

2. Public Comment

None.

3. Executive Director's Update

Ms. Jop announced that the Assessor's Office and the Planning Office would be closed on Friday, April 12th due to building construction and that Town Hall would be closed on Monday, April 15th for Patriots Day. She announced that the Building Department's online permitting program would go live on Wednesday, April 10th. She also noted that DHCD had submitted their comments regarding the 40R submission.

She briefly reviewed the minutes and gifts for Board approval. She reviewed the memo from the Historic District Commission and their recommendation for appointment to fill a vacancy on their Board.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve the minutes of February 25, 2019 (am), March 11, 2019, and March 18, 2019.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve the follow gifts:

- **\$1,290 for a bench at Fuller Brook Park from George Pettee.**
- **\$500 for a Red Maple tree from the Sprague Fifth Grade class.**
- **\$1,000 for the perennials as Central Park from the House & Garden Club.**

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to appoint Thomas Paine to the Wellesley Historic District Commission for a term ending June 30, 2020.

4. Grant of Location for National Grid Gas Line Extension at Fells Road

Ms. Jop reviewed the grant of location request received from National Grid. She recalled the questions regarding the existing gas leaks in the area from the previous meeting. She added that the additional access points would be needed to connect to the building at 900 Worcester Street. She stated that National Grid had responded that the access would be necessary to maintain adequate pressure and usage to nearby residents due to the large demand that would come from the sports center. She noted that she had spoken to representatives from National Grid regarding the concerns of the existing gas leaks and had been informed that 6 gas leaks at Russel Road had been repaired and there is one existing grade 3 leak at 45 Russel Road that National Grid would repair as part of this grant of location. Ms. Jop provided details of her conversations with National Grid regarding existing leaks and their prioritization of repairs. She added that due to the moratorium on road work, National Grid would be required to repave the full width of Fells Road.

Ms. Theerman of 13 Aberdeen Road, came before the Board. She expressed concerns that the Town had brought to the attention of National Grid regarding the leaks in Town and that she had seen no action to repair any of them. She stated she would like to see consistency in action from National Grid and remained concerned about over pressurization of the lines due to an increase in gas usage in the area combined with the leaks.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve the installation of 240 feet of 4 inch gas main in Fells Road from the existing 8 inch gas main in Russel Road located approximately at 21 Russel Road easterly to the existing 3 inch gas

main in Regis Road, conditioned upon the repaving of the full width of Fells Road from curb to curb following installation.

5. Approve the Sublease for Wellesley Sports Center

Ms. Jop provided background regarding the sublease for discussion. She noted that under the approved ground lease specific uses had been approved and any use outside of those would require a separate sublease by the property owner. She stated that under the allowed uses of physical therapy and training, the developer had entered into agreement with a tenant that would likely pursue naming rights for the project. She added that the proposed tenant was asking the Board to agree to the consent sublease agreement and noted that Town Counsel had reviewed the sublease and is comfortable with the Board approving it. She reviewed several sections of the proposed sublease. The Board discussed at length about whether agreeing to the sublease created undue liability for the Town. The Board agreed that Mr. Harrington would have notified the Town of any liability issues in his recommendation and, therefore inferred there were none.

Mr. DeVellis, Developer for the project, joined the Board. He stated that the sublease was standard for tenants in projects of this size and type. He noted that Board approval was not necessary per the original ground lease but was specifically asked for by the proposed tenant.

The Board discussed and debated approving the sublease.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to execute the Consent to Sublease Agreement pending signature from Steward Medical Inc.

6. Update from FMD on Town Hall and Town Hall Annex Project

Ms. Freiman thanked Town Meeting, FMD, and PBC for their work in approving the supplemental appropriation to complete the Town Hall exterior project. She stated that the working group would begin moving forward on the Town Hall Annex project.

Mr. Kennedy from Facilities Management Department joined the Board. He reviewed the proposed schedule and RFQ for an architect to complete the feasibility study for the Town Hall annex. He reviewed the background of determining the need for the annex. He stated the proposed annex would house the land use departments currently located at Town Hall as well as the FMD operations. He added the annex would also act as swing space for Town Hall employees for the potential interior renovation of Town Hall. He stated that the objective is to complete the feasibility study by September. He briefly reviewed the basic idea for the building as well as parking at the anticipated site. He reviewed the proposed RFQ and stated that the ideal timeline would be to have a designer under contract by July 1st. Mr. Kennedy stated that FMD had been working with SEC regarding their sustainability standards and included that language and expectations in the proposed RFQ.

Mr. Bunger, Sustainability Energy Committee member, came before the Board. He stated the SEC was supportive of the project and believed it would be a good demonstration of a zero net energy project for the Town. He asked who the stakeholder for the new building would be. Mr. Morgan and Ms. Freiman responded that the Board of Selectmen would be the major stakeholder for Town Hall but involvement and comments from other Boards and Committees would be considered.

7. Request to Sell Affordable Unit at 182 Walnut Street, Unit 2

Ms. Jop reviewed the process for a resale of an affordable unit. She stated she had spoken with Department of Housing and Community Development (DHCD) and Bob Kenney of Wellesley Housing Development Corporation regarding the process of resale. She reviewed the Town's options and timeframe for the resale of the unit and recommended the Board waive their right of first refusal and allow DHCD to assist in the resale process. The Board discussed the options of waiving or exercising their right of first refusal.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to waive their right of first refusal for the unit at 182 Walnut Street also known as unit 2, regarding the resale of the affordable unit, and allow DHCD to assist the town with the resale of unit number 2 at 182 Walnut Street.

8. Site Eligibility Letter for Proposed 40B at 136 Worcester Street

Ms. Jop stated she had received comments to the draft eligibility letter from the Planning Board that would be incorporated into the letter. She reviewed the proposed 40B application noting that the property is currently owned by Mr. Behrend and is under sales agreement with SEB, Inc. a 40B housing development corporation. She noted the project had previously come before the Board under the current owner and reviewed the objections included in the previous site eligibility letter. She noted that DHCD had agreed with the Town's earlier objections and had essentially banned the property owner from MassHousing programs. She stated that in the first proposal, SEB had been a sub-applicant for the project. She reviewed the objections and points in the draft site eligibility letter. She noted particular issues and concerns with a development at the proposed site that had not changed since the original proposal. She stated the letter was required to be submitted by the end of the week and asked that the Board approve Mr. Morgan sign the letter after the additional comments were incorporated.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to authorize the Chair, Jack Morgan, to sign the letter to MassHousing to reject site eligibility for the property located at 136-140 Worcester Street.

9. Trinity Consent Letter for Tailby and Railroad Lot

Ms. Jop briefly reviewed the selection of the developer, Trinity Financial, for the project at the Tailby and Railroad Lots. She stated that Trinity would like to begin a "listening tour" in order to receive additional insight from various stakeholders in the community. She noted that Trinity would prefer to have something in writing from the Board acknowledging their status as the selected developer and she added this consent letter would not affect the Board's ability to negotiate to a final project. The Board reviewed the letter and the listening tour information.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to endorse the Consent Letter for Trinity Financial Inc.

10. Discuss Special Town Meeting Articles and Development Agreements

Mental Health and Social Services Funding

Ms. Sullivan Woods updated the Board regarding comments received from the Advisory Committee. She stated the Health Department would work with HRS and other partners to provide updated information at the public hearing at the Advisory meeting on Thursday, April 11.

Delanson Circle/148 Weston Road Development Agreements

Ms. Jop reviewed the updates to the residential incentive overlay district (RIO) language and yard regulations. She updated the Board regarding the development agreements and noted that they are close to completion.

Mr. Harrington, Town Counsel, and Mr. Sheen, developer for the project joined the Board. Mr. Sheen briefly updated the Board regarding the tenants on Hollis Street.

Ms. Jop stated the Board had received comments from the property owner at 144 Weston Road who referenced how the zoning bylaw changes would impact his property. She added that she has proposed to Mr. Sheen some options to assist the owner at 144 Weston Road to be able to take advantage of the zoning updates. She stated she would work with all parties to see if an agreement could be reached, she noted her proposal would change the draft agreement. The Board discussed the RIO language and its impacts. Mr. Sheen provided the Board with a draft diagram of the possible changes he and Ms. Jop had discussed regarding 144 Weston Road. Ms. Jop reviewed the timeline for the Board to review and finalize the development agreements before Special Town Meeting.

Wellesley Office Park Development Agreement

Ms. Freiman recused herself.

Mr. Tamm of Goulston & Storrs, joined the Board.

Ms. Jop stated that DHCD had reviewed and commented and changed some of the zoning language for the project. She noted the changes had been minor and reviewed them for the Board. Mr. Harrington stated he reviewed the changes presented to the draft agreement and was comfortable with the Board accepting them. Mr. Tamm stated that the essence of the agreement would not be changed with the comments and updates presented from DHCD. The Board discussed the draft development agreement and zoning changes received from DHCD.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board voted (4-0) to execute the Development Agreement for the Wellesley Office Park with John Hancock Life Insurance Company (USA) subject to feedback from the Planning Boards review of the zoning bylaw.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board voted (4-0) to authorize the Chair Jack Morgan to execute the development agreement with Wellesley office park.

11. New Business and Correspondence

Mr. Morgan announced that there would be a Planning Board public hearing at 6:30 in the Juliani Room on Wednesday, April 10th to review the zoning articles for Special Town Meeting. He added that on Thursday, April 11th, the Advisory Committee would hold its public hearing on all of the articles on the Special Town Meeting warrant.

Ms. Freiman announced that on April 29th, the Board would meet with representatives from the World of Wellesley regarding the citizens petition for recognizing Indigenous People's Day.

Ms. Olney asked if the Board would be taking a position on the request for support from Sustainable Wellesley for their “no idling” campaign. Ms. Jop reviewed the request for support asking to add the Board’s name to their press releases.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to support the “No Idling” initiative that will be undertaken the week of April 22nd including listing the Board of Selectmen in their promotional materials.

The meeting was adjourned at 6:20 pm.

The next meeting is scheduled for Monday, April 22, 2019 at 7:00 pm in the Juliani Room.