

Approved: April 22, 2019

Board of Selectmen Meeting: March 26, 2019

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

Also Present: Jop

Warrants approved: None

Minutes approved: 2/25/19 (PM), 2/28/19, 3/4/19

Meeting Documents:

1. Agenda
2. BOS Calendar
3. Motions
4. Draft Minutes of February 25, 2019,
5. Draft Minutes of February 28, 2019
6. Draft Minutes of March 4, 2019
7. Draft Smart Growth Overlay District
8. Draft Wellesley Office Park Development Agreement
9. Draft Residential Incentive Overlay District Amendments
10. Draft Delanson Circle Development Agreement
11. Draft 148 Weston Road Development Agreement
12. Tetra Tech Letter dated 3/18/19

1. Call to Order

Mr. Morgan, Chair, called the meeting to order at 4:35 pm at the Juliani Room in Town Hall.

Mr. Morgan 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

None.

3. Executive Director's Update

Ms. Jop reviewed the minutes for the Board's approval. Ms. Freiman provided additional edits to be included in the draft minutes from the February 25th meeting. Ms. Olney abstained from the vote as she was not present for the meetings.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Freiman, the Board voted (4-0) to approve the regular meeting minutes of February 25, 2019 (pm), February 28, 2019, and March 4, 2019.

4. ATM Preparation

Ms. Jop provided background regarding the lease agreement referenced in Article 27 of the Annual Town Meeting Warrant. She reviewed the appraisal and RFP process and noted that typically the preference is to present at Town Meeting a finalized lease agreement. She stated that with this matter, the appraisal process took longer than average due to the uniqueness of the parcels. She added that Town Meeting

could authorize the Board to enter a lease after a RFP process is finalized. She stated staff had questions regarding the appraisal and that her recommendation was to not move forward at Town Meeting with the Article. The Board agreed not to bring a motion before Annual Town Meeting for Article 27.

Ms. Freiman reviewed Article 35.2, the proposed update to Town Bylaw 30.10 related to human resources policies. She stated that the current practice is that Town Meeting would approve changes in HR policies, but the bylaw would not apply to unionized employees. She added that the changes would remove the exemption to unionized employees and allow the HR Director to make proposals and the HR Board to approve those proposals. She stated there are questions and concerns regarding the proposed process and would prefer to have conversations with the HR Board to bring the changes closer to the current processes. She added that she expected additional updates before the Article would be debated at Town Meeting.

Ms. Freiman stated she and Ms. Sullivan Woods had conversations with the World of Wellesley, the group bringing forward Article 38, regarding Indigenous People's Day. She stated that the objectives of the group would probably not be met by bringing the Article before Town Meeting and expected an update and resolution before the Article would be presented.

The Board discussed the upcoming Articles to be presented at Town Meeting.

5. Special Town Meeting Discussion – 148 Weston Road and Delanson Circle

Ms. Jop updated the Board regarding the status of the 148 Weston Road and Delanson Circle agreements. She noted that the agreements had not been revised since the previous meeting with the Board. She stated that discussions regarding the zoning changes were continuing to progress well. She provided additional details regarding the changes to the current residential incentive overlay district (RIO) and noted it would add additional density if a project met specific criteria. The Board discussed draft changes to the RIO. Ms. Jop added that the draft would be brought before the Planning Board and Advisory for comments. Mr. Morgan asked if the owners of 144 Weston Road would be able to take advantage of the RIO changes.

Mr. Harrington, Town Counsel, and Ms. Johnson, Planning Board Chair, joined the Board. Ms. Johnson addressed how the RIO would impact the residents at 140 and 144 Weston Road. The Board continued to discuss the RIO draft changes and agreed to provide comments to staff.

6. STM Discussion Wellesley – Office Park

Ms. Freiman recused herself.

Ms. Jop reviewed the updates to the development agreement. She pointed to the annotations from Goulston and Storrs. She stated that the Town is awaiting DHCD approval and comments regarding the zoning language. She reviewed the potential phases of the project.

Peter Tamm and Chris Clements from Goulston and Storrs, joined the Board.

Mr. Harrington reviewed the development agreement changes. He noted the agreement allowed for two phases of building and that the housing total would equal 600 units. Mr. Tamm addressed the agreement process and noted obligations for the developer. Mr. Harrington reviewed the sewer and water responsibilities of the developer and of the Town and continued to review updates to the agreement. Mr. Tamm and Mr. Clements reviewed the environmental strategies language in the agreement. Mr. Tamm noted he had worked with Wetlands, NRC, and SEC regarding the approach the developer would take to

reduce the environmental footprint. Mr. Harrington addressed the permitting process for the project. The Board continued to discuss the updated development agreement and reviewed next steps and the timeline for Special Town Meeting.

7. New Business and Correspondence

Ms. Olney stated she had been representing the NRC with a group called Gas Leaks Allies. She asked the Board if they would approve her continued participation and coordinating with the group. She stated she would not take any action on behalf of the Board without discussion. Ms. Olney provided details of her work with the group. The Board agreed Ms. Olney's participation with the group could continue without conflict.

The meeting was adjourned at 6:15 pm.