

Approved: June 28, 2023

Select Board Meeting: March 21, 2023

Present: Olney, Ulfelder, Sullivan Woods, Aufranc, Lanza

Also Present: Jop, Frigulietti

Meeting Documents:

1. Agenda
2. Draft Select Board Calendar
3. Draft PILOT Agreement
4. Draft Amendment to the 40R Development Agreement
5. Memo re: DPW Winter Maintenance Appropriation
6. Notice of Taking Deposition Comm of Mass v. Tresca Brothers
7. Draft Parklet Policy & Application
8. Wellesley College CV Application – Punch’s Alley
9. BAA Letter
10. MassBay CC Press Release
11. Police Commendations

1. Call to Order

Ms. Olney, Chair, called the Select Board to order at 6:30 pm.

Ms. Olney announced the meeting was being streamed live on Comcast channel 8 and Verizon channel 40 and by Wellesley Media and recorded for subsequent viewing on the cable channels or at wellesleymedia.org.

2. Citizen Speak

None.

3. Annual Town Meeting Preparation

Mr. Cohen, DPW Director; Mr. Harrington, Town Counsel; Mr. Burtt and Mr. Garrity of the Board of Assessors; Mr. Newell, MLP Director; Mr. Criswell of the MLP Board; joined the meeting.

Discuss and Vote Snow and Ice Supplemental

Mr. Cohen reviewed his memo regarding the additional supplemental request after the most recent storm. He stated he did not believe additional storms were foreseen in the long range forecast.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the winter supplemental request for \$75,000 from Free Cash.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Joint Meeting with Board of Assessors to discuss Article 31, PILOT Agreement with Citizen Energy

Mr. Burtt called the Board of Assessors to Order.

Mr. Harrington reviewed the process of review and approvals from the Board of Assessors and Select Board prior to bringing the proposed agreement to Town Meeting. He provided a brief overview of the battery storage system and the PILOT agreement, noting the valuation of personal property over time component of the agreement. He stated that a designee from the Board of Assessors and the Select Board would be included on the negotiation team with Citizens Energy. The Boards discussed the PILOT agreement and draft tax assessment valuation within the agreement.

Discuss and Vote Article 41 40R Amendments and Proposed Development Agreement

Mr. Clements, Goulston & Storrs joined the meeting.

Ms. Jop reviewed the updated amendment based on the comments received at the previous meeting. She stated that language had been updated to clarify that affordable home ownership units would be eligible to be built at any phase of the development. She reviewed additional minor edits included within the document. The Board discussed the amendment to the development agreement. Ms. Sullivan Woods stated she would have preferred to see rental units constructed before home ownership units so the original agreement allowing additional rental units would be completed before the ownership units. She requested the team consider providing playground space for the residents to meet the need noted by the Health Department. Mr. Clements stated that the update to the agreement had focused on comments received at the previous meeting. He added that John Hancock had kept the agreement flexible to build rentals or ownership units based on the market at the time of development. The Board continued to discuss the draft amendment to the development agreement.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the development agreement with John Hancock Life Insurance Company as presented this evening.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the motion for Article 41, motion 1.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

4. Discuss Draft Parklet/Outdoor Dining Policy

Ms. Meagher, Support Services Manager joined the meeting.

Ms. Frigulietti reviewed several modifications made to the latest draft based on Board comments. She stated that none of the changes were substantive changes; she would solicit comments on this draft policy from the business districts. The Board discussed the latest draft of the parklet policy and agreed that it was ready to be shared with merchants to receive their comments.

5. Discuss and Vote Common Victualler License for Punch’s Alley, Wellesley College at 106 Central Street

Ms. Meagher stated that Punch’s Alley had been operating prior to COVID shutdowns under special legislation, however, had transitioned to not serving food or alcohol. She noted the recent approvals of other student led eateries and that the proposal was to convert the space to a smoothies and mocktail establishment for the students.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve the CV license for Punch’s Alley located in the Lulu Wang Chow Campus Center at Wellesley College 106 Central Street.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

6. Executive Director’s Update

Ms. Jop reminded the public that Town Hall would be closing the week of April 3 and located temporarily at 888 Worcester Street. She noted that communications would be sent out to the community for additional reminders. Ms. Jop reviewed the summer hour proposal, noting that the hours were proposed to be the same as the past several years.

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to approve Summer Hours for Town Hall from June 30 – September 5. Monday, Tuesday, Wednesday, Thursday 8AM – 5PM, and Fridays from 8AM to Noon.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

7. New Business and Correspondence

Ms. Lanza noted that she had watched the most recent WHDC meeting and requested that the developers be scheduled to present the potential Cliff Road project to the Select Board at a future meeting.

8. Executive Session M.G.L c. 30A §21A, exemption #3 to conduct strategy with respect to AFSME Local 335, Production and Supervisory Units, WFL Staff Association and Supervisor Association

Ms. Olney requested a motion that the Board vote to convene in Executive Session for the purposes of conducting strategy for contract negotiations with the DPW Production and Supervisor Units and the Wellesley Free Library Association Staff and Supervisor Units and declared that having such discussions in Open Session would have a detrimental effect on the Town’s bargaining position.

At 7:58 pm upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to enter Executive Session under M.G.L c. 30A §21A, exemption #3 to conduct strategy with respect to AFSME Local 335, Production and Supervisory Units, and the Wellesley Free Library Staff Association and Wellesley Free Library Staff Association Supervisor Unit as the Chair had declared that having such discussions in Open Session would have a detrimental effect on

the Town's bargaining position and to invite Meghan Jop, Amy Frigulietti, Dave Cohen and Robin Tusino to join the meeting.

Following the adjournment of executive session, the Board will return to open session for the sole purpose of adjourning the meeting.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Mr. Ulfelder, the Board was polled and voted (5-0) to exit Executive Session and Return to Open Session for the sole purpose of adjourning the meeting.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

The meeting was adjourned at 8:43 pm

The next regular meeting is scheduled for March 27, 2023 at 6:00 pm.