

None.

4. Appointments

Chief Delorie, Deputy Chief Peterson, Todd Grabau and John Ryder, joined the Board.

Chief Delorie introduced the two candidates for appointments. Assistant Chief Peterson reviewed the process of selection and the background of the two candidates. He noted that the appointment is conditional upon successful completion of a firefighting academy training and a one-year probation period. He asked the Board to reaffirm his selection decision to and offer permanent appointment to the candidates.

The Board asked questions of the candidates regarding their backgrounds.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to appoint Todd Grabau effective March 18, and John Ryder effective March 18, 2019 to the position of firefighter to the Town of Wellesley subject to the successful completion of a firefighter academy and a one-year probation.

Ms. Jop reviewed the appointment request received by the parking clerk to appoint a new parking attendant to fill a vacancy.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to appoint Richard Dami as parking attendant to June 30, 2019.

5. Discuss Cameron St. Parking Lot Plans

Kevin Kennedy of FMD, Jeff D'Amico of Compass Project Management, and Alex Pitkin of SMMA joined the Board. Mr. Kennedy provided a brief introduction of the Hunnewell management team. He stated the presentation would focus only on the Cameron Street Parking Lot rather than the broader Hunnewell School project.

Mr. Pitkin reviewed several ideas the group had for the Cameron St. parking lot. He noted that the Hunnewell project site planning had stimulated additional conversations regarding traffic and pedestrian safety and limiting impacts on the Library parking lot. He reviewed the overall building constraints and considerations of the Hunnewell site. He stated that the larger Hunnewell School would increase the need for parking but the project would reduce existing parking spaces. He reviewed the concept for the proposed revisions to the Cameron Street parking lot. The proposal included lowering the existing parking lot, similar to that of the library, and creating a solar parking deck. Mr. Pitkin reviewed the designs for parking decks and parking lot options. Mr. D'Amico reviewed a preliminary scheduled produced for the project as a standalone project rather than as part of the Hunnewell School project. Ms. Jop reviewed zoning bylaws and permitting process that would impact the proposed parking lot project as a standalone project. The Board discussed the proposal and discussed the option of separating it from the Hunnewell School project.

The Board made inquiries regarding the timing of the study and design funding requests. Mr. Pitkin stated the cost estimates were in process. The Board continued to discuss the project.

Ms. Lanza from the Library Trustees joined the Board. She stated that the Trustees are interested in the project as parking at the Library is challenging. She noted the library would like to have spots reserved for library patrons in the parking design. She stated she would like additional information regarding traffic flow. Ms. Freiman asked if the Library Trustees could provide a parking study and peak time information to the project team and the Board for further discussions.

6. Discuss Development Agreement – Wellesley Office Park

Mr. Harrington, Town Counsel and Mr. Heep of Miyares and Harrington, joined the Board.

Ms. Freiman recused herself from the Wellesley Office Park discussion.

Mr. Harrington provided an overview of the most recent discussions and drafting of both the 40R Bylaw and the Development Agreement. He noted that Ms. Jop would require additional time to review both and provide input. He stated she would need additional information from his office before she can become involved in negotiations with John Hancock..

Mr. Morgan asked Town Counsel to continue updating the draft and come before the Board with additional information within the next few meetings. The Board discussed the timeframe for information and documents to be reviewed in order to prepare for special town meeting.

Ms. Johnson, Planning Board Chair, joined the Board. She stated that the Planning Board would hold a public hearing regarding zoning for the Articles for Special Town Meeting and advised the Board of the time required to post and prepare reports prior to special town meeting.

Mr. Harrington reviewed several of the changes in the latest draft of the agreement.

7. Discuss Development Agreement – Delanson Circle/148 Weston Road

Ms. Freiman rejoined the Board.

Mr. Harrington provided a brief overview of the agreements and zoning changes. He noted the agreements would benefit from Ms. Jop's input regarding both zoning and permitting. He stated the neighborhood group was continuing to work with the developer separately and had almost come to terms regarding the Delanson Circle project. He stated the developer had expanded its project for 148 Weston Road with the addition of the parcel at 140 Weston Road and suggested the developer present the updated proposal to the Board before the agreement is finalized.

The Board agreed to wait for the neighborhood agreement with the developer to be complete before continuing reviewing the updated Delanson Circle agreement.. Mr. Harrington stated that the neighborhood agreement would be separate from the Town agreement and would not be enforceable by the Town. He noted that the Board could incorporate language to mirror the neighborhood agreement if they chose.

Mr. Sheen and Mr. Brown, developer and architect, respectively, for Delanson Circle and Weston Road, joined the Board. Mr. Sheen stated that the Delanson agreement with the neighbors is close to finalization and the plans last submitted to the Board had not changed. He noted that when the team last came before the Board they presented a plan for 148 Weston Road that proposed the option of including 140 Weston Road into the plan. He stated that the plan had changed to include the back portion of the 140 parcel. Mr. Brown reviewed the updated plan for the 148 Weston Road development project.

The Board discussed the updated plan for 148 Weston Road that incorporated the additional parcel. Mr. Morgan stated that the Special Town Meeting would be moving forward on May 13th, but if any of the agreements are not completed in time, individual agreements would be removed and would be taken up at a fall STM.

8. Discuss and Vote on ATM Articles

Mr. Morgan stated that draft motions had been sent to Town Meeting Members although several motions to Articles had not been finalized. Ms. Jop reviewed the latest version of the motions that had not been sent out, including motions for Articles 7, 8, and 26. Mr. Morgan provided additional details regarding the drafted motions.

Mr. Bunger, Sustainable Energy Committee member, joined the Board. He stated that the Committee was supportive of the motion proposed for Article 26 and the use of the Uber/Lyft funds.

The Board discussed the proposed motions.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve the recommendation of the Department of Public Works to request and additional \$150,000.00 for Town Meeting approval for the removal of snow and ice.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve Article 7, Motions 1 and 2 for Annual Town Meeting.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve Article 8, Motions 2 and 3 for Annual Town Meeting.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to approve Article 26, Motion 1 for Annual Town Meeting.

9. Discuss Funding for New Fire Truck

Mr. Morgan stated that one of the Articles for Annual Town Meeting is for the Town to acquire a new fire truck to replace an old truck that is nearing end of its life-use. He added the residential colleges, Wellesley and Babson, had historically made contributions to the cost of such equipment. He noted the fire department makes hundreds of trips per year to each college and Chief Delorie and Ms. Robinson had each sent letters to the colleges requesting contributions. Ms. Jop agreed to follow up with the schools regarding the requests.

The Board discussed the request to the schools regarding the funding of the new fire truck.

10. Open Warrant for Special Town Meeting

Mr. Morgan reviewed the calendar for the Special Town Meeting. Ms. Freiman added that the Board hoped to have a one night Special Town Meeting, however, the following night should be held for a possible second evening.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to call a Special Town Meeting and set the following dates, open the warrant March 18, 2019, close the warrant Friday, March 29, 2019 at 5pm, motions due to the Selectmen's Office Friday April 26, 2019 at 5pm, start of Special Town Meeting Monday, May 13, 2019 at 7pm at the Wellesley Middle School.

11. New Business and Correspondence

Mr. Morgan stated Ms. Jop would be appointed to the School Building Committee.

Upon a Motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to appointed Meghan C. Jop to the School Building Committee to replace Blythe C. Robinson

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (5-0) to appoint as Records Access Officer to replace Blythe C. Robinson.

Next meeting Monday March 25, at 6pm at the Middle School Library before Annual Town Meeting.

The meeting was adjourned at 8:46 pm.