

Chief DeLorie and Assistant Chief Peterson joined the Board along with Mr. Corda and Mr. McMakin.

Chief DeLorie introduced Mr. Corda and Mr. McMakin, the candidates for promotion. He reviewed their personal and professional backgrounds and achievements on the Department. The Board asked questions regarding their backgrounds. Both candidates introduced their family members in attendance.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board voted (4-0) to appoint Lieutenant Matthew Corda to the position of Deputy Chief and to appoint Ian McMakin to the position of Lieutenant with the Wellesley Fire Department effective July 16, 2019.

3. Executive Session under M.G.L. c. 30A, §21(A), exemption #3 – to discuss potential litigation with respect to 16 Stearns Road and 680 Worcester Street

Ms. Freiman invited Mr. Harrington, Town Counsel, to join the Board.

Ms. Freiman requested a motion that the Board vote to convene an Executive Session for the purposes of discussing litigation and potential litigation with respect to the Comprehensive Permit decisions of 16 Stearns Road and 680 Worcester Street and declared that such discussions in Open Session would have a detrimental effect on the potential litigation

At 6:51 pm, upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted to enter Executive Session under M.G.L. c. 30A, §21(A), exemption #3 – to discuss potential litigation with respect to 16 Stearns Road and 680 Worcester Street as the Chair has declared that discussion in an Open Meeting would have a detrimental effect on the litigating position of the Board and to invite Town Counsel, Tom Harrington, Executive Director, Meghan Jop and Chris Heep to join the Board. Following Executive Session the Board will return to Open Session to resume the public agenda.

**Freiman-aye,
Sullivan Woods-aye,
Ulfelder-aye,
Olney-aye**

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted to exit Executive Session and return to Open Session.

**Freiman-aye,
Sullivan Woods-aye,
Ulfelder-aye,
Olney-aye**

The Board returned to Open Session at 7:53 pm

4. Town Clerk Update

Ms. Kato, Town Clerk, joined the Board. She stated March 3, 2020, had been designated as the Presidential primary date. She recommended that the Town push the local election date back by two weeks due to the volume of ballots anticipated with a Presidential primary and a local election.

Ms. Kato stated that she would be reviewing the Town Bylaws and would be working to update formatting errors and fonts and would submit any changes to Boards and Departments. She noted she would only be changing formatting issues and not making any substantive edits. She reviewed the background of the Complete Census Committee that could be to be formed in conjunction with the State, which would encourage participation in the census. She noted appointments to the Committee would require approval by the Board. Ms. Freiman stated the League of Women Voters had expressed interest in the Committee and noted the lack of Town resources to assist; however, the Board would support the League with their participation without the use of Town resources. The Board briefly discussed the formation of a Committee and public engagement with the census.

5. Discuss DPW Repaving and Crosswalk Modifications to Church Street

Mr. Hickey, Town Engineer, and Mr. Cohen, DPW Director, joined the Board. Mr. Hickey had previously sent a memo to the Board detailing the road and crosswalk work that was scheduled to take place at Church Street. Ms. Jop noted that Church Street was zoned and considered part of Wellesley Square. Mr. Hickey reviewed the work to be performed and the different options and materials available for crosswalk work. The Board discussed the differences in high visibility crosswalks and decorative crosswalks, including wear and tear and maintenance costs. The Board agreed to have further discussions with the Wellesley Square Merchants, Mr. Hickey, and Mr. Cohen regarding the options for crosswalks in the Wellesley Square area.

6. Discuss Potential Appeals of 40B projects: 16 Stearns and 680 Worcester

Ms. Freiman stated that ZBA had issued its decision on 16 Stearns and noted that both the developer and the neighbors had appealed the decision. She stated that ZBA had not issued its decision on 680 Worcester Street. She added that at a prior meeting while in Executive Session, the Board decided to wait for the ZBA decision on 680 Worcester Street before determining its next steps.

Mr. Buhler of 10 Stearns Road came before the Board. He stated that he was present on behalf of the abutting neighbors. He added that the neighbors believed the impact of the proposed projects would be detrimental to the neighbors, including the students at the Sprague School. He asked the Board to join the neighbors in appealing the ZBA decision.

7. Discuss and Vote 2019 Wellesley Place Affordable Rents

Ms. Jop reviewed the Board's role in setting the yearly rental rate increases. She added that the HUD increase had recommended a 10% rental increase; however, Wellesley Place rental increases were between 4.65% and 5.6% depending on the unit size. She added that there are 9 affordable units in the property and noted that the owners showed flexibility in setting the rates at almost half of the allowable level. She added that staff was supportive of the rate increase proposal.

A tenant from Wellesley Place came before the Board. He reviewed the rental increases of his unit. He added yearly increases in rent had presented a hardship as he is on a fixed income.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board voted (4-0) to approve the proposed rent increases for Wellesley Place to \$1665 for the one bedroom units and \$1880 for the two bedroom units.

8. Common Victualler Take Out License – B/Spoke, 50 Central Street

Mr. Partin, proposed manager for the take out license, came before the Board. He reviewed the B/Spoke studio and described the concept to adding a coffee kiosk within the studio for current and perspective patrons. Ms. Jop stated that staff is supportive of the request pending final signoff from the Board of Health. Mr. Partin addressed waste and trash concerns in the area. He added that the company supports sustainability and is interested in ideas and concepts for increasing recyclables and bring your own cup options.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board voted (4-0) to approve the Common Victualler Take Out License to Mark Partin of B/Spoke at 50 Central Street.

9. Executive Director's Report

Ms. Jop reviewed the COA gifts for Board acceptance and the Babson one-day special license request. She noted that the office had received written confirmation from Mr. Stewart that he would like to be reappointed to the Municipal Light Board. The Board discussed the process for appointments and reappointments. The Board reviewed a draft proclamation to be presented to Dick Joyce upon his retirement.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board voted (4-0) to accept the following gifts to the Council On Aging:

- **\$1,800 grant from the Wellesley Hills Junior Women's Club to support the lecture series**
- **\$500 from the Friends of the Wellesley COA and the Village Churchwomen of the Wellesley Congregational Church for senior transportation**
- **\$1,104 from the Friends of the Wellesley COA for the May lunch**

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board voted (4-0) to approve the One Day License for an event on August 23, 2019 in the Quad at Park Manor for the Blended Learning Final Capstone BBQ for Graduate Students.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board voted (4-0) to appoint Jack Stewart to the Municipal Light Board for a term ending June 30, 2022.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board voted (4-0) to approve the resolution with accepted comments and authorize Ms. Freiman to finalize the resolution.

10. Discuss and Vote Modification to Gift Policy to increase Executive Director's Authority to accept Gifts

Ms. Freiman reviewed the draft revisions to the Board's Gift Policy, increasing the Executive Director's authority for accepting gifts to the limit of \$3,000. The Board discussed the draft updates to the policy.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board voted (4-0) to approve the modification to the Gift Acceptance Policy to increase the Executive Director's authority to accept gifts on behalf of the Board of Selectmen from \$500 to \$3000.

11. Announcements

Ms. Olney stated that she would hold office hours at Town Hall in the third floor conference room on Wednesday, July 17th between 9-11:00 a.m.

Ms. Sullivan Woods noted that July Jubilation in Wellesley Square would be held on July 20. She noted that the Wellesley Square Merchants had concerns about the predicted heat for the date.

Upon a motion by Mr. Ulfelder and seconded by Ms. Sullivan Woods, the Board voted (4-0) to authorize the free parking associated with July Jubilation be changed if the date of the event is postponed.

12. Update on SBC Projects

Mr. Ulfelder provided an update from the SBC meetings. He stated the feasibility study was nearing completion and the consideration of swing space would continue through the fall. He noted that internal swing space would be reviewed in all of the schools. He stated that the former St. Paul school will not be an available option for swing space as they had found a tenant for the space. He reviewed additional information from the latest meeting of the SBC. He noted the changes to the proposed parking area and the revisions from the previous plan and proposals for swing space. The Board discussed the parking plan and possible swing space options for the Hunnewell project. Ms. Freiman noted the next SBC meeting would be July 25th and Mr. Ulfelder would provide another update to the Board at the Board meeting on July 30.

13. New Business and Correspondence

Ms. Sullivan Woods reminded the Board that the Council on Aging would be hosting a Senior BBQ on Friday, July 18th that had been rescheduled from a previous date.

14. Executive Session under M.G.L. c. 30A, §21(A), exemption #2 – to discuss strategy with respect to contract negotiations with nonunion personnel (Scott Whittemore, Deputy Police Chief and Jeff Peterson, Assistant Fire Chief) and Executive Session under M.G.L. c. 30A, §21(A), exemption #7 to comply with Open Meeting Law, M.G.L. c. 30A, §§ 18-25

At 10:05 pm, upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted to enter Executive Session under M.G.L. c. 30A, §21(A), exemption #2 – to discuss strategy with respect to contract negotiations with nonunion personnel (Scott Whittemore, Deputy Police Chief and Jeff Peterson, Assistant Fire Chief) and to enter Executive Session under M.G.L. c. 30A, §21(A), exemption #7 to comply with Open Meeting Law, M.G.L. c. 30A, §§ 18-25 to review and approve executive session minutes. Meghan Jop is invited to both executive sessions. The Board will exit executive session for the sole purpose of adjourning the meeting.

**Freiman-aye,
Sullivan-Woods-aye,
Ulfelder-aye,
Olney-aye**

The Board was polled and voted to exit Executive Session and return to Open Session for the purpose of adjourning the meeting.

**Freiman-aye,
Sullivan-Woods-aye,
Ulfelder-aye,
Olney-aye**

The meeting was adjourned at 10:46 pm.

The next regular meeting is scheduled for Tuesday, July 30, 2019 at 7:00 pm in the Juliani Room.