

Approved: June 27, 2022

Select Board Meeting: April 4, 2022

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

Also Present: Jop, Frigulietti

Meeting Documents:

1. Agenda
2. Draft SB Calendar
3. Correspondence from Gravestar re: Ground Lease
4. Draft Proclamations
5. Proposed location for Sidewalk Chalk Art Program

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. Discuss and Vote Declaration of Surplus Land for 4-8 Municipal Way for General Municipal Purposes

Ms. Jop stated that as part of the Special Town Meeting to transfer the control of the parcel on Municipal Way, the Board was required to declare the land as surplus for general municipal purposes. She added that the Board of Public Works would also be making a similar declaration.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) pursuant to M.G.L. c.40, §15A, to declare that 4-8 Municipal Way (Parcel ID 74-50) and shown as Map 74 Lot 50, on a Plan entitled “Wellesley Municipal Facilities Activity and Use Limitation Areas”, dated February 18, 2010, and which plan is recorded in the Norfolk Registry of Deeds as page 77 of 2010 in Plan Book 598, is no longer needed by the Select Board for general municipal purposes.

Sullivan Woods – Aye

Aufranc – Aye

Olney – Aye

Ulfelder – Aye

Lanza – Aye

4. Discuss and Vote Estoppel Agreement for Cochituate Aqueduct Ground Lease at 442-452 Washington Street

Ms. Jop stated that Gravestar would be selling their property to TA Wellesley LLC which would include the Town lease for the use of the Cochituate Aqueduct that runs under the parcels. She reviewed the draft Estoppel Agreement and noted that it had been reviewed and approved by Town Counsel. The Board briefly discussed the sale of the property and the Estoppel Certificate.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to approve the Estoppel Certificate and to authorize Chair Thomas Ulfelder to sign on behalf of the Board.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

5. Discuss and Vote Proclamations

Ms. Jop stated that Ms. Vlass had requested the Board make an official proclamation recognizing Arbor Day in Wellesley as part of the submission for the Town’s “Tree City USA” designation annual renewal application.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) approve the Arbor Day Proclamation and to authorize Meghan Jop and Stephanie Hawkinson to apply the Board’s digital signatures.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

6. Discuss and Vote Use of Town Sidewalks – Sidewalk Chalk Program

Ms. Frigulietti stated that the Wellesley Merchants were seeking approval for the use of public sidewalks for a sidewalk chalk art event to be held on May 7th. She briefly reviewed the event that would be a kickoff of the economic recovery marketing campaign for which the Town had received an earmark for the merchants. She noted that additional events throughout the spring, summer, and fall would be forthcoming. The Board discussed the program and proposed locations.

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to authorize the use of public ways including the sidewalks and potentially a portion of Cross Street for the sidewalk event to be held on May 7th throughout the commercial areas and to further authorize Meghan Jop and Amy Frigulietti to finalize the locations to be used.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

7. Discuss and Vote Annual Town Meeting Preparation

Ms. Jop stated that a revised motion had been submitted for Article 19, as the bids for the Middle School project had been lower than expected. She noted that a new motion for Walnut Street would be forthcoming as the expenses had been greater than anticipated.

Ms. Frigulietti reviewed the anticipated opportunities for the use of town sidewalks for outdoor dining by restaurants should Town Meeting approve of Article 28. She noted the recent press from other cities including Boston regarding significant fees for licensing town land to restaurants, Ms. Sullivan Woods and Ms. Frigulietti wanted a discussion with the Board regarding Article 28 prior to presenting it at Town Meeting. The Board discussed the opportunities to impose a fee structure, Needham's decision to waive fees this year, noting that the purpose of Article 28 was to support restaurant recovery and respond to a shift to outdoor dining. The Board discussed the current fee structure in place for restaurants to obtain licenses. The Board expressed general agreement there should not be additional licensing fees for restaurants to license Town land for outdoor dining, beyond the existing application fees.

8. New Business and Correspondence

9. Executive Session under M.G.L c. 30A §21A, exemption #7 to comply with Open Meeting Law, G.L. c. 30A, §§ 18-25 to approve and review for release minutes.

Mr. Ulfelder requested a motion that the Board vote to convene in Executive Session for the purposes of approving and reviewing for release minutes from January 25, 2021, February 8, 2021, February 28, 2022, March 7, 2022, and March 29, 2022.

At 6:25pm, upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted (5-0) to enter Executive Session under M.G.L c. 30A §21A, exemption #7 to comply with Open Meeting Law, G.L. c. 30A, §§ 18-25 to approve and review for release Executive Session minutes and to invite Meghan Jop and Amy Frigulietti, 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

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

Upon a motion by Ms. Sullivan Woods and seconded by Ms. Olney, the Board was polled and voted to (5-0) exit executive session and return to open session.

Sullivan Woods – Aye

Aufranc – Aye

Olney –Aye

Ulfelder – Aye

Lanza – Aye

The Board returned from Executive Session and the meeting was adjourned at 6:32 pm

The next regular meeting is scheduled for April 5, 2022 at 6:00 pm.