

Approved: September 3, 2019

Board of Selectmen Meeting: August 13, 2019

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

Also Present: Jop

**Warrants approved: 2020-004 \$4,088,257.45
2020-005 \$3,604,725.26**

**Minutes approved: June 3, 2019
June 17, 2019
June 24, 2019**

Meeting Documents:

1. Agenda
2. BOS Calendar
3. Executive Director's Report
4. Draft Presentation – Finance Department
5. Draft Deputy Chief of Police Contract
6. Legal Notice – 4 Way Stop at Bristol/Wynnewood
7. Photo – Wynnewood Road Stop proposal
8. Correspondence – VHB re: Wynnewood Road 4 way stop
9. Abutter Notice re: Brook Street 4 Hour Parking
10. Photo of 4 Hour Parking proposal
11. Memo re: Traffic & Parking funds
12. Letter from Mr. Connor re: Brook Street Parking
13. Draft BOS Minutes: 6/3/19
14. Draft BOS Minutes: 6/17/19
15. Draft BOS Minutes: 6/24/19
16. Babson College – One Day License Requests
17. Natick Organic Farm Charity Wine License Request
18. SPED Stabilization Fund Payment Request
19. Draft SMMA Contract
20. June Animal Control Report
21. Email re: Selectmen v. Select Board
22. Report re: Selectmen v. Select Board
23. MassBay CC Press Release
24. MassBay CC Press Release
25. COA Donation Report
26. Email from Chief Pilecki
27. Email from Ms. Cooley, Wellesley College
28. News coverage re: Old Town Road

1. Call to Order

Ms. Freiman, Chair, called the meeting to order at 6:30 pm in the Juliani Room.

Ms. Freiman 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.

2. Public Comment

Mr. Hutchinson, 43 Atwood Street, came before the Board. He stated he was concerned with the expansion of the Whole Foods Parking Lot. He added that the proposal calls for moving the entrance to just opposite of Atwood Street and noted he had attended the Wetlands meeting to discuss his concerns. He stated that traffic continues to become a problem in the area and would continue to increase. He provided details and examples of the parking issues in the area of Atwood Street and State Street.

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 requested a motion that the Board vote to convene in Executive Session for the purpose of discussing litigation/potential litigation with respect to the Comprehensive Permit decisions of 16 Stearns Road and 680 Worcester Street and declared that having such discussions in Open Session would have a detrimental effect on the Town's bargaining position and potential litigation.

At 6:44 pm - Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder the Board was polled and voted to enter into 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 had declared that discussion in an open meeting would have a detrimental effect on the litigating position of the Board and to invite Town Counsel Chris Heep and Meghan Jop to participate. Following the adjournment of executive session, the Board will return to open session to discuss the remaining agenda items.

**Morgan – Aye
Freiman – Aye
Ulfelder – Aye
Sullivan Woods – Aye
Olney - Aye**

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

**Freiman – Aye
Morgan – Aye
Sullivan Woods – Aye
Ulfelder – Aye
Olney - Aye**

The Board returned to Open Session at 7:10 pm

4. Announcements

Ms. Sullivan Woods updated the Board on the Recreation Department's public hearing regarding Moses Pond. She added that the Recreation Department would hold additional meetings in the future. She stated that Ms. Thieme, Council on Aging Director had given her notice and would update the Board regarding the search process for her replacement. Ms. Freiman stated that the Board would not meet prior to Ms. Thieme's last day and thanked her for her service to the Town.

5. Fiscal Year End Update

Ms. Strother, Town Finance Director, joined the Board. She provided the Board with an update on Town finances at the end of FY19. . She stated that local revenues were greater than budgeted, and health

insurance savings as well as turn-backs contributed to the positive reserve results. She estimated the total reserves increased to 13.5% of revenues. Ms. Strother provided additional details regarding the revenue from local receipts from building permits, noting that there was one very large project at Wellesley College driving the 2019 revenue. She stated that some savings from the health insurance were used to reduce borrowing costs for known capital projects, including Middle School Systems and the Town Hall exterior project. She provided an overview of reserves and stated she would be back on September 9th to help with the Board's discussion of the guidelines and budget process for the upcoming fiscal year.

6. Police Chief Performance Review

Chief Pilecki joined the Board.

Mr. Morgan discussed the review and how it had been prepared and briefly outlined the aggregation of the assessment forms. He noted that the assessments were consistent for the Board members and that all members were extremely pleased overall with the performance of the Chief over the past year. He briefly reviewed the goals and how those had been achieved, and reviewed some of the aggregated comments. Chief Pilecki thanked the Board for their support and guidance. He added that he believes the department's success is due to the whole staff. The Board discussed and commented on the performance review and on the performance of the Chief as well as his department and staff. Ms. Freiman discussed the potential pay increase associated with the review and how it may be determined. The Board discussed the options for the performance based increase for Chief Pilecki.

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to approve a pay increase of 2.75% in the amount of \$182,177.00 from July 1, 2019 to June 30, 2020.

7. Discuss and Vote Deputy Police Chief Whittemore's Contract

Deputy Chief Whittemore joined the Board.

Ms. Jop briefly reviewed the background of the contract negotiations of the Deputy Chief. She stated that the proposed salary had been based on a thorough analysis of Deputy Chief positions in comparable communities. She noted that Deputy Chief Whittemore's salary was well below the market condition. She added that the current recommendation was to adjust his salary to the mid-range of the current market salary range for the Deputy Chief position. The Board discussed the salary adjustment recommendation.

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to approve the annual contract with Deputy Chief Whittemore for FY20 with an annual salary of \$163,000.

8. Quarterly Traffic Update

Lieutenant Showstead joined the Board.

Ms. Freiman opened the public hearing for the proposed 4-way STOP signs at Bristol Road and Wynnewood Road.

Lt. Showstead provided an overview of the intersection for the requested STOP signs and noted the location of Upham School with relation to the intersection. He described the unique configuration of the intersection and the traffic pattern. He added that VHB, the on call traffic engineering firm, recommended a 4-way stop at the intersection and noted the poor sight lines. He stated that he had received only positive comments from residents in the area regarding the proposal.

Ms. Grace of 158 Bristol Road came before the Board. She stated that she would appreciate the STOP signs added to the intersection.

The Board discussed the proposal for the signs to be added.

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to amend the Town’s Traffic Regulations by:

ADDING TO SCHEDULE IV, STOP SIGNS, the following:

Location	At	So as to Face
Bristol Road	Oakridge Road	Eastbound Traffic
Bristol Road	Wynnewood Road	Westbound Traffic

Ms. Freiman closed the public hearing for the four-way STOP at Bristol Road and Wynnewood Road.

Ms. Freiman opened the public hearing regarding the addition of four-hour parking to Brook Street.

Lt. Showstead reviewed the section of Brook Street that the four-hour parking limit would be applied to the Northeasterly side of Brook Street. He noted the crossing for the Brook Path and other concerns including commuters parking their cars on the street for the day. He added that there were three citizens in attendance at a public meeting held to discuss the parking limit request and that he had received positive responses after the abutters notice was mailed out.

The Board discussed the proposed parking limitation.

Ms. Connor of 12 Brook Street came before the Board. She reviewed a letter previously submitted to the Board by her husband. She stated that safety was a primary concern and had witnessed unsafe driving behaviors in the area. She stated that her son-in-law parks his car in front of her home to take the commuter rail. She added that she would support “no parking” allowed on Brook Street but did not think a 4-hour limit would be well enforced.

Mr. Cronin of 14 Brook Street came before the Board. He stated that he supports the 4-hour parking limitations and believed that the restriction would increase safety.

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to amend the Town’s Traffic Regulations by:

ADDING TO Four Hour Parking, the following:

Location	Side	From	To
Brook Street	Northeasterly	A point 100’ southeast of Wellesley Avenue	Hampden Street

Ms. Freiman closed the Public Hearing on the four-hour parking at Brook Street.

Lt. Showstead reviewed the request to realign funds from the traffic and parking capital budget. He stated that funds from FY18 had been held for the work at the Brook/Benvenue intersection are not sufficient for the current estimated cost. He noted that there were additional funds from the LED light improvement project and the Cameron Street paving project that could assist in funding the Brook/Benvenue project. The Board discussed the proposed funding request and the traffic and parking capital projects.

Ms. Jop reviewed the RFP process for the on-call traffic consultant. She stated there had been five respondents that were interviewed by a committee. She noted the homework assignment assisted in the final ranking of respondents and the assignment varied for each. She stated that BETA and Environmental Partners scored the highest in the review and the committee felt having two consultants on-call was best for ongoing projects. The Board discussed the firms and process for ranking the respondents.

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to reallocate in the Traffic and Parking Capital Budget \$100,000 from the LED light improvements and \$100,000 for the Commuter Lot paving to assist with the cost overage of the Brook/Benvenue Intersection Improvements.

Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to approve the Traffic Committee's recommendation to select Beta Inc. and Environmental Partners as the Town's on-call Traffic Consultants and to enter into contracts with said vendors for a period not to exceed 3 years.

Mr. Morgan left the meeting at 9:18pm

9. Executive Director's Report

Ms. Jop reviewed the items for Board approval. She noted that the Executive Director's Office had accepted gifts on the Board's behalf for the COA from various sources. She stated that a large donation had been left to the COA and staff was working with Town Counsel and the Treasurer's Office on the best way to accept the funds and use it towards its intended use.

The Board reviewed and discussed the SPED Stabilization Fund request.

Ms. Jop stated that the Swellesley Report along with Stephanie Hawkinson, Town Communication Director, assisted in a large amount of media coverage regarding the "Old Town Road" sign thefts. Ms. Freiman noted that fans of the song can order and purchase a sign rather than stealing the Town signs.

Upon a motion by Ms. Olney and seconded by Mr. Ulfelder, the Board voted (4-0) to approve the minutes of June 3, June 17, and June 24, 2019.

Upon a motion by Ms. Olney and seconded by Mr. Ulfelder, the Board voted (4-0) to approve the 8 requests from Babson College for one day licenses including events on August 23, September 20 and September 21 (Alumni Weekend), October 12, October 17, and November 8.

Upon a motion by Ms. Olney and seconded by Mr. Ulfelder, the Board voted (4-0) to approve the Natick Organic Farm Charity Wine License for an event at the Wellesley College Club on September 27, 2019.

Upon a motion by Ms. Olney and seconded by Mr. Ulfelder, the Board voted (4-0) to authorize payment of invoices in the amount of \$2598.48 to New England Medical Billing for the Town's Medicaid filing from the SPED Stabilization Fund.

10. Discuss and Vote to Appoint 323 Washington Street Single Building Historic District Member

Ms. Jop stated that an architect was recommended to being a part of the study committee and Mr. Lilley had been approached and expressed interest in being appointed to the committee.

Upon a motion by Ms. Olney and seconded by Mr. Ulfelder, the Board voted (4-0) to appoint Jacob Lilley to the 323 Washington Street Single Building Historic District Committee Study Committee.

11. Discuss and Vote SMMA Contract for Hardy/Upham MSBA Project

Ms. Jop reviewed the MSBA requirements of the Board voting on the contract. She stated that the SBC had already approved the contract and that it had been negotiated by FMD. Mr. Ulfelder stated the contract is required by the MSBA and did not allow for many changes due to requirements from the state. The Board discussed the contract.

Upon a motion by Ms. Olney and seconded by Mr. Ulfelder, the Board voted (4-0) to approve the contract for SMMA to perform design services for the Hardy/Upham MSBA project.

12. Project Updates

Mr. Ulfelder provided a brief update on the Hunnewell School project. He stated that the Hunnewell feasibility study had been unanimously supported by the School Committee and sent to PBC and Advisory in accordance with their 120-day notice prior to Town Meeting. He added that PBC had requested additional information be presented at its next meeting. He stated that the next SBC meeting would be held on August 29th and reviewed the initial schedule for the project in order to hold a Special Town Meeting in December. He stated that the Hardy/Upham project would begin to move forward. The Board discussed the Dover Amendment and the purpose of using it in the Hunnewell project. Ms. Jop reviewed the provisions of the Dover Amendment and the history of the use of it for other Town projects such as PAWS. She noted that it was particularly being implemented due to the open space requirements and additional parking for the site.

13. New Business and Correspondence

Mr. Ulfelder discussed his meeting regarding the Wellesley Office Park. He stated that the Town had pushed back on the original architect's plan particularly regarding sustainability aspects of the project. He noted that MLP participation at the meeting had been crucial in the discussions with the developer. He stated that that the developer had been a good partner with the Town and had asked for further discussions, and that they will work with the architect to meet the Town's needs.

The meeting was adjourned at 10:15 pm.

The next regular meeting is scheduled for Tuesday, September 3, 2019, at 6:30 pm in the Juliani Room.