from the conversation.

Mr. Zehner provided background information regarding the proposal and the process of application submission to the state. He noted the fiscal and infrastructure information had been provided to the Board. He stated BETA would be providing an update to the traffic proposal. He reviewed the immediate next steps in the process.

The Board discussed the updated information for the proposal. The Board discussed traffic issues in the area and general traffic flow for the development.

6. Review 2019 Annual Town Meeting Warrant

Ms. Robinson briefly reviewed several updates to the draft warrant. She noted the draft would be sent out for final revisions before approval. The Board discussed several draft articles.

7. Discuss FY20 Budget

Ms. Robinson provided a brief summary of the changes proposed to the budget following previous discussions with potential reductions to expenses. The Board discussed the proposed reductions.

8. Executive Director's Report

Ms. Robinson stated she had received an email from Wellesley College thanking the Police and Fire departments for their participation in emergency preparedness training. She noted the Fire Department submitted information to the office regarding the number of calls received from Wellesley College and Babson College to assist the Board in forming a request to the colleges for contributions for the purchase of a new fire engine.

Ms. Robinson briefly reviewed the social services and mental health report she provided to the Board. She stated working on the project across town departments was very helpful and informative. She noted the group was supportive of adding positions in the budget, but may not be feasible for FY20.

She briefly provided background regarding the new worker's compensation and OSHA mandates that would impact the Town and the salary and budget impacts associated with the changes.

9. New Business

Mr. Morgan stated the next regular meeting would be held Friday, January 25, 2019 at 12:00 pm in the Juliani Room at Town Hall.

The meeting was adjourned at 9:33 pm.