

Approved: April 12, 2021

Select Board Meeting: March 29, 2021

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

Also Present: Jop, Frigulietti

Warrants approved: none

Meeting Documents:

1. Agenda
2. Draft ATM Motions
3. Town Counsel Letter: Creating an Affordable Housing Trust
4. Presentation by Jen Goldson (November 2020) – Affordable Housing Trust
5. Draft Town-Wide Financial Plan
6. 2019 Letter of Designation from Board
7. Draft Select Board Minutes: 3/15/21

1. Call to Order

Mr. Ulfelder, Chair, called the meeting to order at 6:00 pm online.

Mr. Ulfelder 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. Announcements

Ms. Jop stated that Vietnam Veteran's Day was observed that day and the Commonwealth of Massachusetts issued a proclamation in recognition of the day which she read for the record.

Ms. Olney stated that the introductory meeting of the Wellesley Civil Discourse Initiative was held the previous week and that on April 6th a community dialogue would be held to discuss coping with COVID-19. She added that it would be the first opportunity for the community to experience a facilitated dialogue and noted how the community could register for the event.

Ms. Sullivan Woods stated that she had attended the Board of Health meeting earlier that day. She added that the Board of Health and the School Department reminded the public to maintain vigilance against COVID-19 by keeping safe social distances and continuing to wear masks.

4. Annual Town Meeting Preparation

Mr. Harrington, Town Counsel, and Ms. Strother, Town Finance Director, joined the meeting.

Ms. Jop reviewed the drafted language and motion for Articles 26 and 27 (Affordable Housing Trust) and noted the edits and revisions received from the Board and Town Counsel. She noted the comparison of powers between a Trust and a Housing Development Corporation provided to the Board and reviewed several of the similarities and differences. Ms. Jop discussed past transactions made by the Wellesley

Housing Development Corp. and the research and strategies they had provided to the Town. The Board discussed the powers of an Affordable Housing Trust and the proposed motion language for Articles 26 and 27. The Board discussed potential edits to the drafted motions. Mr. Harrington described his experiences in working with an Affordable Housing Trust and their typical operating structure. He noted several Trust makeups and approval processes seen in multiple communities. Ms. Jop noted the differences for housing related language within the Unified Plan and the Housing Production Plan. Ms. Sullivan Woods expressed concerns with the language and proposed edits that would include additional Select Board involvement as well as limiting Trustees to residents only. Ms. Lanza proposed stronger involvement from the Select Board and proposed the Board continue its discussion on the Trust until a Fall Special Town Meeting. The Board expressed general support for creating an Affordable Housing Trust and continued to engage in a lengthy discussion regarding the drafted motion language and potential edits for Articles 26 and 27. After much deliberation, Mr. Ulfelder called for a vote. Mr. Harrington presented motion language for the Board to consider as follows: to accept the motion language as shown on the screen and amended by Town Counsel and Lise Olney to reflect changes to the initial vote and the acceptance of a new Article 20 to the General Bylaws.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (3-2) to adopt the language for a motion as presented by Tom Harrington

Sullivan Woods – No

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – No

Ms. Jop stated that all motions were due on Friday, April 2nd and asked the Board to consider language for the drafted Select Board motions and reviewed those motions for consideration. She noted the Moderator had requested a revision to the Consent Agenda. Ms. Jop reviewed the updates to the drafted Town-Wide Financial Plan. The Board discussed the updated Town-Wide Financial Plan and potential additional edits prior to final approval and presentation to Advisory on March 31st.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to approve Town Meeting motion language for Articles 3 as amended, Article 6, Article 7, motions: 1, 2, 4, 5, 6, 7, 8, Article 8 motions: 1, 2, 3, Article 10, Article 11, Article 17, Article 21, Article 32, Article 35, Article 36

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) to approve the Town-Wide Financial Plan as presented with edits and to authorize the Chair to make additional edits as necessary working with Meghan Jop.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

5. Discuss and Vote Rescind the Letter of Designation and RFP for the Railroad and Tailby Commuter Lots

Mr. Ulfelder stated that rescinding the letter of designation had been a topic for the Board in Executive Session and the Board was aware residents were interested in the those discussions. He proposed the Board take public comment on the matter but hold a vote until April 12th to allow for additional comments.

Ms. Crowley of Linden Street joined the meeting. She stated she was supportive of the Board voting to rescind the letter of designation and RFP. She added that she believed that the development along with two additional developments within an already congested area would create a hazardous traffic conditions.

Ms. Jop stated that at least one additional resident had asked to speak but was not present. Mr. Ulfelder stated that the Board does not feel the project should move forward at this time after several years of trying to work on the development. The Board agreed to hold a vote for a future meeting to allow for additional public comment.

6. Executive Director's Update

Ms. Jop stated that the Board had received a letter of support for the Fire Department and its cancer pre-screening that they had participated in. She added that art displays would be coming to Wellesley Square and thanked Ms. Sullivan Woods and Ms. Frigulietti for their work with the merchants, artists, and the Celebrations Committee to bring art to the area store fronts. Ms. Jop noted that the recording for the Civil Discourse Meeting that was held the previous week was available online through Wellesley Media.

Ms. Jop stated that the MBTA commuter rail schedule would be updated to have more frequent trips as well as bringing back weekend service effective April 5th. Ms. Aufranc added that the new schedule aligned with the MBTA rail vision allowing for frequent and dependable service.

Ms. Jop noted the draft minutes for approval.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney the Board was polled and voted (5-0) approve the minutes of March 15, 2021 as amended.

Sullivan Woods – Aye

Olney –Aye

Ulfelder – Aye

Aufranc – Aye

Lanza – Aye

7. New Business and Correspondence

The meeting was adjourned at 8:22pm.

The next regular meeting is scheduled for April 5, 2021 at 6:00 pm online.