

**Approved: February 10, 2020**

**Board of Selectmen Meeting: January 21, 2020**

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

**Also Present: Jop**

**Warrants approved: 2020-027 \$3,972,055.03  
2020-028 \$4,029,357.51**

**Meeting Documents:**

1. Agenda
2. BOS Calendar
3. Draft Motions
4. Transfer of All Alcohol License Application – Singh’s Café
5. Memo re: Firefighter Educational Incentive
6. SEC Memo re: Sustainable Building Guidelines
7. Draft Summary of Proposed Sustainable Building Guidelines
8. Draft Sustainable Building Guidelines
9. Draft 1<sup>st</sup> Amendment to Development Agreement 148 Weston Road
10. Original Development Agreement Weston Road
11. 148 Weston Road Updated Perspective
12. 148 Weston Road Landscape Site Plan
13. 148 Weston Road Reviewed View
14. 2020 ATM Article List
15. 2020 Draft ATM Warrant
16. City of Boston Climate Emergency Resolution
17. NRC Climate Crisis Resolution
18. Wellesley Unified Plan
19. FY2021 Sources & Uses
20. Reserve Calculation
21. Summarized Budget Status
22. Draft Budget
23. FY21 Initial Projections
24. Initial Projection – Schools Budget
25. Survey – Alternate Town Hall Hours
26. Client Fee Agreement
27. SBC Materials from SBC 1/16/20 meeting
28. Promotional Process Update
29. Letter to Moderator
30. MassDOT Ch 90 Letter
31. Monthly Parking Receipts
32. OML Response to J. Crawford
33. Recreation Gifts
34. Stipulation of Dismissal US Paving Services, Inv. V. Town of Wellesley
35. Police Commendation – Janet Popovski

**1. Call to Order**

Ms. Freiman, Chair, called the meeting to order at 7:00 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](http://wellesleymedia.org).

**2. Citizen Speak**

None.

**3. Announcements**

Ms. Olney thanked the World of Wellesley and Wellesley College for hosting the MLK Breakfast and noted that the event would be available for viewing at [wellesleymedia.org](http://wellesleymedia.org). She stated that on January 23<sup>rd</sup> at 6:30pm, the World of Wellesley and the Wellesley Community Center would present a showing of the PBS series: "Race: The Power of an Illusion". She added that at 7pm on January 23<sup>rd</sup> the Metrowest Sustainability Forum would host a talk on the future of geo-micro districts at the First Parish Church in Weston. She stated that on Sunday, January 26<sup>th</sup> at 4pm Sustainable Wellesley would host a discussion at the Village Church regarding the citizen's petition to Town Meeting for the reduction of greenhouse gas emissions.

**4. Discuss and Vote Transfer of Alcohol License – Singh's Café, 312 Washington Street**

Mr. Watstein, attorney for the applicant, and Mr. Ghimire, President of Ichhakamana, Inc., came before the Board.

Ms. Jop stated that Mr. Bhujel experienced an accident and was not present. Ms. Jop reviewed the background of the application and noted positive comments from the Health Department. Mr. Watstein reviewed the background of Mr. Ghimire, who would be interim manager until Mr. Bhujel returned to work.

**Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to approve the transfer of ABCC all alcohol license 13440002 from the Kabob Group Inc. to Ichhakamana Inc. DBA Singh's Café and to appoint Kabin Bhujel as the manager of record.**

**5. Discuss and Vote Educational Incentive Request for Consideration, Fire Department**

Chief DeLorie joined the Board. He stated he was requesting consideration for two firefighters to receive educational incentive because their degrees were not listed under the secondary educational incentive section of their contracts. He reviewed the article within the contract and noted that it had been over eight years since a request had been made. He stated that the Department had begun training programs in areas of focus for the obtained criminal justice degrees such as active shooter medical care and evidence preservation. He added that he supported the request based on the involvement in the active shooter emergency hostile response program and other programs that required a criminal justice background.

The Board expressed concerns that the degrees did not relate to the work performed by the firefighters and believed approving the request would set a bad precedent for future requests. Chief DeLorie noted past requests that had been approved including a request for a degree in facilities management. Chief DeLorie stated that educational incentives were reviewed on a case-by-case basis for each firefighter and would not be considered one of the accepted degrees for all firefighters. The Board discussed the request, the additional Fire Department programs, and the educational incentive program. Chief DeLorie agreed to return to discussions with the Firefighters for possible action in the future.

**6. Discuss Sustainable Building Guidelines Proposal**

Ms. Martello, SEC Administrator and Mr. Bunger, SEC Member, joined the Board.

Ms. Martello stated she and Mr. Bunger had been presenting the proposed guidelines throughout the Town over the past year and added that FMD had assisted in the development of the guidelines. She noted that 53% of the town's carbon footprint was attributable to buildings, and that municipal buildings make up a smaller contribution to the footprint but become a model for other buildings in town. She reviewed the benefits of sustainable buildings including adaptability and noted that the guidelines were gaining traction in the Hunnewell project and the Town Hall annex project. Ms. Martello provided a general overview of the guidelines for feasibility, design, and construction and operation. She added that Boards and Committees in the Town would be a key component of the process by advocating the use of the guidelines in their projects. She continued to review the key components of the guidelines.

Mr. Bunger reviewed cost considerations within the guidelines and the cost savings of the proposed zero net energy-ready Hunnewell project. He noted that the present design of the Town Hall Annex would be a model building for the Town. Ms. Martello stated that towns and cities were passing zero net energy or energy efficient bylaws or ordinances. She stated that the SEC would be holding a public hearing on Wednesday, January 29<sup>th</sup> and would then request the building proponent Boards to vote on the guidelines before Annual Town Meeting. She added that implementation of the guidelines would fall on the Boards as they plan their projects. Ms. Freiman stated she appreciated that the SEC was proposing guidelines as that provided for flexibility for future changes in building codes. The Board reviewed and discussed the proposed guidelines. Ms. Freiman stated that after the SEC public hearing, the Board would discuss and vote on the proposed guidelines.

#### **7. Discuss and Vote Modifications to 148 Weston Road Development Agreement**

Mr. Sheen and Mr. Holland, developers for the project, joined the Board. Mr. Sheen stated that the development team had met with the College Heights Neighborhood Association and presented the proposed changes to the 148 Weston Road project. He reviewed the discussions from the meeting and stated that the main points for discussion were the proposed change from 25 to 28 units and the visitor parking spaces. He noted that the neighbors were supportive of the project at 26 units, and the team agreed to revise the proposal to remain at 26 units and had added additional visitor parking. The Board discussed the proposed revised development agreement and plans. Mr. Holland stated that the development team agreed to meet with the neighborhood before final design plans were submitted to the Planning Board. The Board continued to discuss the proposed modifications to the development agreement.

Mr. Bloom of 20 Howe Street came before the Board. He stated that he was pleased that the development team agreed to increase visitor parking spaces and had only added one additional unit.

Mr. Sheen provided a brief update on the Delanson Circle project. He noted that the Delanson site provided additional challenges and believed the team was closer to permitting the Weston Road project than the Delanson project.

**Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to approve the amendments to the development agreement to the 148 Weston Road as changed to 26 units and 62 bedrooms.**

#### **8. Discuss Annual Town Meeting Warrant**

Ms. Jop stated that the latest version of the warrant included all information received, noting that there would be additional updates. She reviewed the outstanding items for the Board to consider. She stated that the Town Clerk salary proposed was a 2.5% increase from the FY20 salary and added that the Clerk's salary was based on 52 weeks. She stated that the potential Board article regarding a provision of videotaping for public bodies was being reviewed by Town Counsel, noting that only North Andover had a similar bylaw. She noted several other communities that had videotaping preferences but no bylaws. Ms. Jop reviewed the options for drafting a motion for the proposed article, noting that policies would be needed. The Board discussed the drafted article regarding mandatory videotaping of boards.

**Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to recommend to Town Meeting the Town's Clerk's Salary for FY21 be set at \$95,582.**

Ms. Olney reviewed the Board's previous discussions regarding the potential article for the Board to adopt a climate emergency resolution and stated that the goal of the proposal was to make climate emergency a priority when making town wide decisions. She noted that the language had been modified and reviewed by Town Counsel. She stated that the SEC was planning to undertake a comprehensive climate action plan and the proposed resolution would lay groundwork for the SEC plan. Ms. Olney stated that the resolution did not require the Town to take on additional responsibilities but rather focus attention to the climate emergency. The Board discussed the proposed resolution. Ms. Jop stated that the Board had received several emails in support of the Board adopting a climate emergency resolution.

Ms. Hallett of 62 Upson Road came before the Board. She stated that she was the Co-President of the League of Women Voters and read a statement on behalf of the League in support of a Board sponsored climate emergency resolution.

Ms. Johnson of 3 Boulder Road came before the Board. She stated that the climate was a critical situation that requires the Town to respond. She added that town residents and boards would need to be involved in a solution and urged the Board to adopt a resolution.

Ms. Braun and Ms. McManus of the NRC came before the Board. Ms. Braun stated the NRC had passed a climate emergency resolution and was committed to adding the climate emergency as an agenda item at each meeting going forward. She added that the NRC was asking all boards, committees, and departments to consider climate change in their policy decisions, projects and daily decisions. She stated the NRC supported the Board taking a climate emergency resolution to Town Meeting. Ms. McManus stated that she welcomed the opportunity to debate as a town and vote on the resolution.

Ms. Freiman stated that she would prefer to use language that mirrors both the SEC and the MLP. She added that she would continue to discuss the proposed resolution and language. Ms. Olney stated she believed the Board should lead the Town on this issue by bringing the climate emergency resolution to Town Meeting. The Board continued to discuss the proposed resolution.

## **9. Executive Director's Report**

Ms. Jop reviewed the history of summer hours for Town Hall and proposed hours for the upcoming summer season. She noted that before the Board was an approval of what the Town had done for the past several years. The Board discussed the summer hour request for Town Hall staff.

Ms. Jop stated that Mr. Epstein had been the Town's Special Counsel for years and reviewed his appointment.

**Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to authorize the summer schedule of Town Hall Hours July 1, 2020 to September 8, 2020 to be: Monday, Wednesday, Thursday 8AM – 5PM, Tuesdays from 8AM – 6PM, and Fridays from 8AM to Noon.**

**Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to appoint Peter Epstein of Epstein and August as Special Counsel to the Board of Selectmen.**

**Upon a motion by Mr. Morgan and seconded by Mr. Ulfelder, the Board voted (5-0) to appoint Planning Director Don McCauley as the Town's Fair Housing Officer.**

**10. New Business and Other Correspondence**

Mr. Ulfelder stated that on Tuesday, January 22<sup>nd</sup> at 7pm and on January 28<sup>th</sup> at 9am in the Middle School Auditorium, a forum regarding the proposed redistricting maps for either Hardy or Upham would be held.

Ms. Jop stated that a gap in the budget that was being worked on.

The meeting was adjourned at 10:10pm

The next regular meeting is scheduled for Monday, January 27, 2020 at 7:00 pm in the Juliani Room.