

Approved: February 11, 2019

Board of Selectmen Meeting: January 28, 2019

Present: Gibbs, Freiman, Sullivan Woods, Ulfelder, Morgan

Also Present:

Warrants approved: 2019-029 \$6,941,784.18

**Minutes approved: January 8, 2019
January 10, 2019
January 14, 2019**

Meeting Documents:

1. Agenda
2. BOS Calendar
3. Motions
4. Summary memo from Peter Tamm and Chris Clements – Goulston & Storrs
5. Fiscal Impact Analysis by Fougere Planning and Development
6. Municipal Infrastructure Improvements Proposal Summary Table
7. Infrastructure Improvements Summary and Cost Estimate Memo from Stantec
8. William Street Access Improvements Memo from Vanasse & Associates
9. Electrical Infrastructure Certification Letter regarding Electricity from Dick Joyce
10. Infrastructure Certification Letter regarding Water, Sewer and Traffic from David Hickey
11. PowerPoint presentation from Michael Zehner re: Wellesley Office Park Proposal
12. Encroachment Letter dated: April 12, 2013
13. License Agreement
14. 2019 ATM Draft Warrant – Redlined Version
15. 2019 ATM Draft Warrant – Clean Version
16. 3 Burke Lane Abutter Comment – Eng
17. 2 Burke Lane Abutter Comment – Miller
18. 3 Burke Lane Abutter Comment – Heimareck and Coelho
19. 3 Burke Lane Abutter Comment – Nelson
20. Draft BOS Meeting Minutes: 1/8/19
21. Draft BOS Meeting Minutes: 1/10/19
22. Draft BOS Meeting Minutes: 1/14/19
23. Correspondence to Castagna Construction
24. Correspondence from Norfolk County Registry of Deeds
25. Correspondence from ZBA re: Board reorganization
26. December 2018 Animal Control Report
27. State Revenue Trend

1. Call to Order and Announcements

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

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

Upon a motion by Ms. Gibbs and seconded by Ms. Sullivan Woods, the Board voted (4-0) to close the Public Hearing regarding the 40R Program regarding Wellesley Office Park.

Upon a motion by Ms. Gibbs and seconded by Ms. Sullivan Woods, the Board voted (4-0) to authorize the Chair to execute an Application for Preliminary Determination of Eligibility for 40R Zoning for the proposed redevelopment of the Wellesley Office Park at William Street, Wellesley, MA to the Department of Housing and Community Development.

4. Approve License Agreement – 81 Prospect Street

Mr. Himmelberger, of Wilder & Shea representing Ms. Jonna Capecci Beauregard, and Ms. Capecci Beauregard joined the Board.

Mr. Himmelberger provided a brief background of the property ownership and the retaining wall encroachment violation history. He stated that previous attempts to correct the situation had failed. He stated that Ms. Beauregard had agreed to resolve the issue to the Town's satisfaction. He added that due to the location of the retaining wall a license from the Town was needed allowing the work to be completed by accessing the property from Town side of the wall. He noted that Town Counsel and Mr. Hickey, Town Engineer had reviewed the proposed agreement. He briefly reviewed information in the license agreement.

The Board asked for additional details regarding the removal process and language within the agreement.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to authorize a Construction Access License between the Town and Jonna Capecci Beauregard to remove an encroachment to the Cochituate Aqueduct at 81 Prospect Street.

5. Execute 2019 Annual Town Meeting Warrant

Mr. Morgan briefly reviewed the updated information to the draft warrant. He noted the article numbers that had been revised and stated the changes to each. He stated that articles related to 148 Weston Road and 8 Delanson Circle were removed and the Board intends to have a separate warrant for a Special Town Meeting within Annual Town Meeting for those projects. He noted the intention is to also include Wellesley Office Park project at the same Special Town Meeting. He continued to review the edits to the draft warrant.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to execute the warrant for the 2019 Annual Town Meeting.

6. Review MassHousing Eligibility Letter – 3 Burke Lane

Mr. Morgan stated that additional comments had been received from the Fire Chief regarding his Department's concerns. The Board discussed incorporating additional comments and edits before submission.

Ms. Johnson, Planning Board Chair, joined the Board. She spoke to the parking plan for the proposed project and the parking section of the letter.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve the letter to MassHousing regarding the Town's comments on the proposed 40B development at 2 & 3

Burke Lane and authorize the Vice Chair of the Board of Selectmen to make final edits to the letter prior to submission.

7. Executive Director's Report

Mr. Morgan introduced the draft minutes.

Upon a motion by Ms. Gibbs and seconded by Ms. Freiman, the Board voted (5-0) to approve the minutes of the January 8th, 10th (retreat) and 14th, 2019.

8. New Business

Mr. Morgan stated the next regular meeting would be held Monday, February 4, 2019 at 7:00pm in the Juliani Room at Town Hall.

The meeting was adjourned at 8:37 pm.