

Approved April 12, 2022

**Advisory Committee Meeting  
Zoom Video Conference  
Tuesday, April 5, 2022, 6:00 p.m.**

Those present from Advisory Committee included Shawn Baker, Tom Cunningham, Jenn Fallon, Al Ferrer, Neal Goins, Jeff Levitan, Corinne Monahan, Doug Smith, Susan Clapham, Wendy Paul, Pete Pedersen, Patti Quigley Madison Riley.

Neal Goins called the meeting to order at 6:00 pm and introduced members of Advisory in attendance.

**Citizen Speak**

There was no one present for Citizen Speak.

Jim Roberti, Planning; Patty Mallet; Planning; Don McCauley, Planning; Eric Arbeene, Planning; David Himmelberger, Marla Robinson, WFL; Jamie Jurgenson, WFL; and Emma Coates, Planning were also in attendance.

**Discuss and Vote 2022 ATM Warrant Articles**

**Article 24** – The motion to amend the motion to include a process for electing the members of the study committee is currently under review by Select Board who voted 5 to 0 to withdraw Article 24.

**Article 35** – The change to this proposed bylaw is to tighten language so that this would not allow townhouses in a Single Residence District. As the intent is the same the Advisory Chair does not feel a revote is necessary.

**Article 38.1** – Supplemental Report was issued was today.

**Article 39**

The change to the motion is regarding ZBA review and is clarifying when an existing structure can be converted to an ADU without going to the ZBA. Town Counsel is fine with the change to the language and it applies to non-conforming lots or non-conforming buildings. There was a discussion and clarification of the changes.

- An Advisory member was unsupportive of this Article because this is too broad.
- What was the difference before in terms of going to the ZBA?
  - The intent is to affirm two principles in two different situations. This is adding language to remove the conflict.

Information was presented regarding two potential amendments to Article 39. One to lengthen the initial lease period from 30 days to 90 days. The second is to eliminate the ability to construct new stand-alone, detached ADUs and to only allow the conversion of existing structures to ADUs. The proponents felt that this is a new bylaw and there is the risk of unintended consequences. This would allow more time to see how the bylaw plays out. Planning has not voted whether to incorporate these amendments.

- Is there executive housing in town?
  - There is no prohibition for someone to rent their main residence. This doesn't impact people renting their homes.

**New Business**

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### **Wellesley Free Library**

An update was provided regarding part-time employees and the challenges in hiring to fill part time positions. WFL hired five part time assistants and three quit after finding full time jobs. The WFL plans to combine two part-time positions to full time and hire one part-time employee to cover the three vacant positions. This will not increase FTEs or costs. There was a discussion regarding benefits and costs. The funds will come from the WFL budget and will be transferred from personnel services at the end of the year. Advisory will vote at the end of the year to approve this year-end transfer. Money is in the personnel budget because WFL could not fill positions.

### **Adjourn**

Jenn Fallon made and Corinne Monahan seconded a motion to adjourn the meeting.

### **Roll Call Vote**

Jennifer Fallon – yes  
Corinne Monahan - yes  
Patti Quigley – yes  
Tom Cunningham – yes  
Jake Erhard – absent  
Jeff Levitan - yes  
Doug Smith – yes  
Susan Clapham - yes  
Al Ferrer - yes  
Wendy Paul – yes  
Pete Pedersen - yes  
Madison Riley – yes  
Shawn Baker – yes

**Meeting was adjourned at 6:45 pm, 12 to 0.**